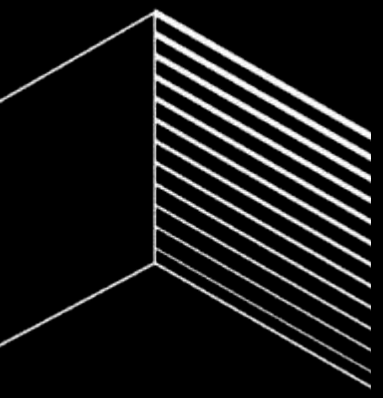




GNVGroup





A family business with **+60 years** in luxury real estate

GNV Group is a development firm based in Buenos Aires, Argentina. Its primary focus is on large-scale, mixed-use developments. The firm has completed numerous real estate development projects, and the pipeline currently includes various projects in development. Started in the 70's by Jorge Ginevra, the firm initially began as a real estate agency. In the late 1990s, Alejandro Ginevra, his son, expanded its business to real estate development, GNV Group. Alejandro continues to run the development business, while his wife Mercedes runs the real estate agency now called

Ginevra International Realty, selling GNV Group's projects, as well as others.

Having started as a small family business, in the last 10 years, GNV Group has partnered with several international brands such as World Trade Center, Accor, amongst others.

GNV Group's most iconic development is the 20-acre mixed use project Madero Harbour in Puerto Madero, Buenos Aires. Recently, the firm expanded into Uruguay in partnership with Accor to develop "SLS Hotel & Residences Punta del Este".

We build an innovative way of living

Our vision is to improve living in local communities by creating innovative projects through long lasting partnerships with the best professionals, brands, architects and designers in the world.



From left to right: Julieta Ginevra, Iván Ginevra, Mercedes Ginevra, Alejandro Ginevra, Camila Ginevra, Candela Ginevra.

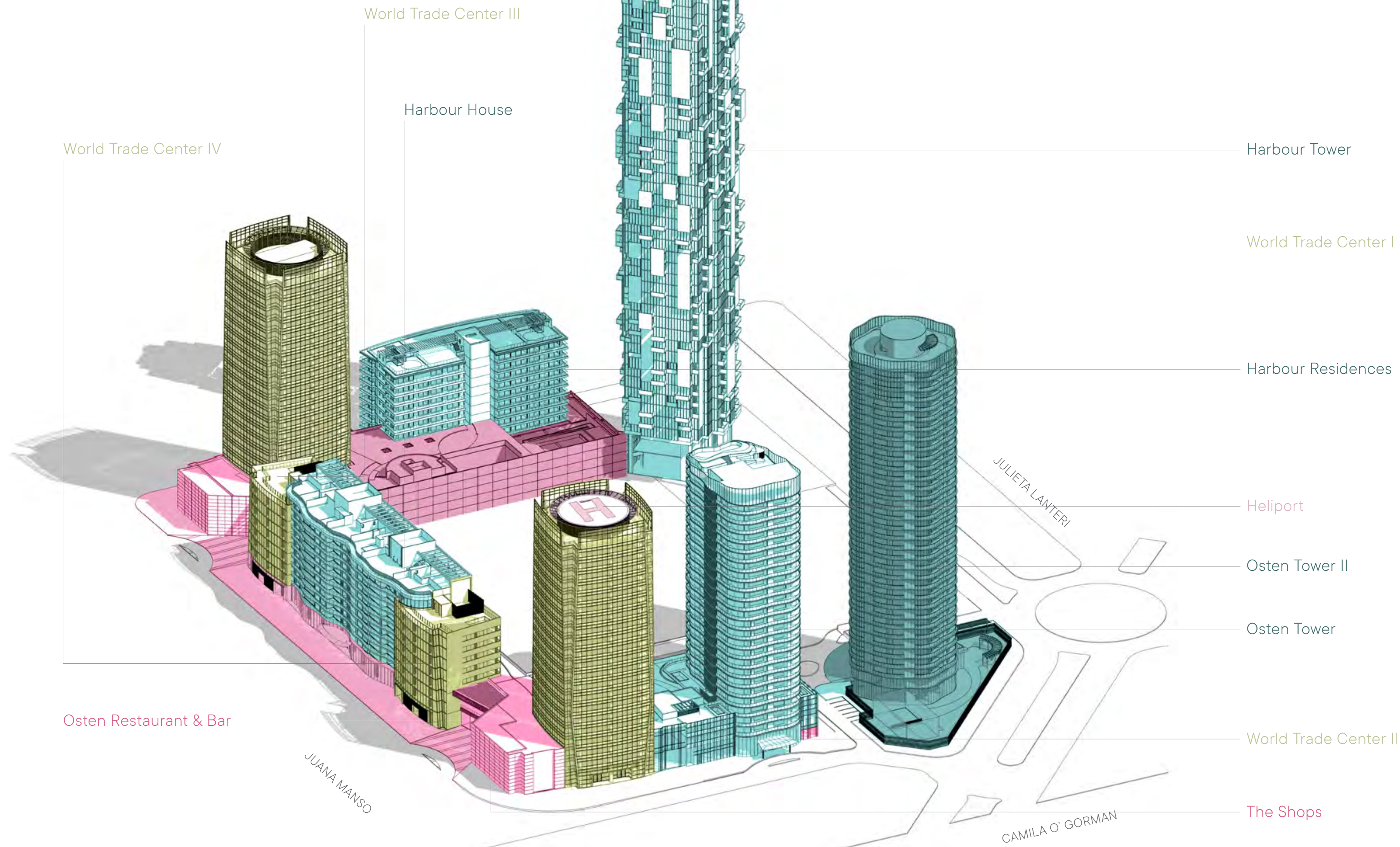
Madero Harbour



GNV Group's most iconic development

Madero Harbour

MASTERPLAN



- Harbour Tower
- World Trade Center I
- Harbour Residences
- Heliport
- Osten Tower II
- Osten Tower
- World Trade Center II
- The Shops

+1MM SF Completed

Residential, Office,
Retail, Heliport,
Parking and a Plaza

History of Puerto Madero,

*from old port to the most luxurious
neighborhood in the City.*

After the founding of the city's port, large ships struggled to unload their cargo due to the river's depth. Unable to approach the coast, they had to remain at a great distance, requiring passengers and cargo to be transferred via large carts or barges.

To address this challenge, multiple proposals were considered, and in 1882, the Argentine government commissioned Eduardo Madero to design a new port. His project was ultimately selected, as the country sought a modern and efficient solution. The plan included docks, gates, swing bridges, and other infrastructure, successfully meeting this objective.

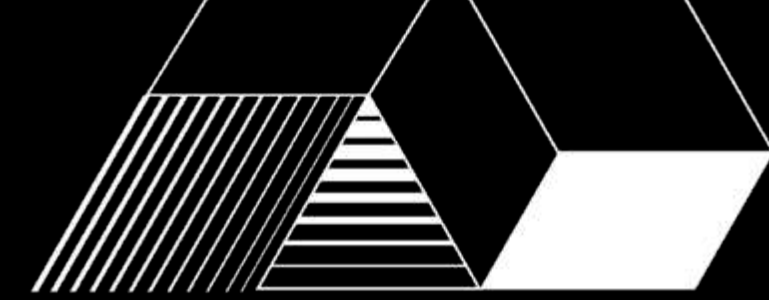
In November 1989, the Ministry of Public Works and Services, the Ministry of the Interior, and the Municipality of Buenos Aires established a joint-stock company, Corporación Antiguo Puerto Madero, to oversee the area's redevelopment.

This initiative led to the urban transformation of the port, giving rise to what is now known as Puerto Madero.



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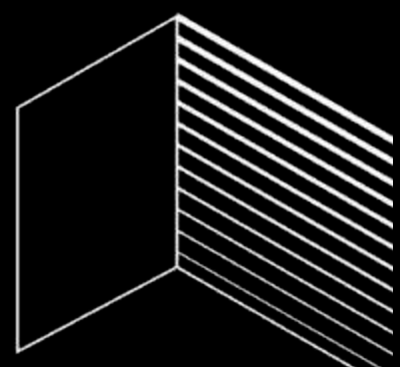


Completed Projects

More than 110,000 SF built

We create masterpieces
that transcend in time

The projects presented are a solid testimony to our vast experience in the area. They demonstrate the quality of our work and the distinctive construction style. Developed with a meticulous and professional approach, ensuring maximum excellence, innovation and customer satisfaction.





HARBOUR RESIDENCES

The first residential project within Madero Harbour to be delivered. Included exclusive penthouses, units with private rooftops, setting a new trend in the neighborhood. The project stands out for its modern design, high-end amenities, and exclusive location.

Project features:

• Type	—————	Residential
• Floors	—————	10
• Construction	—————	16.800 SF
• Sellable	—————	8.828 SF
• Units	—————	102
• Units Sizes	—————	50 to 1008 SF
• Completion	—————	2013

Amenities

- Gym
- Outdoor pool
- Jacuzzi
- Sauna
- Events space
- Pet wash



Harbour House

Second residential project delivered within Madero Harbour. Recognized by the quality of its finishes, iconic architecture and unique amenities.

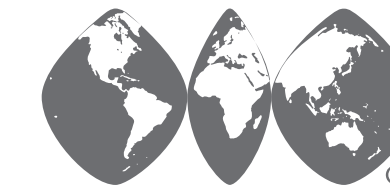
Includes 1, 2, 3 and 4 bedroom units and penthouses with private rooftop and water & city views. Its rounded glass facade stands out from the street view.

Project features:

• Type	—————	Residential
• Floors	—————	10
• Construction	—————	17.272 SF
• Sellable	—————	10.341 SF
• Units	—————	70
• Units Sizes	—————	63 to 204 SF
• Completion	—————	2016

Amenities

- Gym
- Outdoor rooftop
- Jacuzzi
- Sauna
- Indoor Pool
- Spa
- Business Center
- Winery and Grills



WORLD TRADE CENTER® BUENOS AIRES

Four prestigious office towers with stunning river and city views, featuring a sleek glass facade and flexible workspaces. The complex offers underground parking, ground-floor retail, and the city's only private rooftop heliport. As the exclusive holder of a renowned global brand, it attracts top-tier tenants, including embassies and major corporations.

WTC I

- Type: Office
- Floors: 21
- Construction: 20.700 SF
- Sellable: 10.989 SF
- Completion: 2009

WTC II

- Type: Office
- Floors: 21
- Construction: 21.974 SF
- Sellable: 11.425 SF
- Completion: 2014

WTC III

- Type: Office
- Floors: 8
- Construction: 5.103 SF
- Sellable: 2.655 SF
- Completion: 2016

WTC IV

- Type: Office
- Floors: 8
- Construction: 5.103 SF
- Sellable: 2.655 SF
- Completion: 2014



THE SHOPS

AT MADERO HARBOUR

Phase 1

•Type: Retail & Parking

•Rentable: 12.000 SF + 287 parking spaces.

•Tenants: Jumbo, Osten Madero, 100 Buenos Aires, Öland Heladería, Brava Wellness Club, Patagonia Flooring, Fontenla, Ginevra International Realty, Masunori, amongst others.



OSTEN



100



BRAVA



Masunovi



ÖLAND.



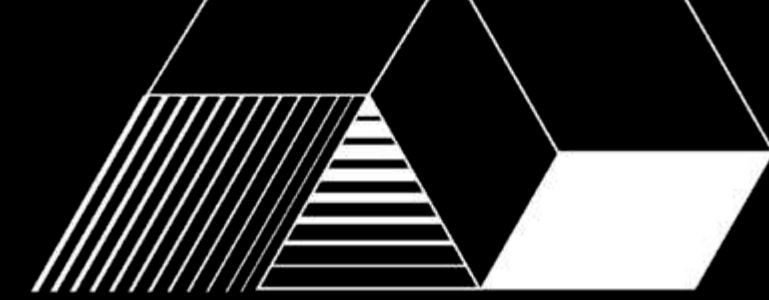
MH | BOUTIQUE DE FLORES

pinkberries KOREAN BEAUTY

JUMBO cencosud

PATAGONIA FLOORING

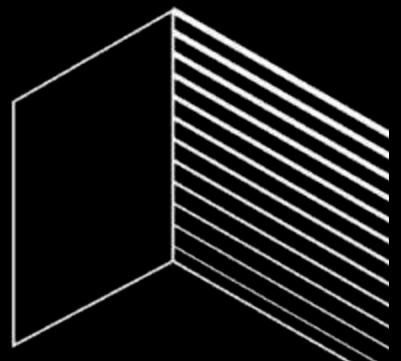
FONTENLA



Under construction

Developing projects that
reflect our architectural
imprint

We combine the talents of architects,
designers, landscapers and artists to
create unique architectural pieces,
destined to leave an indelible mark on
the world we inhabit.





HARBOUR TOWER

CARLOS OTT
ARCHITECT

Designed by renowned architect Carlos Ott, known for his design at the Opera Bastille in Paris, amongst many other iconic projects around the world. Harbour Tower is a striking glass tower that serves as a sculpture, transforming the city's skyline.

**Argentina's
2nd tallest
tower**

Project features:

• Type	Residential
• Floors	53
• Construction	52.684 SF
• Sellable	28.047 SF
• Units	217
• Units Sizes	68 to 628 SF

Amenities

- Gym
- Kids pool
- Private treatment room
- Yoga room
- Coworking areas
- Indoor pool
- Outdoor pool
- Spa
- Event Space and lounge







HARBOUR TOWER
CURRENT PROJECT STATUS



Osten Tower, echoes the renowned restaurant 'Osten' as the first branded residence in Madero Harbour. Known for its luxury, glamour, and exclusivity, the Osten brand draws inspiration from the golden years of the '20s and '30s. This identity reflects both opulence and resilience.

Project features:

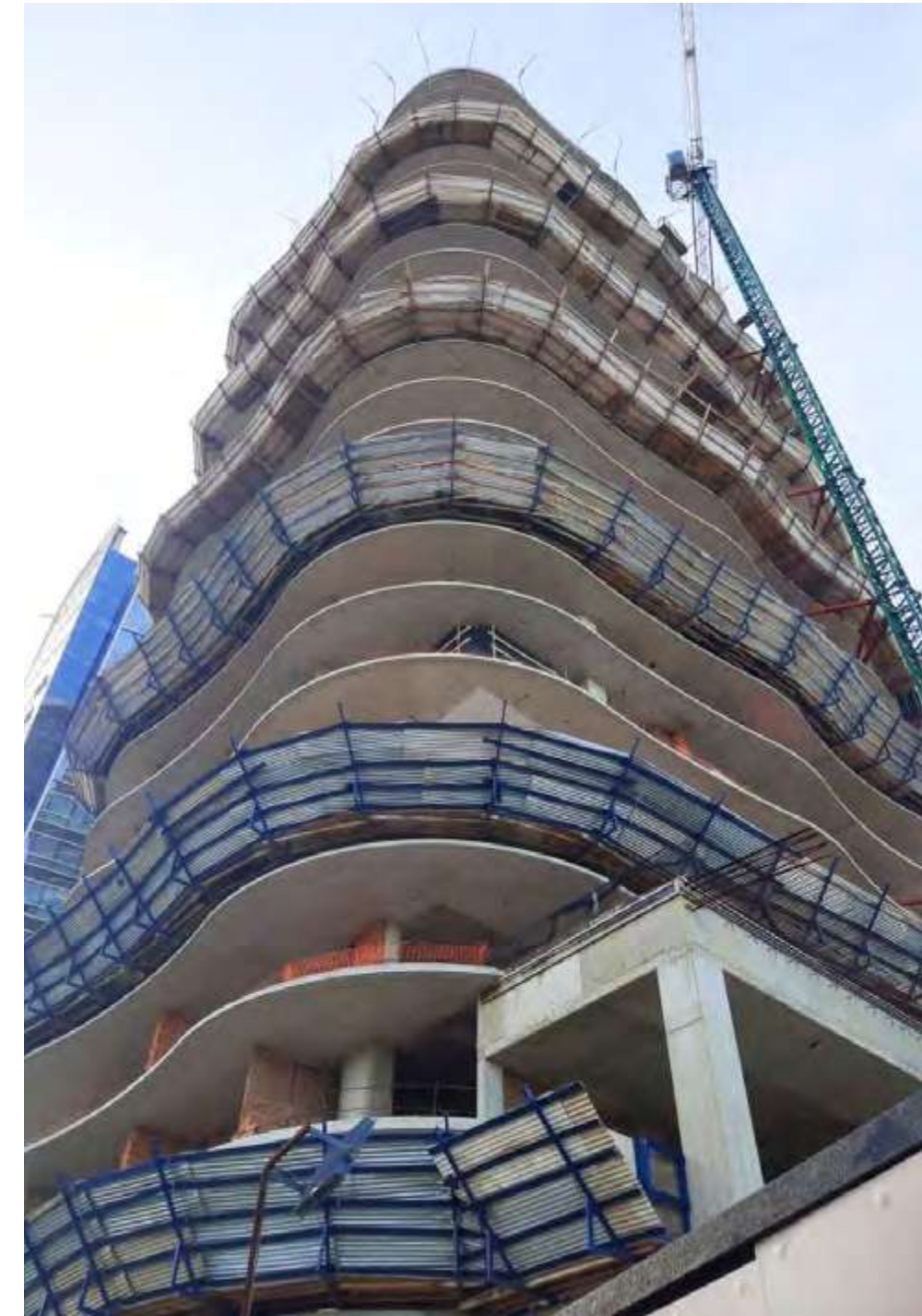
• Type	Residential
• Floors	26
• Construction	27.967 SF
• Sellable	15.384 SF
• Units	160
• Units Sizes	46 to 173 SF

Amenities

- Gym
- Outdoor pool
- Coworking areas
- Rooftop bar
- Wellness center
- Business center
- Solarium
- Sauna
- Spacious lobby







OSTEN TOWER
CURRENT PROJECT STATUS



OSTEN TOWER II

Osten Tower II, a natural evolution of the brand's success, takes luxury and design to new heights. The tower features a stunning architectural design, with spacious residences that embrace versatility and elegance. Each unit is carefully crafted to offer a peaceful retreat, with thoughtful details that harmonize organic elements and structural design.

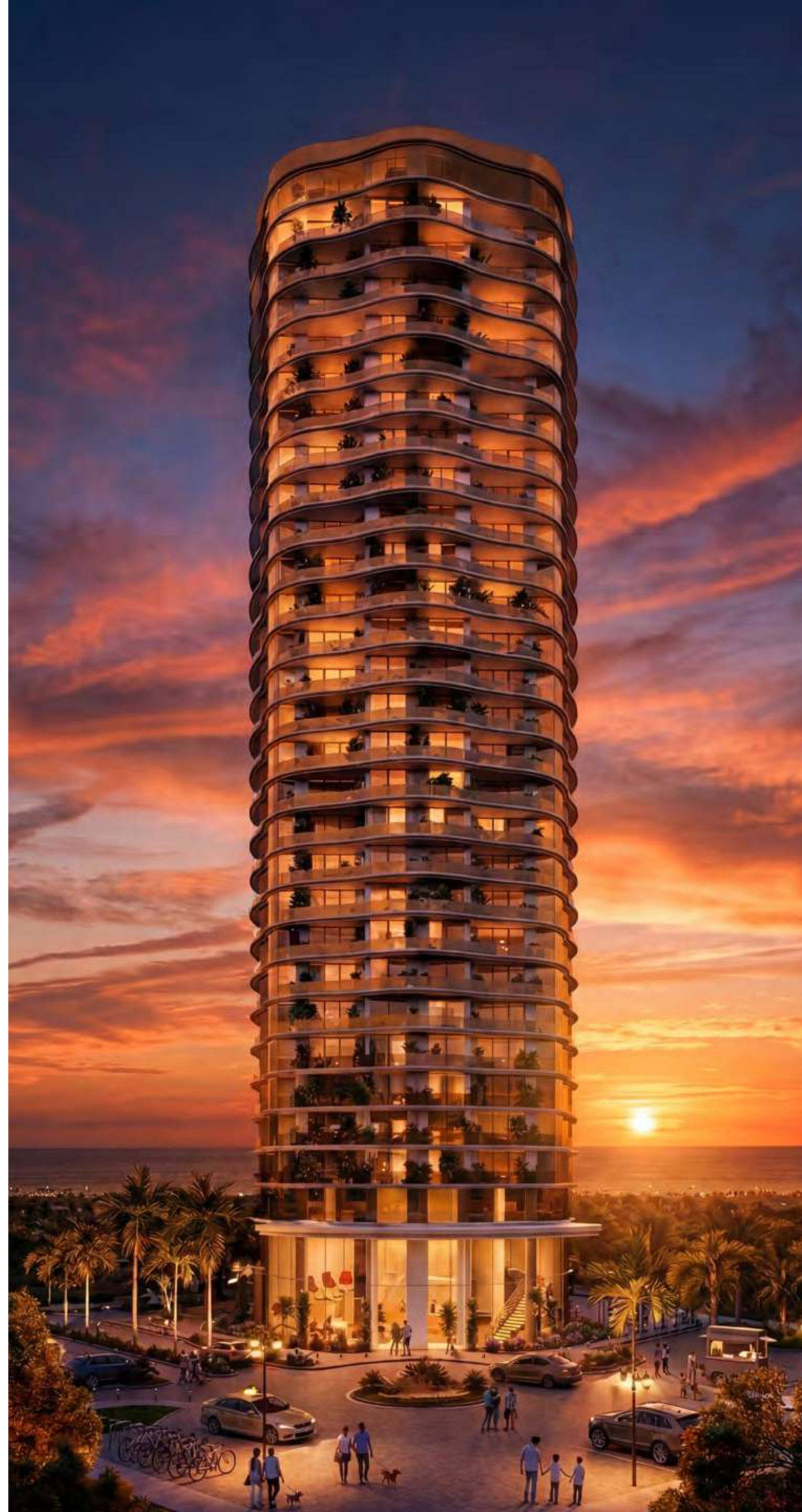
Project features:

- Type _____ Residential
- Floors _____ 33
- Construction _____ 36.495 SF
- Sellable _____ 18.740 SF
- Units _____ 205
- Units Sizes _____ 40 to 329 SF

Amenities

- Drop-off
- Valet parking
- Business center
- Coworking
- Wellness center
- Sauna
- Paddle court
- Gym
- Rooftop bar





SLS

PUNTA DEL ESTE
HOTEL & RESIDENCES

SLS Punta Del Este marks the company's debut in Uruguay, bringing together a unique residential and hotel concept in collaboration with one of the most prestigious hotel chains in the industry. The development is designed as a year-round living experience, elevating the offerings of Punta Del Este. Located in a prime area with easy beach access and stunning coastal views. The project blends luxury living with exceptional hotel services.

Project features:

• Type	Residential & Hospitality
• Levels	24
• Construction	55.000 SF
• Residential Sellable	34.000 SF
• Hotel	80 rooms
• Residential Units	266
• Units Sizes	67 to 223 SF

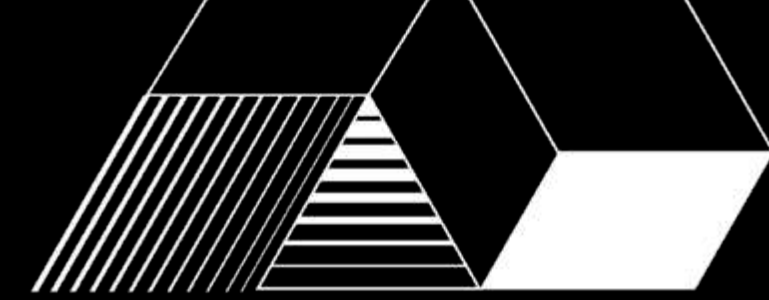
Amenities

- Gym
- Wellness center
- Yoga room
- Indoor & outdoor pool
- Rooftop bar
- Kids Club
- Two restaurants
- Paddle court

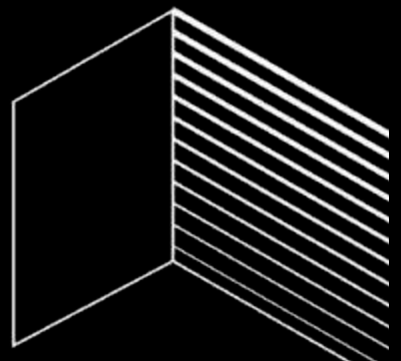
Project team:







**Coming
soon**



THE SHOPS

AT MADERO HARBOUR

The Shops at Madero Harbour will add more retail and parking to Madero Harbour. It's open architectural design concept and the incorporation of international top level brands will mark Madero Harbour as the most exclusive shopping center in the region. A new urban destination for those looking to enjoy lifestyle, fashion and F&B all in one place.

Phase 2

- Type: _____ Retail and parking
- Rentable: _____ 6,000 SF + 306 parking spaces



GINEVRA | INTERNATIONAL REALTY

Recognized as the “Best Real Estate Agency in Argentina” by London International Property Awards in 2016.

📍 Puerto Madero, Buenos Aires

📍 Nordelta, Buenos Aires

📍 La Brava P10, Punta del Este



GNVGroup

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