URUGUAY

REAL ESTATE ADVISORY

Valentina Banchero

PROJECT BRIEF · PUNTA DEL ESTE

Manglar Albor

Playa Brava, Parada 5
Punta del Este, Uruguay

Developed by Grupo Fonte and BEAN GDR
Compiled by Uruguay Real Estate Advisory · September 2026

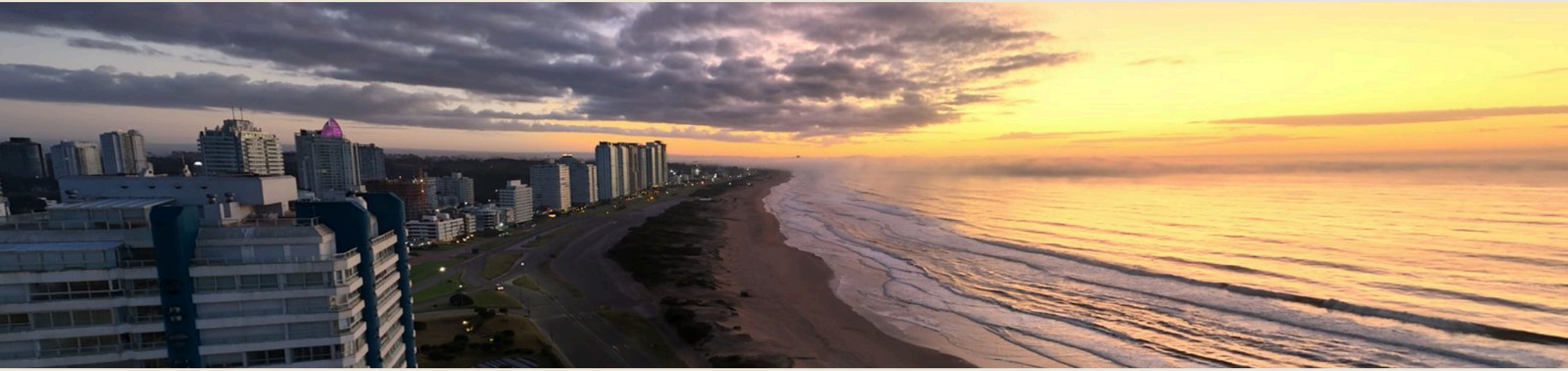
Before the asset, the country.

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.



Aerial view of the site at Parada 5. Playa Brava beyond.

LOCATION

On the axis between Brava and Mansa.

A residential block one street back from the rambla, close enough to the peninsula to use it daily and far enough to be quiet at night. The beach is at the end of the street.

ADDRESS	Rosa de los Vientos 18, Parada 5
BEACH	Playa Brava, Parada 5
SETTING	Residential, on the axis between Playa Brava and Playa Mansa
ACCESS	Rambla Lorenzo Batlle Pacheco and Avenida Chiverta

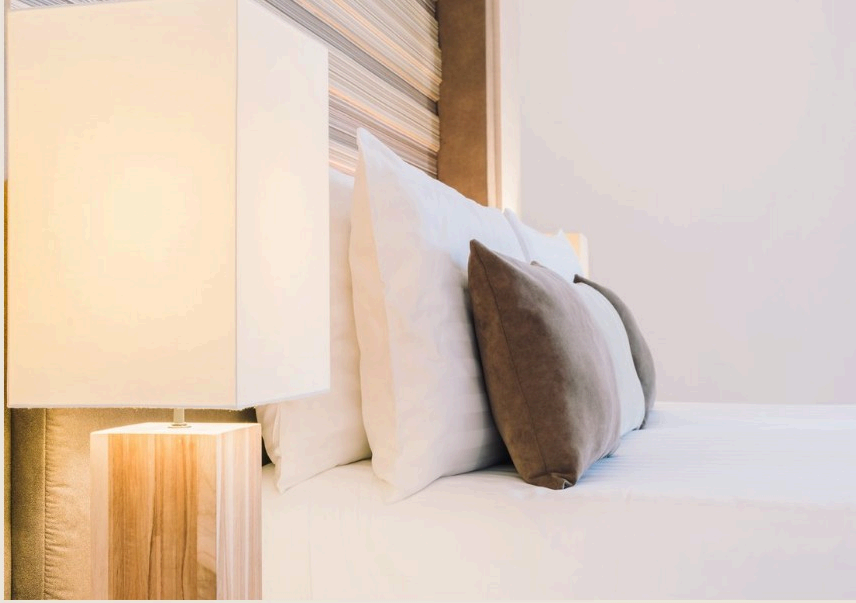
THE BUILDING

A curved tower, set back from the rambla.

Manglar Albor follows Manglar Brava, the developer's previous building on the same coast. The curved façade turns the balconies toward the water, and the glazing runs floor to ceiling across the living rooms.

TYPOLOGIES	One, two and three bedrooms
ROOFTOP	24th floor, 360° terrace
VERTICAL TRANSPORT	Five elevators
ARRIVAL	Double-height lobby with staffed reception
CLIMATE	Sectorised electric radiant floor heating Air-conditioning provision in bedrooms and living room

THE ENTRANCE COURT. RENDER, INDICATIVE ONLY.



Living room and bedroom. Renders, indicative only.

THE RESIDENCES

Rooms built around the light.

One, two and three bedrooms. Every unit is delivered finished and equipped; the schedule below is the developer's specification.

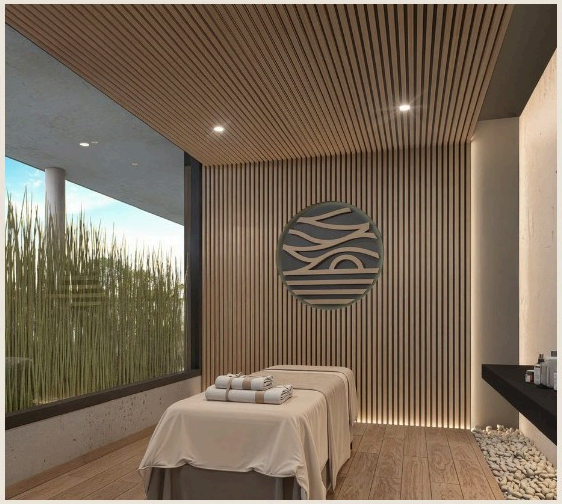
KITCHENS	Base and wall units, hob, oven and extractor. Quartz countertops, porcelain finishes, single-lever fittings, stainless steel sinks. Washer or dishwasher provision by typology.
BATHROOMS	Marble or equivalent countertop with vanity unit, high-specification fittings (FV or similar), Deca or Ferrum sanitaryware or equivalent, porcelain throughout. Mirrors included.
BEDROOMS	Full-height glazing, fitted wardrobes and dressing units with fronts, drawers and shelving by typology. 80 × 80 cm porcelain floors.

AMENITIES

Everything the building offers.

Designed as a complete daily offer rather than a showpiece: water, training, work and childcare, all inside the building.

Outdoor pool for adults and children	Solarium
Pool bar	Poolside
Indoor heated pool	Double height
Sauna	Wet and dry
Hydromassage	Spa area
Gym	Ground floor
Multipurpose sports court	Open air
Playroom and children's area	Indoor
Private coworking area	Residents
Multipurpose rooms	Six

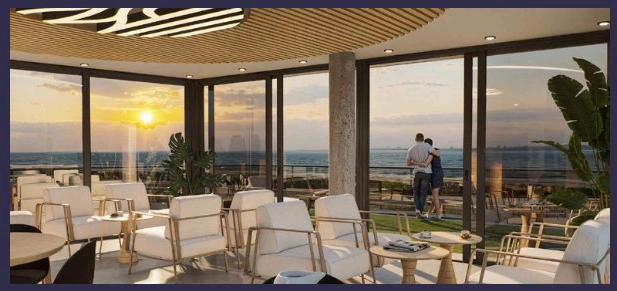


INDOOR POOL · GYM · SPA · COWORKING. RENDERS, INDICATIVE ONLY.

The rooftop terrace on the 24th floor. Render, indicative only.

THE ROOFTOP

The twenty-fourth floor.



From the 24th floor the whole of Punta del Este is in view at once — the ocean on one side, the bay and the peninsula on the other. The building's position on the block is what makes the full circle possible.

The terrace carries seating, a bar and a breakfast room, and is the part of the building residents use at both ends of the day.

The figures.

TYPOLOGY	INTERIOR	BALCONY	COMMON
One bedroom	41.30	6.60	11.98
Two bedrooms	59.95 – 80.00	10.00 – 18.25	17.49 – 24.56
Three bedrooms	72.25 – 92.15	13.65 – 17.30	21.48 – 27.36

Square metres, broken down by concept. No aggregate figure is published and no price per square metre. Three-bedroom surfaces correspond to the units currently on the market as resale.

AVAILABILITY	UNITS	STATUS	FROM
One bedroom	2	Last units	USD 204,000
Two bedrooms	10	Available	USD 295,000
Three bedrooms	—	Resale only	USD 488,000

Availability and pricing as at 23 September 2026. Resale units are owned by third parties and priced by them.

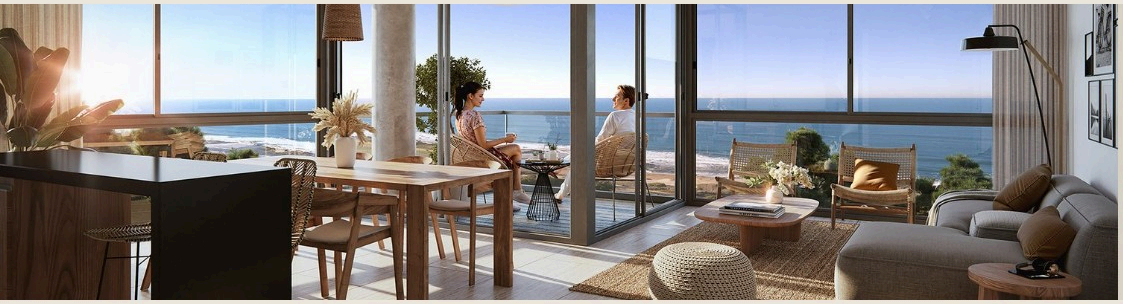
PRICE BASIS	Launch pricing, in force at the date of this brief Published in US dollars
PAYMENT	10% on reservation, 30% on contract, 60% over 16 monthly instalments Interest free
ALTERNATIVE PLAN	40% during 2026, balance over 40 instalments 6% annual interest on balances after occupancy
PARKING	Sold separately, from USD 17,500
OCCUPANCY COSTS	5.5% of price Fit-out 3.5%, regulations and plans 2%. Reserve fund of three months' common charges
COMMISSION	No buyer commission on developer units Resale units carry a buyer commission
DELIVERY	to confirm
OWNERSHIP	Direct title, registered in the buyer's name

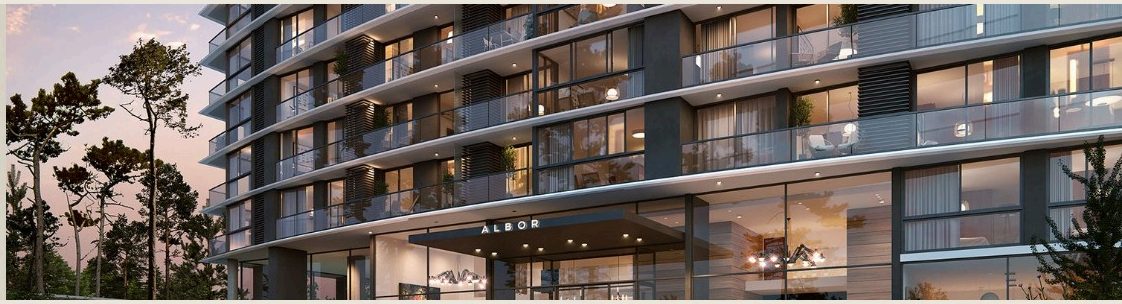
SPECIFICATION

What is built in.

FLOORS	Porcelain throughout; 80 × 80 cm in bedrooms
KITCHENS	Base and wall units, hob, oven and extractor hood. Quartz countertops, porcelain wall finishes, single-lever fittings, stainless steel sinks. Washer or dishwasher provision by typology.
BATHROOMS	Marble or equivalent countertop with vanity unit. High-specification fittings (FV or similar), Deca or Ferrum sanitaryware or equivalent. Porcelain throughout; mirrors included.
BEDROOMS	Full-height glazing. Fitted wardrobes and dressing units with fronts, drawers and shelving by typology.
HEATING	Electric radiant floor heating, sectorised by room
COOLING	Air-conditioning provision in all bedrooms and the living room
ARRIVAL	Double-height lobby with staffed reception
VERTICAL TRANSPORT	Five elevators
PARKING	Five space types B ss1 · B · A · Plus · double. From USD 17,500 to USD 40,000

Specification as supplied by the developer. Equivalent products may be substituted where stated.





INTERIORS AND ARRIVAL. RENDERS, INDICATIVE ONLY.

Unit by unit.

Every unit on the market at 23 September 2026, with surfaces broken down by concept. Developer units carry no buyer commission; resale units are owned by third parties, priced by them, and carry a buyer commission.

FROM THE DEVELOPER · 12 UNITS

FL	LINE	TYPE	INT.	BALC.	COM.	USD
17	Península	1	41.30	6.60	11.98	204,000
23	Península	1	41.30	6.60	11.98	230,000
17	Mansa	2	72.25	13.65	21.48	358,000
19	Península	2	59.95	10.00	17.49	295,000
20	Península	2	59.95	10.00	17.49	297,000
20	Mansa	2	72.25	13.65	21.48	366,000
21	Mansa	2	72.25	13.65	21.48	373,000
22	Mansa	2	72.25	13.65	21.48	385,000
22	La Barra	2	80.00	18.25	24.56	432,000
23	Mansa	2	72.25	13.65	21.48	380,000
23	Mansa	2	72.25	13.65	21.48	380,000
23	La Barra	2	80.00	18.25	24.56	429,000

RESALE · 17 UNITS

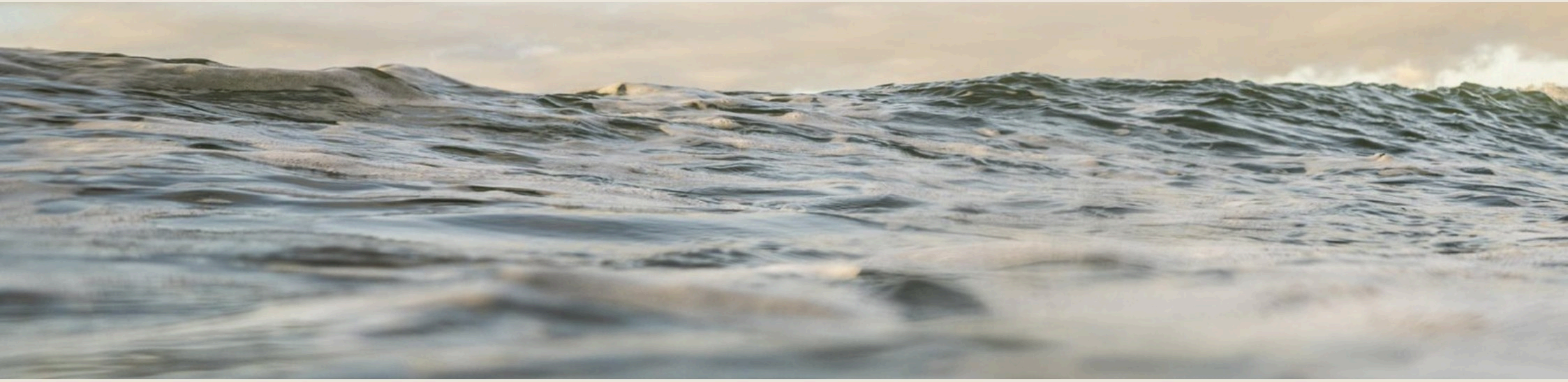
FL	LINE	TYPE	INT.	BALC.	COM.	USD
3	Rosa de los Vientos	1	41.30	6.60	11.98	195,000
3	Cántaro Fresco	1	59.95	10.00	17.49	180,000
4	Rosa de los Vientos	1	44.10	6.15	12.56	199,000
5	Rosa de los Vientos	1	41.30	6.60	11.98	195,000
10	Península	1	41.30	6.60	11.98	196,000
12	La Barra	1	39.05	7.70	11.69	205,000
14	La Barra	1	39.05	7.70	11.69	215,000
20	Península	1	41.30	6.60	11.98	219,000
1	Mansa	2	71.25	46.55	29.45	279,000
2	Juana de América	2	72.25	13.65	21.48	300,000
5	Playa Brava	2	77.45	13.60	22.76	370,000
12	Mansa	2	72.25	13.65	21.48	341,000
14	Mansa	2	72.25	13.65	21.48	345,000
14	Cántaro Fresco	2	59.95	10.00	17.49	280,000
20	Playa Brava	2	72.25	13.65	21.48	376,000
14	Playa Brava	3	72.25	13.65	21.48	488,000
22	Brava	3	92.15	17.30	27.36	510,000

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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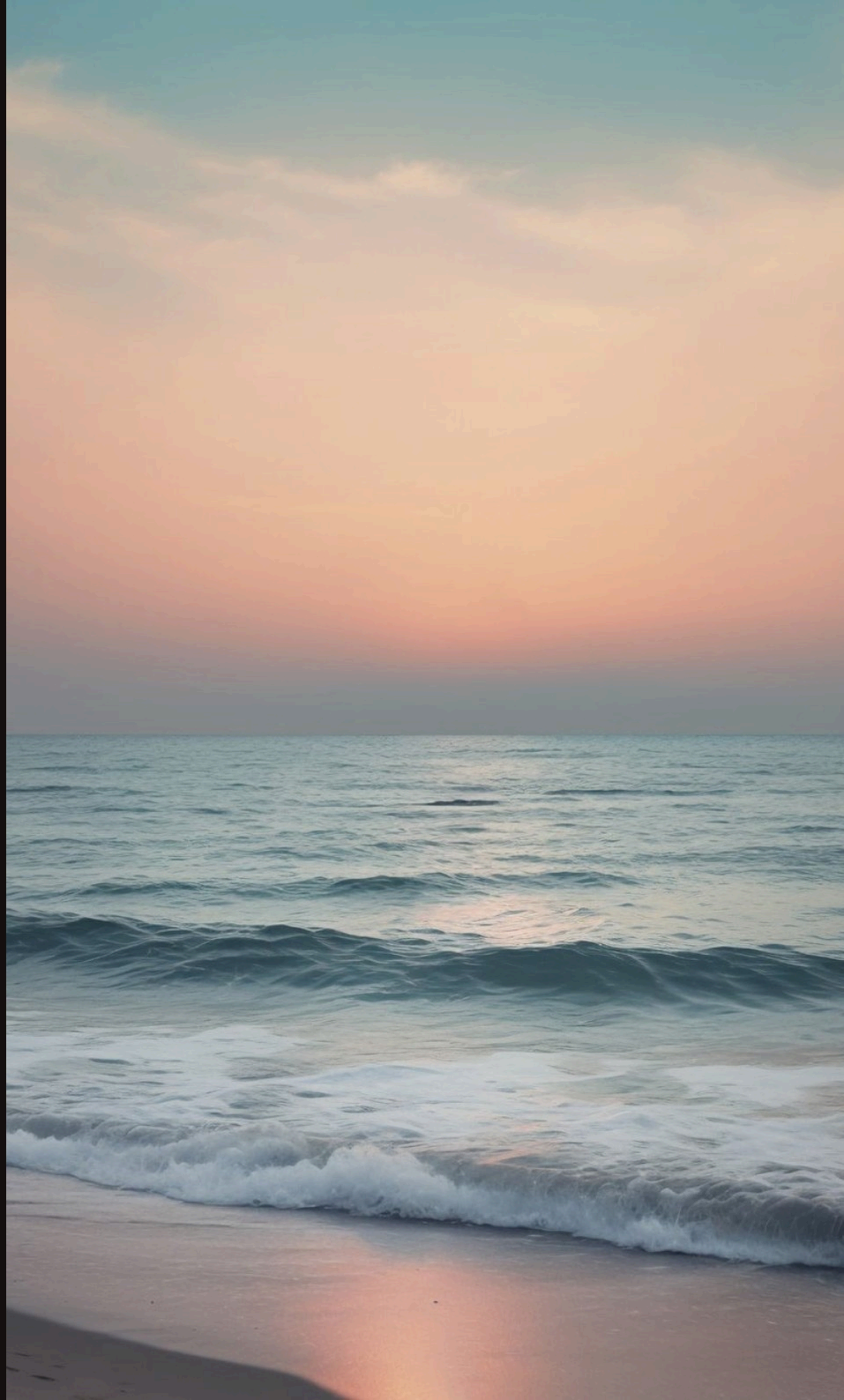
Project developed by Grupo Fonte and BEAN GDR.
Information compiled from the developer's project brief, September 2026.
Prices, surfaces and availability as at 23 September 2026 and subject to change; the delivery date is pending written confirmation from the developer. Images are renders and are indicative only; they may not represent the finished work. Legal and tax statements are subject to prior review by counsel.