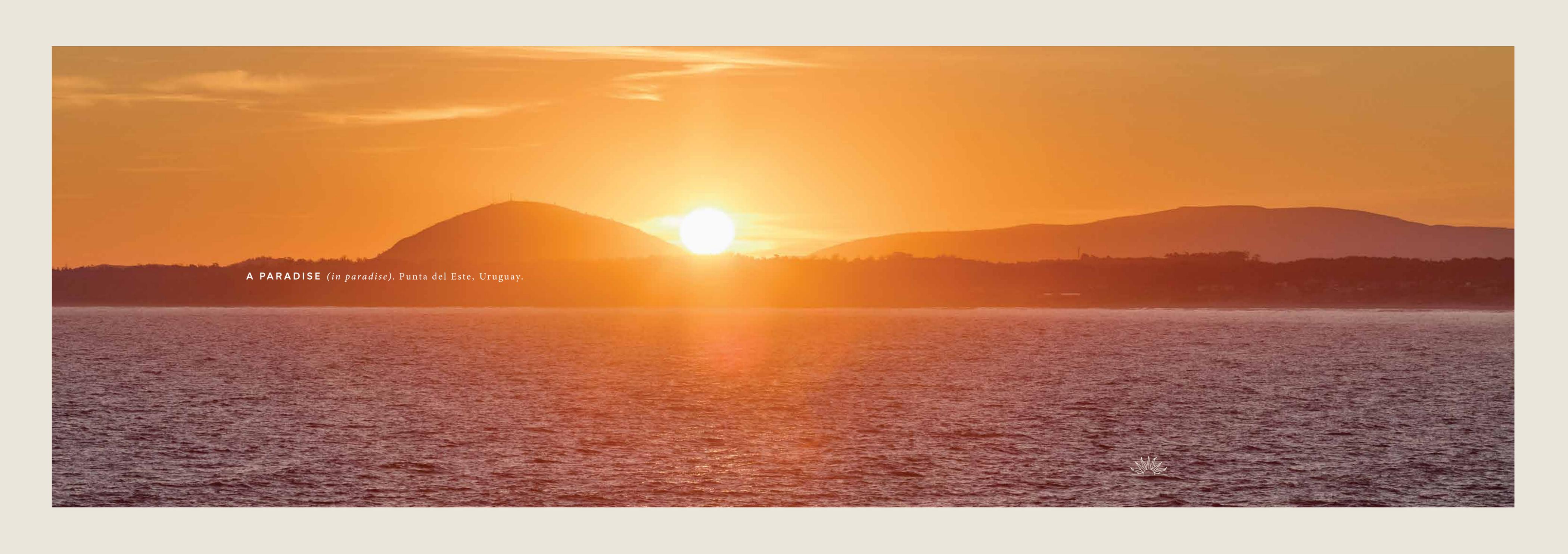


BERABAY.UY






BERABAY
PUNTA DEL ESTE



A PARADISE (*in paradise*). Punta del Este, Uruguay.



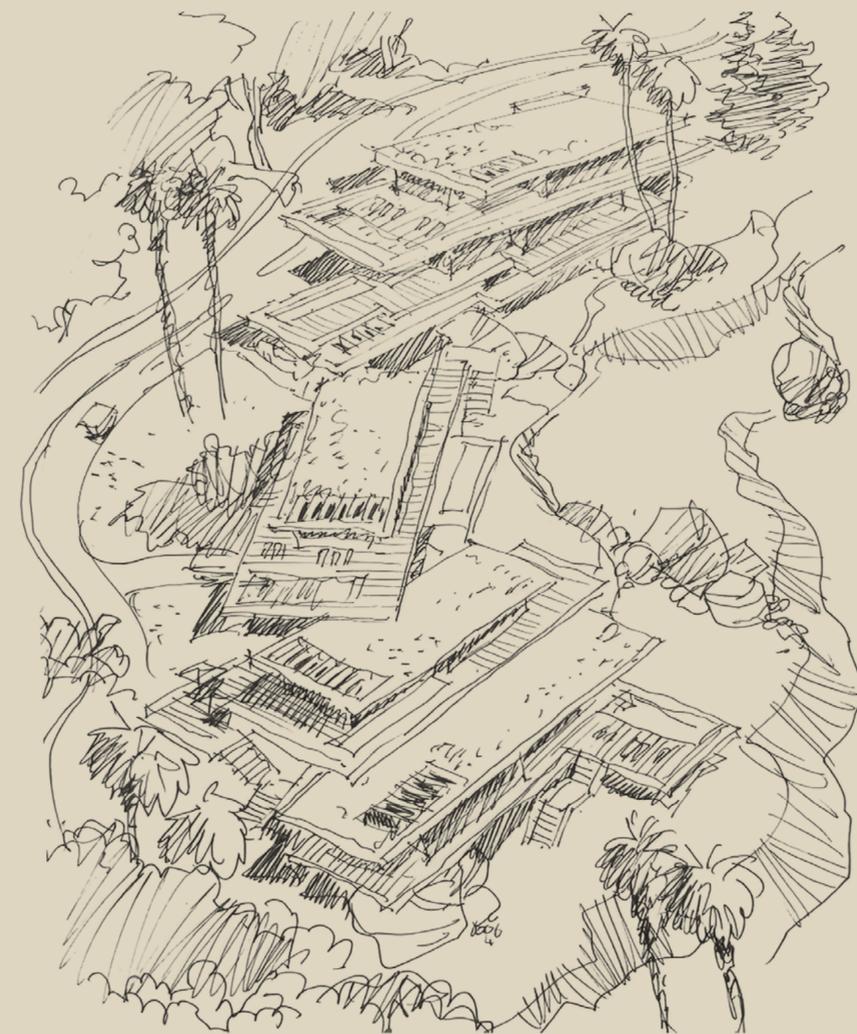


"It was a great challenge imagining and designing an architectural project worthy of a piece of land that is undoubtedly one of the most fabulous on the Uruguayan coast."

Carlos Ott + Carlos Ponce de León, Architects.



"A longitudinal valley surrounded by slopes
and rocky promontories, a coast offering white sandy beaches
and natural pools formed by rocks,
fed by the waves of the sea."





THE MAGNIFICENCE

Of nature in its purest form, of the infinite ocean;
of the sun greeting you every evening from the horizon.



THE HAVEN

Of immersing yourself in 35,000 m2 of nature, of the sound of the sea, of crystal-clear pure air,
of the birds singing at dawn and the crickets at nightfall.





THE PRIVILEGE

Of an extraordinary location, of a unique place, of an undiscovered piece of land.

THE SIMPLICITY

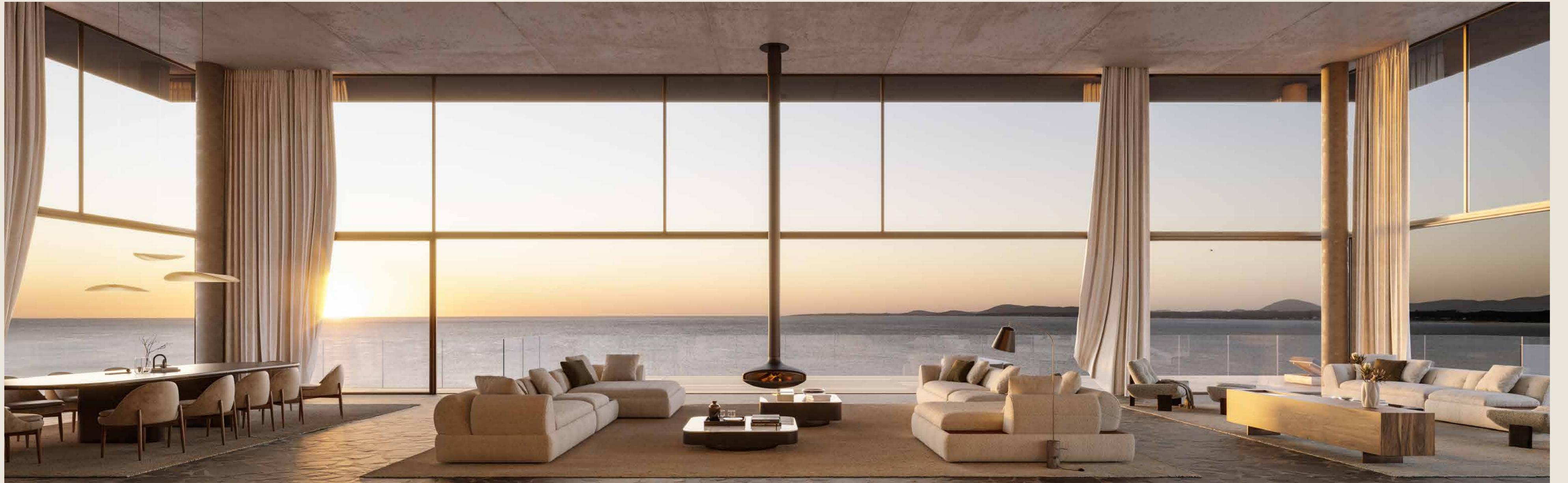
Of a design that takes advantage of the topography to provide stunning views from all angles.





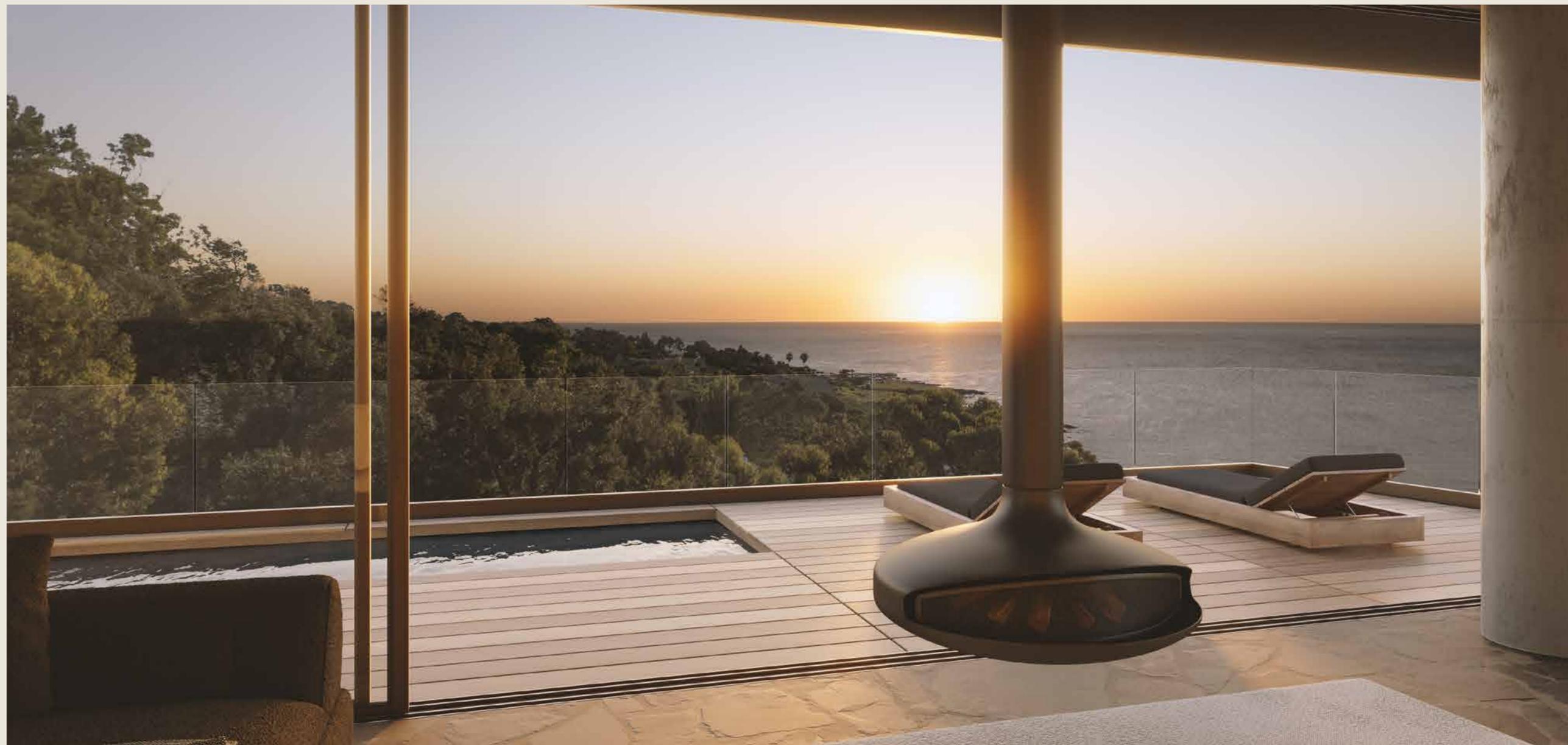
THE COMMITMENT

Of a responsible, sustainable, and conscious project that is inspired by its natural surrounding and that adapts to it without impacting on it.



+ 35.000 m²
of a unique piece of land

33
residences











THE EXCLUSIVITY

Of being one of only 33 owners of a truly unique development envisioned by two of the most distinguished architects in Latin America.

- Residences on two levels, over 300 m² per floor, with 2, 3, or 4 private garages
- 250 m² state-of-the-art fitness center
- Electric carts for internal circulation throughout the property

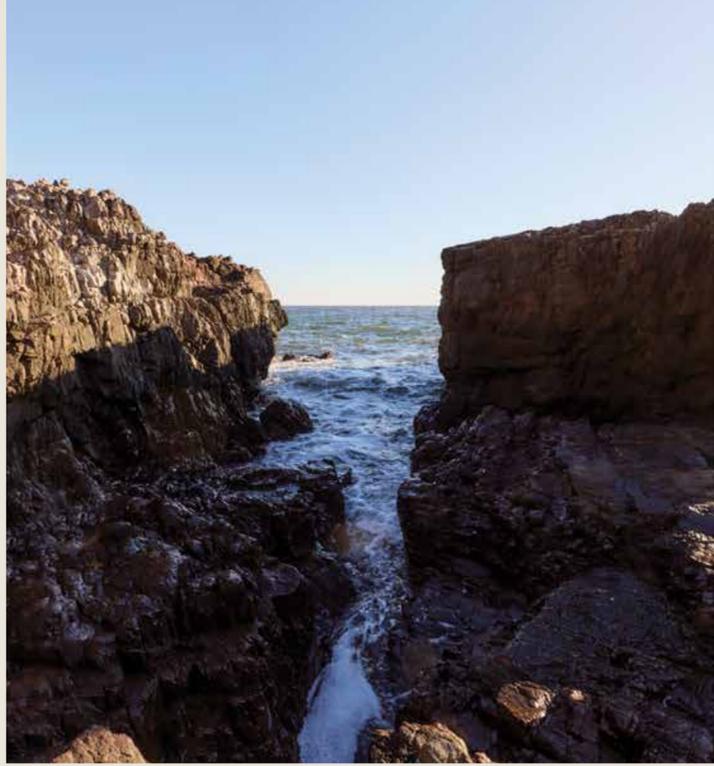


SOPHISTICATION

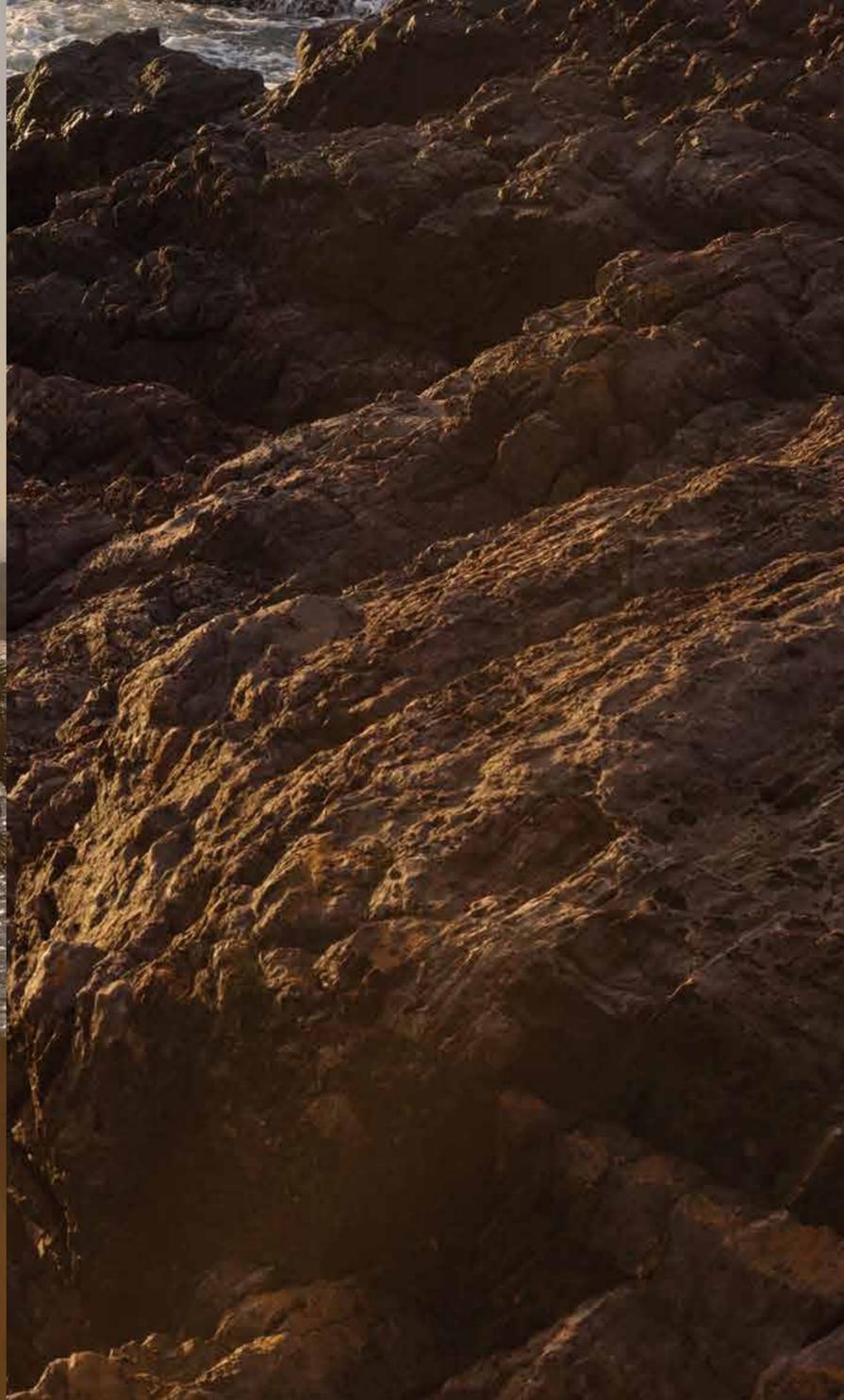
Defined by the finest natural materials, impeccable craftsmanship, and an obsessive attention to detail in every square meter.

- Smart home automation
- Oak and walnut carpentry
- High-end kitchen appliances
- Premium enclosures
- Top-quality porcellanato flooring











PUNTA DEL ESTE

Celebrated as the most extraordinary seaside destination in Latin America, Punta del Este attracts an ever-growing number of international celebrities seeking leisure, relaxation, or discretion. It is home to world-class gastronomy and the most glamorous nightlife, featuring two premier casinos that form part of the international gaming circuit.

The city is rich in art and culture, hosting renowned film and theater festivals and housing numerous art galleries that showcase the most acclaimed regional artists. A stroll down the iconic Calle 20 reveals the world's most prestigious fashion and beauty brands, while its elegant shopping centers and outlets offer refined alternatives for every lifestyle.

Punta del Este also captivates with its diverse natural beauty — rolling hills, bays, and peninsulas. Along more than 100 kilometers of coastline, from Portezuelo Bay to José Ignacio, you will find everything from vibrant beaches with beach clubs and water sports to secluded virgin sanctuaries untouched by urban life.

The iconic oceanfront promenade runs the length of the shore, offering breathtaking views of the skyline, the peninsula, the harbor, Gorriti Island, and the seamless meeting of the calm and wild coasts. It is often said that there is a Punta del Este for every taste.



URUGUAY

A small yet remarkably cosmopolitan country,
Uruguay offers substantial tax incentives for foreign residents, including:

Tax residency through real estate investment from USD 525,000

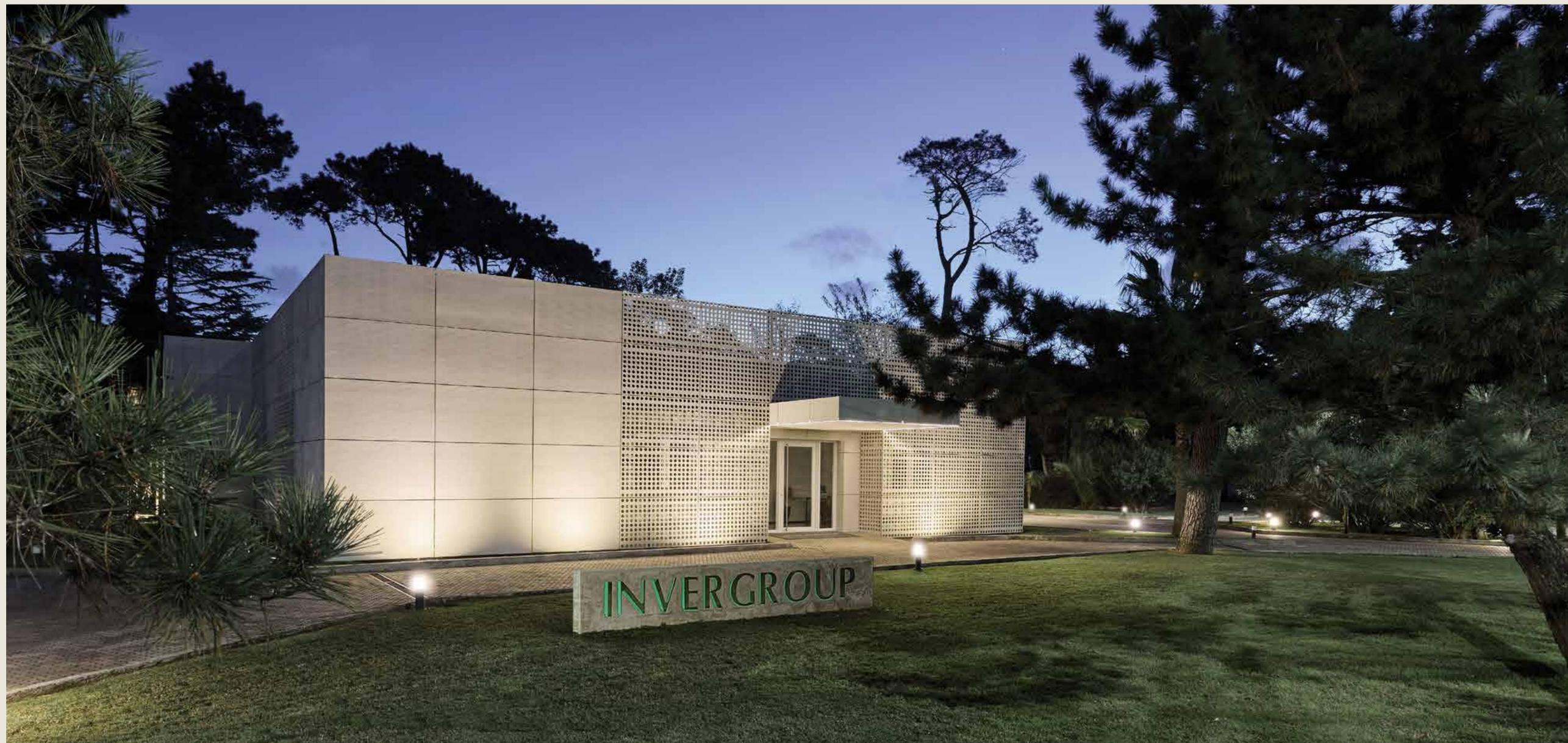
Tax exemption on income generated abroad for the first five years as a tax resident

**Income generated abroad remains tax-free even after five years,
except for interest and dividends**

Uruguay is internationally recognized for its financial strength and fiscal stability,
which is why large international companies have chosen it as the location for their logistical or strategic centers in the region.

Thanks to a democratic model that serves as an example worldwide and its guaranteed legal security,
in recent years, the country has seen an influx of high-income migrants seeking stability and security,
away from the tax irregularities and political issues affecting other countries.





SOLIDITY

Invergroup S.A., established in 1975, is a leader in real estate development with five decades of experience building premium and ultra-premium projects in Uruguay's most prominent cities.

Our portfolio is defined by elegance, luxury, functionality and comfort, creating living spaces that deliver unique experiences, consistently exceeding investor expectations.

With a long-term vision our developments are designed to meet the evolving demands of both today's and tomorrow's markets.

www.invergroup.com.uy

MASTERPLAN + RESIDENCES





MASTER PLAN

Residence Group 1
R: 1. 2. 3. 4. 5.

Residence Group 2
R: 6. 7. 8. 9.

Residence Group 3
R: 10. 11. 12.

Residence Group 4
R: 17. 18. 19. 20.

Residence Group 5
R: 21. 22. 23. 24. 25.

Residence Group 6
R: 26. 27. 28. 29.

Residence Group 7
R: 30. 31. 32. 33. 34.

Residence 14

Residence 15

Residence 16





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RESIDENCES