

URUGUAY
•
REAL ESTATE
ADVISORY

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PRICE LIST AND PROJECT NOTE • 3 OCTOBER 2026

Manglar Albor

Rosa de los Vientos 18, Parada 5 – Playa Brava, Punta del Este

Manglar Albor stands one street back from the rambla at Parada 5, on the axis between Playa Brava and Playa Mansa. The beach is at the end of the street; the peninsula is close enough to use daily and far enough for the block to be quiet at night.

The building follows Manglar Brava, the developer's previous tower on the same coast. Its curved façade turns the balconies toward the water and the glazing runs floor to ceiling across the living rooms. Arrival is through a double-height lobby with staffed reception, five elevators serve the tower, and the 24th floor is given over to a 360° rooftop terrace with a bar and a breakfast room.

Units are delivered finished and equipped — quartz countertops, FV-grade fittings, 80 × 80 cm porcelain floors, radiant floor heating and air-conditioning provision throughout. Shared space is sized for year-round use: outdoor and indoor heated pools, spa, sauna, gym, sports court, playroom, coworking and six multipurpose rooms.

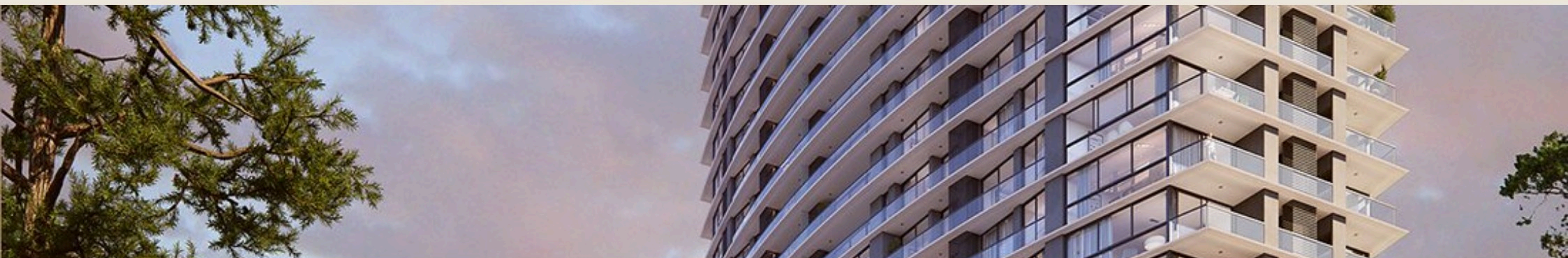


KEY FIGURES

What it costs, and on what terms.

TYPOLOGIES	One, two and three bedrooms
INTERIOR	41.30 – 92.15 m ²
BALCONY	6.60 – 18.25 m ² Surfaces shown broken down by concept. No aggregate figure and no price per square metre
AVAILABLE	12 units from the developer Plus 17 units on the resale market
PRICE FROM	USD 204,000 Launch pricing, in force at the date of this list
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, plus a reserve fund of three months' common charges
COMMISSION	None on developer units; resale units carry a buyer commission
DELIVERY	to confirm
OWNERSHIP	Direct title, registered in the buyer's name



Unit by unit.

Every unit on the market at 3 October 2026. 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