URUGUAY

REAL ESTATE ADVISORY

Valentina Banchero

PRICE LIST AND PROJECT NOTE · 3 OCTOBER 2026

Manglar Umbra

Calle Pampas, Parada 5 — Aidy Grill, Punta del Este

Manglar Umbra sits in Aidy Grill, a residential quarter a few blocks from Playa Brava that stays occupied through the year rather than emptying after February. Plaza México and Avenida Italia are minutes away, with supermarkets, restaurants and public space within walking distance.

Umbra means shade — the shade that protects from the summer sun 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. The tower holds 132 apartments over 16 residential floors, with a panoramic terrace on the 17th.

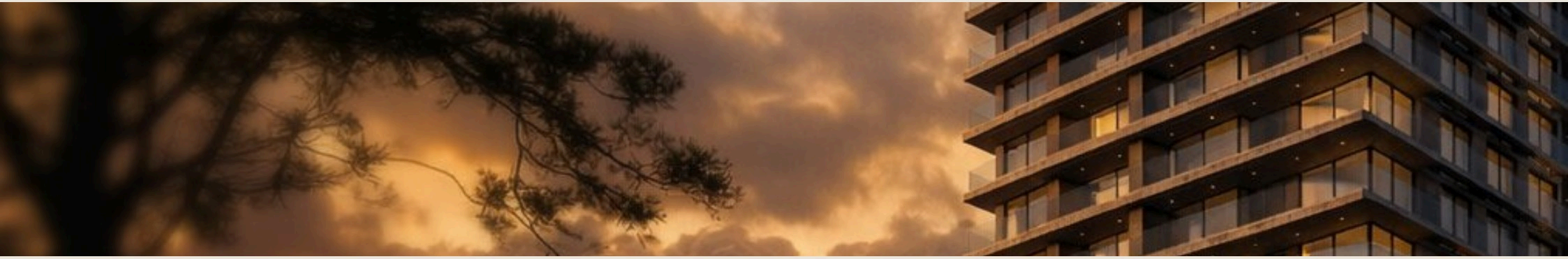
Residences come in one, two and three bedrooms, all with a balcony, living and dining integrated behind full-height glazing, and fitted kitchens. Shared space includes a heated outdoor pool with solarium, gym, coworking, playroom and barbecue areas, and a top-floor terrace with heated pool, sauna and café room.

KEY FIGURES

What it costs, and on what terms.

TYPOLOGIES	One, two and three bedrooms, all with balcony
INTERIOR	42.95 – 110.90 m²
BALCONY	6.65 – 66.65 m² Surfaces shown broken down by concept. No aggregate figure and no price per square metre
AVAILABLE	55 of 132 units
PRICE FROM	USD 213,409 Pre-construction pricing. 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
STATUS	Under construction, sold off plan
DELIVERY	to confirm
OWNERSHIP	Direct title, registered in the buyer's name



THE TOWER ON CALLE PAMPAS. RENDER, INDICATIVE ONLY.

Unit by unit.

Every unit available at 3 October 2026. 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
9	Península	1	47.50	7.05	21.82	222,652
9	Barra	1	48.60	8.05	22.66	251,601
10	Península	1	47.50	7.05	21.82	224,732
10	Barra	1	42.95	6.75	19.88	214,855
10	Barra	1	45.90	6.65	21.02	231,178
12	Península	1	47.50	7.05	21.82	230,975
12	Barra	1	42.95	6.75	19.88	220,823
13	Barra	1	42.95	6.75	19.88	222,812
13	Barra	1	45.90	6.65	21.02	239,740
1	Mansa / Barra	2	69.90	25.15	38.02	270,309
1	Brava / Barra	2	79.60	33.05	45.06	337,026
4	Mansa / Península	2	77.60	22.40	40.00	306,459
5	Mansa / Península	2	77.60	22.40	40.00	321,521
5	Mansa / Barra	2	69.90	15.40	34.12	298,894
6	Península	2	70.65	7.20	31.14	297,158
6	Mansa / Península	2	77.60	22.40	40.00	332,758
6	Mansa / Barra	2	69.90	15.40	34.12	309,340
6	Brava / Barra	2	79.60	28.50	43.24	387,894
7	Península	2	70.65	7.20	31.14	307,333
7	Mansa / Barra	2	69.90	15.40	34.12	319,932
8	Mansa / Península	2	77.60	22.40	40.00	347,430
8	Mansa / Barra	2	69.90	15.40	34.12	322,979
9	Península	2	70.65	7.20	31.14	320,644
9	Mansa / Península	2	77.60	22.40	40.00	359,057
9	Mansa / Barra	2	69.90	15.40	34.12	333,789
10	Península	2	70.65	7.20	31.14	323,640
10	Mansa / Península	2	77.60	22.40	40.00	362,413
10	Mansa / Barra	2	69.90	15.40	34.12	336,908
11	Brava / Barra	2	79.60	28.50	43.24	430,286
12	Mansa / Península	2	77.60	22.40	40.00	372,480
12	Mansa / Barra	2	69.90	15.40	34.12	346,267
12	Brava / Barra	2	79.60	28.50	43.24	434,198
13	Península	2	70.65	7.20	31.14	335,627
13	Mansa / Península	2	77.60	22.40	40.00	375,836
13	Brava / Barra	2	79.60	28.50	43.24	438,110
14	Mansa / Península	2	92.00	66.65	63.46	481,764
14	Mansa / Barra	2	79.40	48.25	51.06	406,930
15	Mansa / Península	2	92.00	16.80	43.52	439,525
15	Mansa / Barra	2	79.40	19.20	39.44	386,275
16	Mansa / Península	2	92.00	16.80	43.52	443,414
16	Mansa / Barra	2	79.40	19.20	39.44	389,693
16	Barra	2	65.45	7.45	29.16	315,389
1	Brava / Península	3	103.70	30.50	53.68	378,499
5	Brava / Península	3	103.70	19.30	49.20	420,578
6	Brava / Península	3	103.70	19.30	49.20	435,278
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
11	Brava / Península	3	103.70	19.30	49.20	482,848
15	Barra	3	110.90	16.40	50.92	532,079
15	Brava / Barra	3	102.30	33.95	54.50	504,186
16	Mansa / Península	3	110.90	16.40	50.92	536,787
16	Brava / Barra	3	102.30	33.95	54.50	508,647