URUGUAY

REAL ESTATE ADVISORY

Valentina Banchero

PROJECT BRIEF · PUNTA DEL ESTE

Manglar Umbra

Aidy Grill, Parada 5
Punta del Este, Uruguay

Part of the Manglar family of developments in Punta del Este
Compiled by Uruguay Real Estate Advisory · October 2026

Before the asset, the country.

An investor evaluating Punta del Este is first evaluating Uruguay. The answer is a matter of record rather than of argument: a stable democracy, a secular state, and rules that do not change with the government of the day.

Property is held in direct title. A non-resident buys under the same conditions as a resident, transacts in US dollars, and moves capital in and out without exchange controls.

SOVEREIGN RATING	BBB+, stable outlook Standard & Poor's — investment grade
QUALITY OF LIFE	Montevideo ranks first in Latin America Mercer Quality of Living, 2024
FOREIGN OWNERSHIP	Direct title, no local structure required Non-residents buy on the same terms as residents
CURRENCY	Real estate transacts in US dollars No exchange controls on inflows or outflows

Legal and tax statements subject to prior review by counsel.

The Aidy Grill streets at last light.

LOCATION

Aidy Grill, a few streets from the sea.

A residential quarter that stays occupied through the year rather than emptying after February. Tree-lined streets, everything within walking distance, and Playa Brava a short walk away.

ADDRESS	Calle Pampas, Parada 5
NEIGHBOURHOOD	Aidy Grill, Playa Brava
BEACH	Playa Brava, a few blocks on foot
NEARBY	Plaza México and Avenida Italia Supermarkets, restaurants and public space within minutes

THE BUILDING

Umbra means shade.

The shade that protects from the summer sun, cools the afternoon and makes a place habitable. The architecture is built on that idea: contemporary lines, balanced proportions and deep balconies that shade the glazing rather than compete with the skyline.

HEIGHT	17 floors, panoramic terrace at the top
ARRIVAL	Double-height entrance hall with reception
VERTICAL TRANSPORT	Modern elevator bank
PARKING	On-site garages
SECURITY	Access control systems throughout
USE	Designed for year-round occupancy, not season only

THE ENTRANCE HALL. RENDER, INDICATIVE ONLY.

Living room and bedroom. Renders, indicative only.

THE RESIDENCES

Three plans, one idea of light.

One, two and three bedrooms, each with a balcony. The plans are drawn around daily use rather than around a headline surface figure.

TYPOLOGIES	One, two and three bedrooms, all with balcony
LIVING AREAS	Living and dining integrated, with full-height glazing and direct access to the balcony.
KITCHENS	Contemporary fitted kitchens, equipped with recognised brands. Full specification schedule pending from the developer
CONSTRUCTION	First-line materials, selected for durability and low maintenance. Technical solutions aimed at thermal performance across the year.

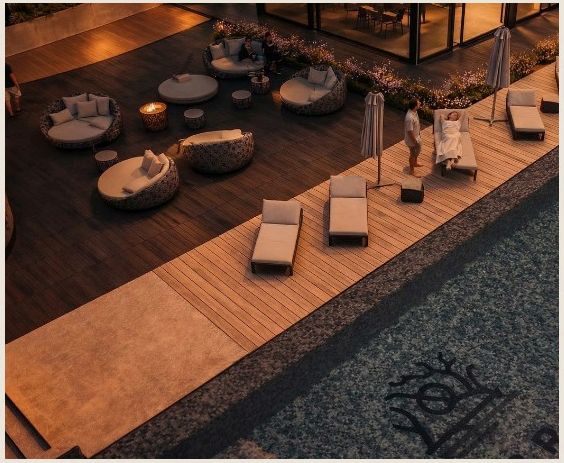
AMENITIES

Built for use, not for the brochure.

A measured set of shared spaces — water, training, work and company — sized for a building that is lived in all year.

Heated outdoor pool	Ground level
Solarium and open deck	Poolside
Panoramic terrace, 360°	17th floor
Heated pool and spa area	17th floor
Sauna and changing rooms	Spa level
Loungers and day beds	Terrace

Gym	Residents
Coworking	Indoor
Playroom	Indoor
Barbecue and fire-pit areas	Open air
Social and meeting spaces	Shared
Café room on the terrace	17th floor



The heated pool on the terrace level. Render, indicative only.

THE TERRACE

The seventeenth floor.

The top floor is given over to a panoramic terrace with a full 360° view of the city and the coast — loungers and day beds, a heated pool, sauna and changing rooms.

A café room sits alongside it, which is what turns the terrace from a summer amenity into somewhere used the rest of the year.

The figures.

TYPOLOGY	INTERIOR	BALCONY	COMMON
One bedroom	42.95 – 48.60	6.65 – 8.05	19.88 – 22.66
Two bedrooms	65.45 – 92.00	7.20 – 66.65	29.16 – 63.46
Three bedrooms	102.30 – 110.90	16.40 – 33.95	49.20 – 54.50

Square metres, broken down by concept. No aggregate figure is published and no price per square metre. Ranges cover the units currently available; the widest balconies belong to the corner plans.

AVAILABILITY	UNITS	STATUS	FROM
One bedroom	10	Available	USD 213,409
Two bedrooms	33	Available	USD 270,309
Three bedrooms	12	Available	USD 378,499

55 of 132 units available as at 3 October 2026. Floors 1 to 16, with the terrace on the 17th.

STATUS	Under construction Sold off plan
PRICE BASIS	Pre-construction pricing, in force at the date of this brief Published in US dollars. List prices are higher; the applicable discount depends on the down payment and the number of instalments
PAYMENT	15% on contract, balance over 72 monthly instalments Instalments run from September 2026
PARKING	Sold separately, from USD 15,000
OCCUPANCY COSTS	5.5% of price Plus a reserve fund of three months' common charges
DELIVERY	to confirm
OWNERSHIP	Direct title, registered in the buyer's name

SPECIFICATION

What is built in.

CONSTRUCTION	First-line materials, selected for durability and low maintenance. Equipment from recognised brands. Full finishes schedule pending from the developer
THERMAL PERFORMANCE	Technical solutions aimed at thermal performance and interior comfort across the year
LIVING AREAS	Living and dining integrated, with full-height glazing and direct access to the balcony
KITCHENS	Contemporary fitted kitchens, delivered equipped Appliance and finish schedule pending
SCALE	132 apartments over 16 residential floors Panoramic terrace on the 17th
ARRIVAL	Double-height entrance hall with reception
VERTICAL TRANSPORT	Modern elevator bank
SECURITY	Access control systems throughout
PARKING	On site, five space types C 2.25 × 4.50 m, ground level — USD 15,000 · B 2.25 × 4.50 m basement and A 2.50 × 5.00 m ground level — USD 20,000 · A 2.50 × 5.00 m basement — USD 25,000 · A Plus — USD 30,000 to 32,500

Specification as stated by the developer. Items marked pending require the written finishes schedule before they are published.

INTERIORS AND ARRIVAL. RENDERS, INDICATIVE ONLY.

Unit by unit.

Every unit available at 3 October 2026, with surfaces broken down by concept. Pre-construction prices in US dollars; parking is sold separately.

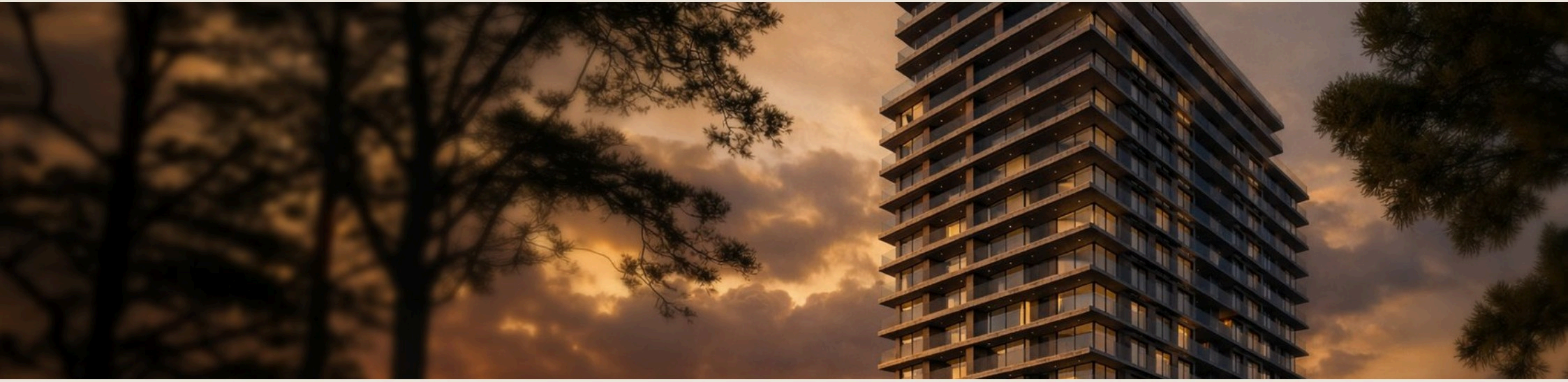
FL	ASPECT	TYPE	INT.	BALC.	COM.	USD
7	Península	1	47.50	7.05	21.82	213,409
10	Barra	1	42.95	6.75	19.88	214,855
12	Barra	1	42.95	6.75	19.88	220,823
9	Península	1	47.50	7.05	21.82	222,652
13	Barra	1	42.95	6.75	19.88	222,812
10	Península	1	47.50	7.05	21.82	224,732
12	Península	1	47.50	7.05	21.82	230,975
10	Barra	1	45.90	6.65	21.02	231,178
13	Barra	1	45.90	6.65	21.02	239,740
9	Barra	1	48.60	8.05	22.66	251,601
1	Mansa / Barra	2	69.90	25.15	38.02	270,309
6	Península	2	70.65	7.20	31.14	297,158
5	Mansa / Barra	2	69.90	15.40	34.12	298,894
4	Mansa / Península	2	77.60	22.40	40.00	306,459
7	Península	2	70.65	7.20	31.14	307,333
6	Mansa / Barra	2	69.90	15.40	34.12	309,340
16	Barra	2	65.45	7.45	29.16	315,389
7	Mansa / Barra	2	69.90	15.40	34.12	319,932
9	Península	2	70.65	7.20	31.14	320,644
5	Mansa / Península	2	77.60	22.40	40.00	321,521
8	Mansa / Barra	2	69.90	15.40	34.12	322,979
10	Península	2	70.65	7.20	31.14	323,640
6	Mansa / Península	2	77.60	22.40	40.00	332,758
9	Mansa / Barra	2	69.90	15.40	34.12	333,789
13	Península	2	70.65	7.20	31.14	335,627
10	Mansa / Barra	2	69.90	15.40	34.12	336,908
1	Brava / Barra	2	79.60	33.05	45.06	337,026
12	Mansa / Barra	2	69.90	15.40	34.12	346,267
8	Mansa / Península	2	77.60	22.40	40.00	347,430
9	Mansa / Península	2	77.60	22.40	40.00	359,057
10	Mansa / Península	2	77.60	22.40	40.00	362,413
12	Mansa / Península	2	77.60	22.40	40.00	372,480
13	Mansa / Península	2	77.60	22.40	40.00	375,836
1	Brava / Península	3	103.70	30.50	53.68	378,499
15	Mansa / Barra	2	79.40	19.20	39.44	386,275
6	Brava / Barra	2	79.60	28.50	43.24	387,894
16	Mansa / Barra	2	79.40	19.20	39.44	389,693
14	Mansa / Barra	2	79.40	48.25	51.06	406,930
5	Brava / Península	3	103.70	19.30	49.20	420,578
11	Brava / Barra	2	79.60	28.50	43.24	430,286
12	Brava / Barra	2	79.60	28.50	43.24	434,198
6	Brava / Península	3	103.70	19.30	49.20	435,278
13	Brava / Barra	2	79.60	28.50	43.24	438,110
15	Mansa / Península	2	92.00	16.80	43.52	439,525
16	Mansa / Península	2	92.00	16.80	43.52	443,414
7	Brava / Península	3	103.70	19.30	49.20	450,182
8	Brava / Península	3	103.70	19.30	49.20	454,469
9	Brava / Península	3	103.70	19.30	49.20	469,679
10	Brava / Península	3	103.70	19.30	49.20	474,069
14	Mansa / Península	2	92.00	66.65	63.46	481,764
11	Brava / Península	3	103.70	19.30	49.20	482,848
15	Brava / Barra	3	102.30	33.95	54.50	504,186
16	Brava / Barra	3	102.30	33.95	54.50	508,647
15	Barra	3	110.90	16.40	50.92	532,079
16	Mansa / Península	3	110.90	16.40	50.92	536,787

Over four decades of family tradition in Uruguayan real estate.

We work with international capital that has not yet chosen a jurisdiction. That means the first questions we answer are about the country, not the building.

We take a position on every project we present: what it is worth, what it is not, and what the buyer should expect after delivery. The same office handles acquisition, title and administration.

COVERAGE	Punta del Este and Montevideo
SCOPE	Acquisition, title, administration and resale
LANGUAGE	English, Spanish, Portuguese



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ENQUIRIES

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Manglar Umbra is part of the Manglar family of developments in Punta del Este. Information compiled from the developer's digital brochure, September 2026. Prices, surfaces and availability as at 3 October 2026 and subject to change; the delivery date is pending written confirmation from the developer. Images are renders and are indicative only; they may not represent the finished work. Legal and tax statements are subject to prior review by counsel.