

INVESTMENT OPPORTUNITIES PUNTA DEL ESTE

A premiere destination for luxury
Real Estate investments



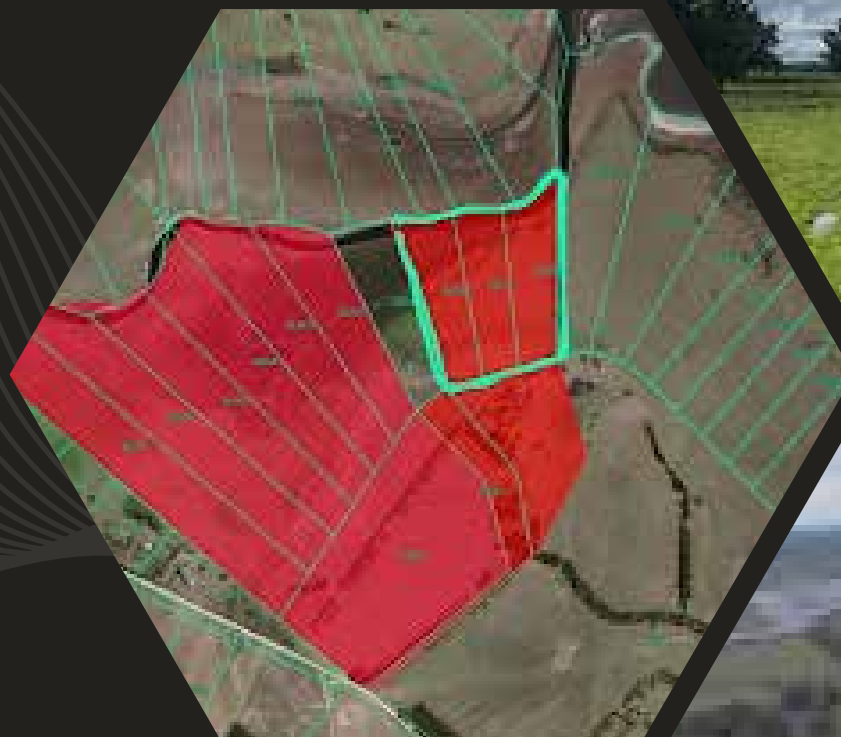


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1 | Hectares in Medellín

A prime 99-acre property in the heart of Medellín, José Ignacio, just minutes from the beach and offering captivating views of the sea and José Ignacio. With a polo field, a tranquil lagoon featuring pink swans, and a water reservoir, this expansive estate is ideal for subdivision with easy access to water and electricity. A unique opportunity in one of the most sought-after areas, perfect for creating an exclusive development or a luxurious private retreat.



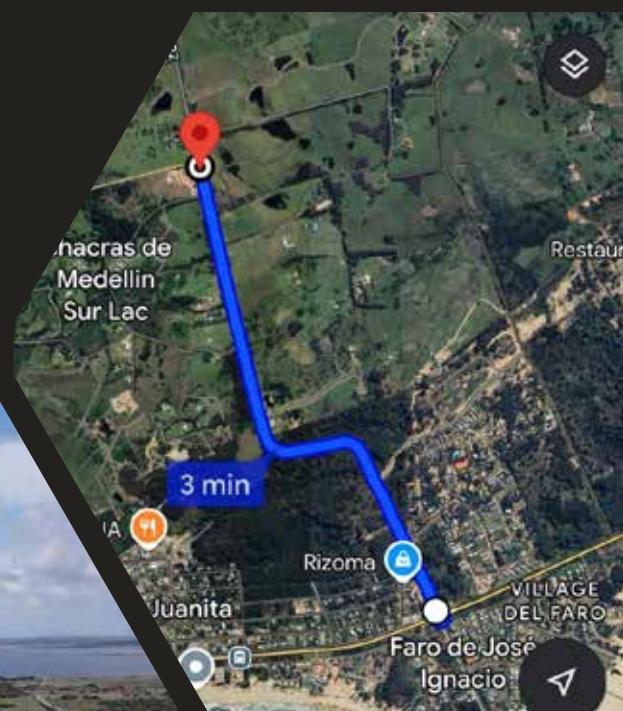
1 | Hectares in Medellín

- 99 acres at USD 1.39/sq ft, 25 acres at USD 1.86/sq ft
- 99 acres, subdivisible into 43.056 sq ft plots
- 5 min from José Ignacio, 2 min from the beach.
- Polo field, lagoon with pink swans, water reservoir, and sea views.



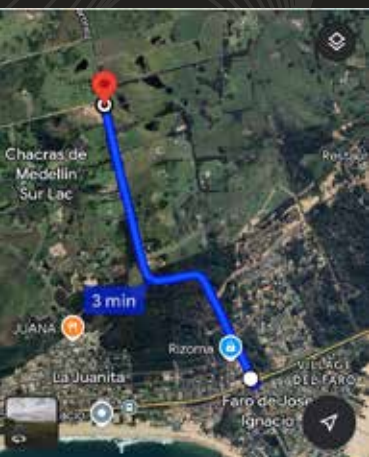
2| Hectares in José Ignacio

A rare opportunity in the exclusive countryside of José Ignacio—126 acres just 1.8 miles from town, surrounded by prestigious 12-acre estates. With easy access and the potential to develop luxury 12 or 25-acre ranches, this property offers endless possibilities. Priced at USD 10,500,000.



2| Hectares in José Ignacio

- USD 10,500,000
- 126 acres
- 1.8 miles from José Ignacio
- Development Potential: Luxury 12 or 25-acre ranches



3 | Andina

This 131 acre property, divided into 10 spacious plots, offers endless potential just minutes from Miramar Acres. With negotiable pricing and financing available, it's the perfect chance to own a piece of paradise.

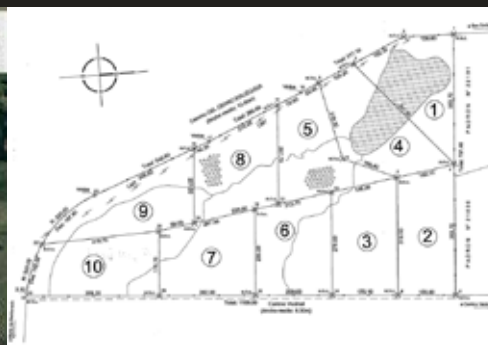


3 | Andina



- USD 0.93 per sq ft – negotiable financing.
- 131 acres.
- Divided into 10 plots ranging from 12 to 14 acres each
- 0.93 miles of frontage along Egusquiza Road, El Tesoro, Miramar Acres (1.5 km).

3| Andina



4 | Santa Mónica

An exclusive beachfront gem in Santa Mónica! This one-of-a-kind 76,000 square feet lot offers breathtaking ocean views and a privileged panorama of José Ignacio, making it a rare opportunity in the area.



4 | Santa Mónica



- USD 7,499,999
- 76,000 sq ft
- Exclusive beachfront property in Santa Mónica, panorama of José Ignacio



4 | Santa Mónica



5 | Las Portuguesas

A stunning 12.4 acre estate in Las Portuguesas, just minutes from José Ignacio. With breathtaking views of Laguna Garzón and ongoing premium upgrades, this property offers an unbeatable blend of location, beauty, and exclusivity.



5 | Las Portuguesas



- USD 1,200,000
- 12.4 acres
- 2.2 mile from Ruta 10, and 3.1 miles from José Ignacio

5 | Las Portuguesas



6 | Las Portuguesas 49 acres

An extraordinary 49.4 acres estate in Las Portuguesas, just 5 minutes from José Ignacio. Available as a whole or subdivided into four 12.4 acres plots, each featuring scenic hills, water features, and breathtaking views of the ocean and Laguna Escondida. A rare opportunity in a stunning natural setting



6 | Las Portuguesas 49 acres

- USD 7,000,000
- 49.4 acres, available as a whole or subdivided into four 12.4 acres plots
- 5 minutes from José Ignacio

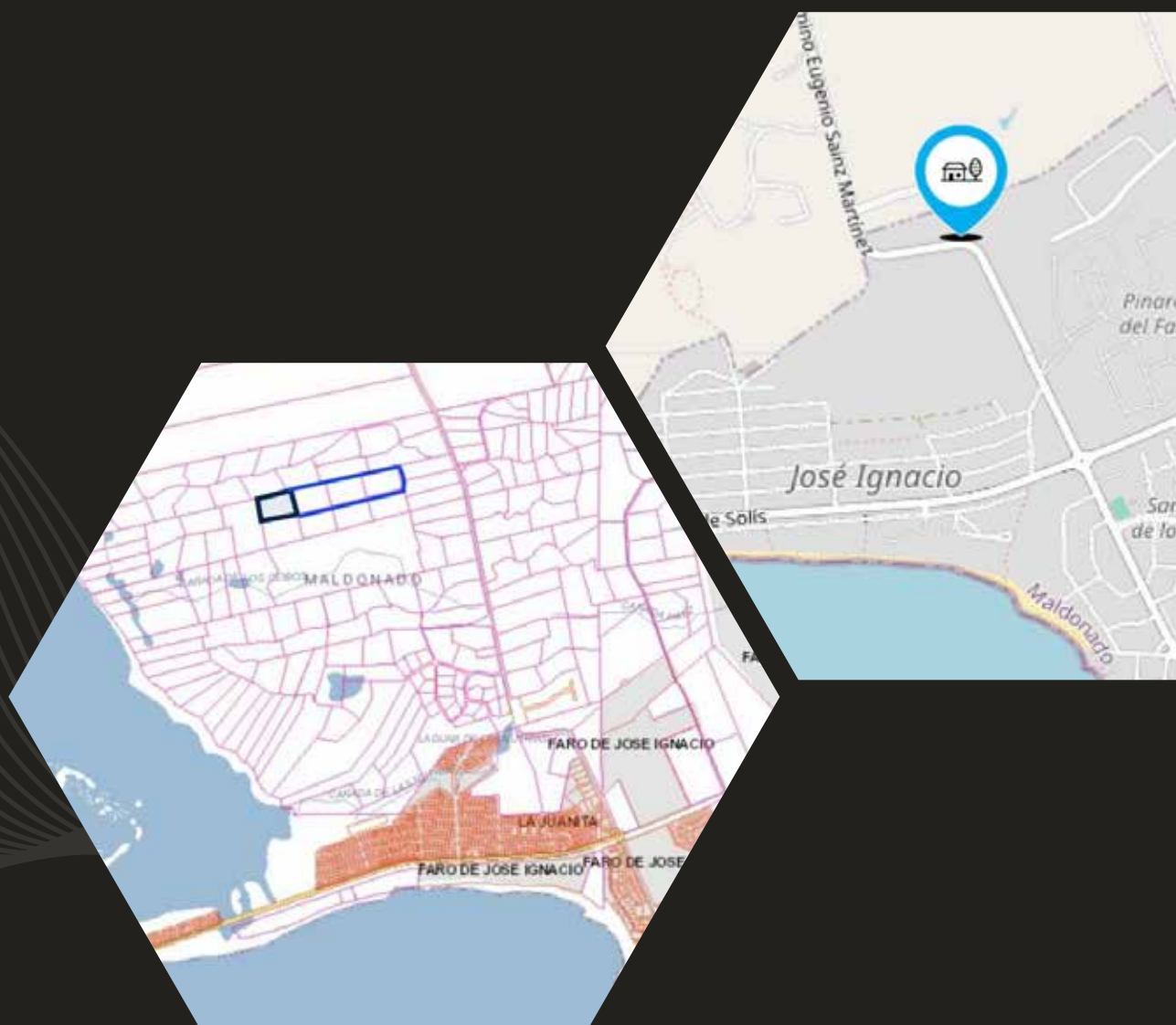


6 | Las Portugesas 49 acres



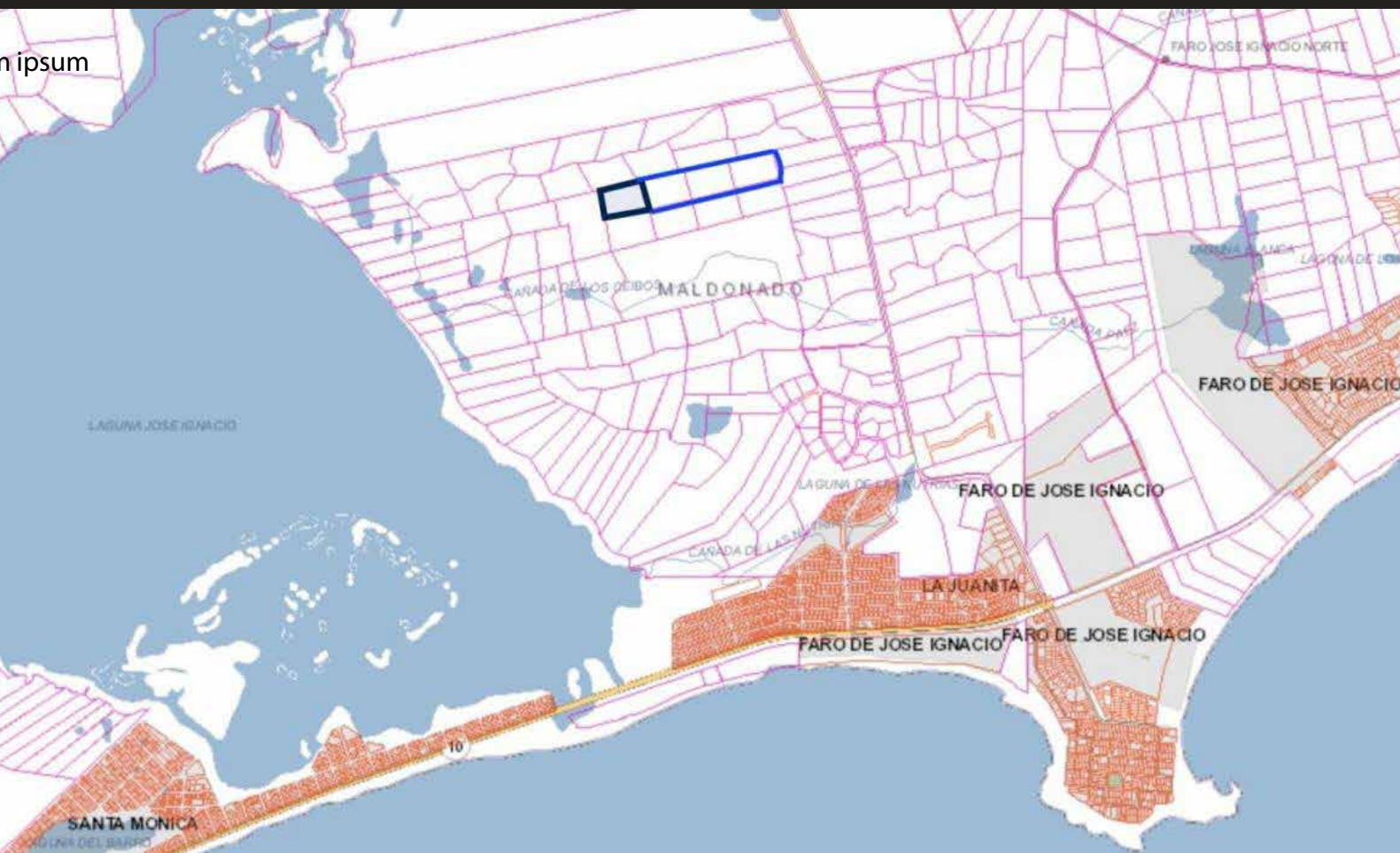
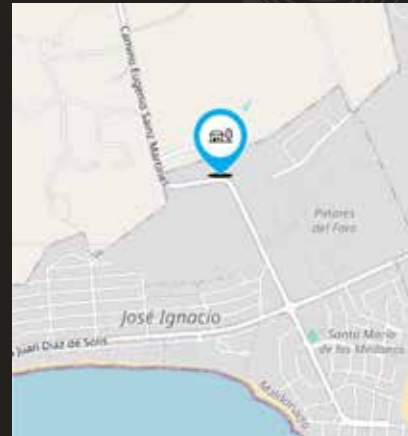
7 | Chacra José Ignacio

A prime 49.4-acre estate, elegantly divided into four 12.4-acre parcels, nestled in the prestigious Medellín del Faro, just 4 minutes from the exclusive town of José Ignacio. Offering a unique blend of privacy and convenience, with access via a private easement, this is a rare investment opportunity in a highly sought-after location.



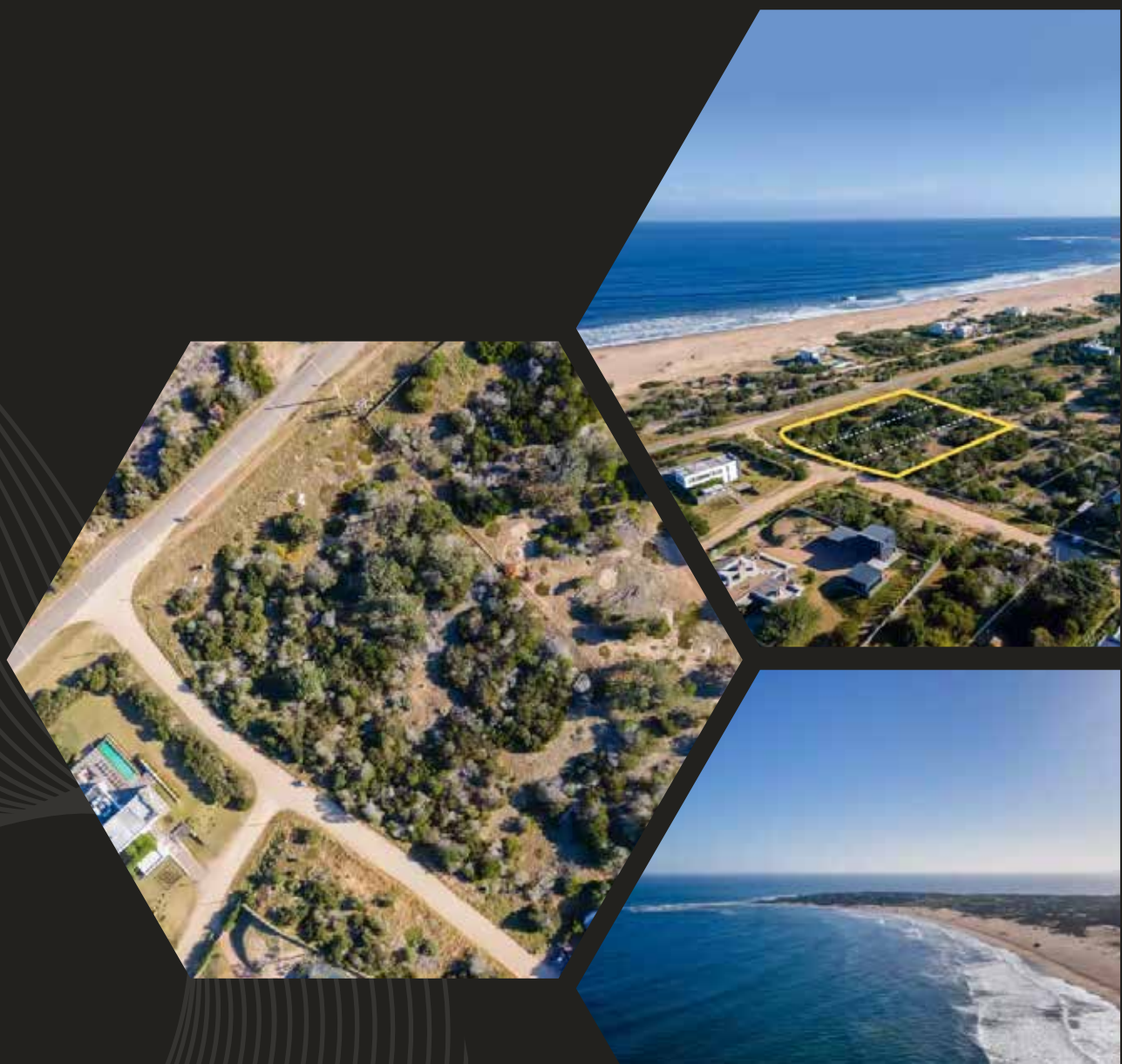
71 Chacra José Ignacio

- USD 4,000,000
- 49.4 acres, divided into 12.4 acres parcels
- Just 4 minutes from José Ignacio



8 | Arenas de José Ignacio

An exceptional opportunity in Arenas de José Ignacio—three prime lots just 656 feet from the ocean and 3 minutes from town. Perfect for a luxury residence or a boutique hotel, with zoning that allows for up to 75% buildable area. A rare chance to secure the last large frontline parcel in this prestigious location.



8 | Arenas de José Ignacio

- USD 2,100,000
- 1.64 acres
- Located on Route 10, just 656 feet from the ocean and 3 minutes from José Ignacio.



8 | Arenas de José Ignacio



9 | La Rinconada

A breathtaking 14.6-acre estate with private frontage on Laguna Anastasio, just 10 minutes from José Ignacio. This serene retreat features a refined home with three en-suite bedrooms, spacious living areas, a pool, barbecue area, and a lakeside gallery—offering luxury, privacy, and stunning natural beauty.



9 | La Rinconada

- 14.6 acres
- Private frontage on Laguna Anastasio, 10 minutes from José Ignacio
- 3 en-suite bedrooms



9 | La Rinconada



10 | Chacra Medellín

An exceptional 150-acre estate in Medellín, José Ignacio, just 2 miles from the sea. With a project in place for subdivision into 12-acre or 7-acre chacras, this land offers stunning partial views of Laguna José Ignacio, beautiful native woodland, and the potential to create scenic lakes. A unique investment opportunity in a prime location.



10 | Chacra Medellín

- USD 1/sq ft - Total price USD 6,000,000
- 150 acres
- 2 miles from the sea, project to subdivide into 12-acre or 7-acre chacras



10 | Chacra Medellín



11 | Land in La Barra

Nestled just blocks away from the renowned La Posta del Cangrejo Beach, this property offers a prime opportunity in one of the most sought-after areas. With a generous land size of 23,100 sq ft and permits already in place to build a three-story building, this is an exceptional investment with endless potential. Priced at USD 410,000, it's an unparalleled opportunity to capitalize on this coveted location.



11 | Land in La Barra

- USD 410,000
- 23,117 sq ft
- Blocks from La Posta del Cangrejo Beach
- Approved for a 3-story building



11 | Land in La Barra



12 | Hotel in José Ignacio

An exclusive boutique hotel in the heart of José Ignacio, offering breathtaking ocean views and unparalleled luxury. Set on 25,800 sq ft, this turnkey investment features 17 elegantly designed rooms, including ocean-view suites with jacuzzis, a private two-bedroom apartment, and heated mini-pools in select garden rooms. With full municipal approvals and a prime location, this is a rare opportunity to own a high-end hospitality gem in Uruguay's most sought-after destination.



12 | Hotel in José Ignacio

- USD 2,900,000 (property) / USD 2,600,000 (corporate acquisition)
- 25,800 sq ft lot | 11,200 sq ft built
- José Ignacio, Uruguay – prime beachfront
- Highlights: 17 luxury rooms, ocean-view suites with jacuzzis, private apartment, heated mini-pools, full approvals



12 | Hotel in José Ignacio



13 | Subdivision project

This exclusive subdivision project spans 21 acres and offers the potential for 157 lots of 3,230 and 4,305 sq ft with ample green spaces. Located just minutes from Solanas Beach and the center of Maldonado, the property sits on elevated land with excellent access along the perimeter road, and includes all necessary utilities (water, sanitation, and electricity). Approved by IMM, the project is priced at \$1.9M and comes with a traditional house, garage, and an old barn, making it a prime investment opportunity.



13 | Subdivision project

- Estimated price: \$1.9M
- Total space: 21 acres
- Number of lots: 157 lots of 3,230 and 4,305 sq ft
- Location: Just minutes from Solanas Beach and the center of Maldonado, along the perimeter



14 | Estate in José Ignacio

Nestled in the serene landscapes of José Ignacio, this exceptional 760-acre estate offers a rare blend of history and opportunity. Featuring a charming 1880s main house, extensive infrastructure, and direct access to the José Ignacio stream, it is an ideal canvas for development. Just 5.6 miles from town and less than a mile from Route 9, this property embodies exclusivity and potential at only USD 0.93 per square foot.



14 | Estate in José Ignacio

- 760 acres with roads, lighting, and water sources
- USD 0.93 per sq. ft, development potential
- José Ignacio, 5.6 miles from town, riverfront access
- Highlights: 1880s main house, caretaker's house, barns, and office



14 | Estate in José Ignacio



15 | Land in José Ignacio

Located in José Ignacio's exclusive polo region, this 640-acre property offers stunning lagoon frontage and endless development potential. With flexible parcel options and a competitive price of USD 0.74 per sq. ft, it presents a rare investment opportunity in one of the most sought-after areas.



15 | Land in José Ignacio

- José Ignacio, polo region, lagoon frontage
- 640 acres, option to purchase smaller parcels
- USD 0.74 per sq. ft.
- Opportunity: Prime development potential in a high-demand area



15 | Land in José Ignacio



16 | Land in Rincón de José Ignacio

Situated in Rincón de José Ignacio's exclusive polo region, this 173-acre property offers breathtaking ocean and lagoon views. With a prime location and USD 0.65 per sq. ft, it presents a unique investment opportunity in one of the area's most desirable settings.



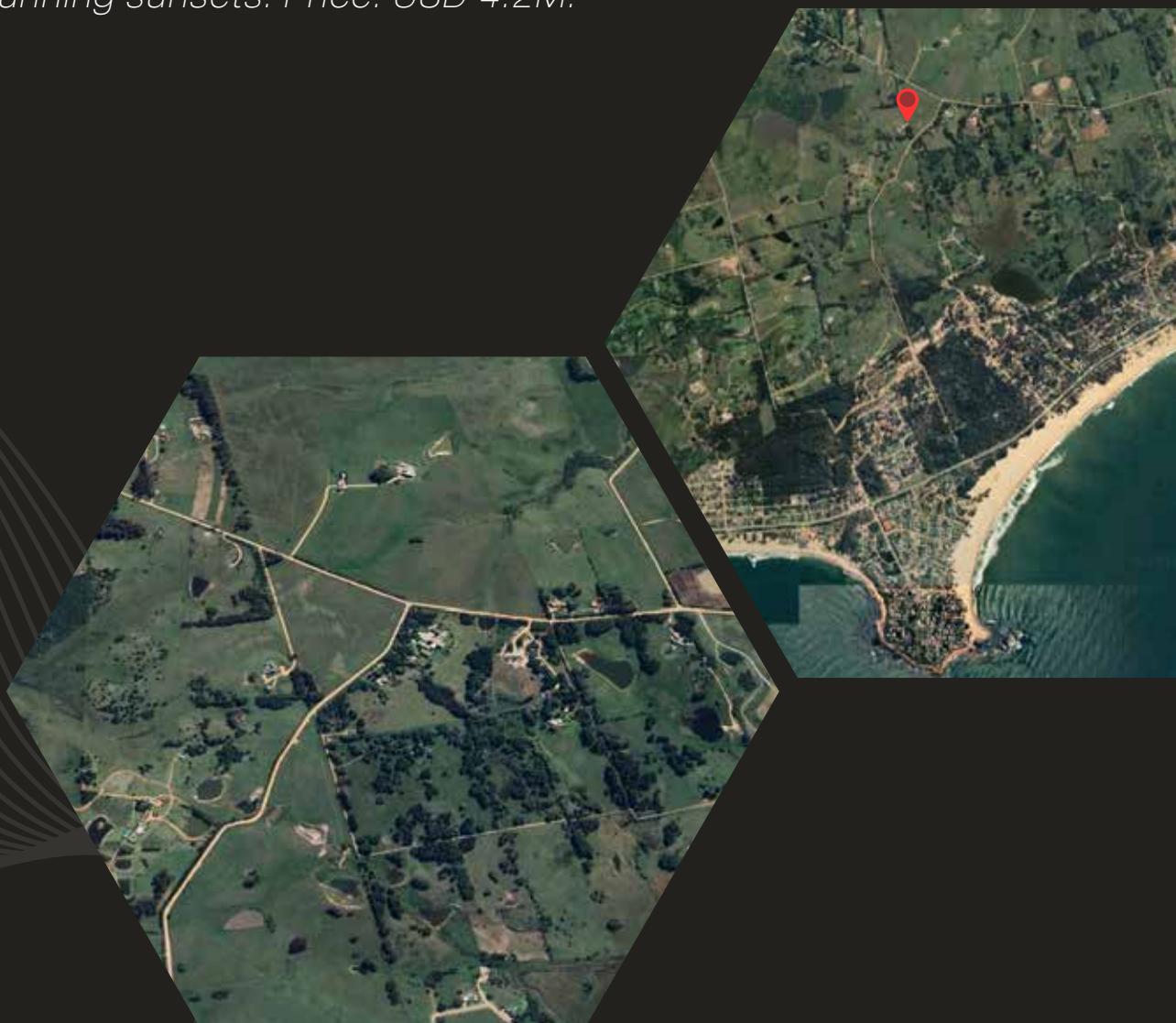
16 | Land in Rincón de José Ignacio

- Rincón de José Ignacio, polo region with ocean and lagoon views
- 173 acres
- USD 0.65 per sq. ft.
- Opportunity: Prime land in a high-demand area, ideal for development



17 | Luxury Estate in José Ignacio

Nestled in José Ignacio, just 1 mile from Ancap, this brand-new 12-acre estate offers luxury and sustainability. The 5-suite main house is surrounded by a landscaped park with 250 trees, 50 fruit trees, and a solar-powered irrigation system. Featuring a 65 ft x 13 ft pool, barn, and guest bungalow under construction, the property enjoys breathtaking ocean views and stunning sunsets. Price: USD 4.2M.



17 | Luxury Estate in José Ignacio

- José Ignacio, with ocean views
- 12 acres with a landscaped park, 250 trees, and 50 fruit trees
- Features: Brand-new estate with a 5-suite main house, 65 ft x 13 ft pool, barn, and guest bungalow under construction
- USD 4.2M



Map

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Introduction

I'm Tomas Dirube, originally from Buenos Aires and raised in Punta del Este, Uruguay, with a background in real estate from an early age. I studied architecture at the University of Buenos Aires, played rugby, and later earned a Business Administration degree at St. Francis College in New York, where I also captained the Division 1 tennis team. As the top-ranked tennis player in Uruguay for several years, I later created a successful tennis program in the Hamptons, managing a team and over 180 clients.

In October 2023, I joined Sotheby's International Realty in NYC, where I honed my skills before establishing myself as a real estate investment advisor. I guide clients through property investments with innovative strategies, continuously building my reputation as a leader in luxury real estate marketing and investment.

