

ENGLISH VERSION



Essenza

BUILDING

ESSENZA BUILDING
LAS MERCEDES NEIGHBORHOOD, ASUNCIÓN **PARAGUAY**

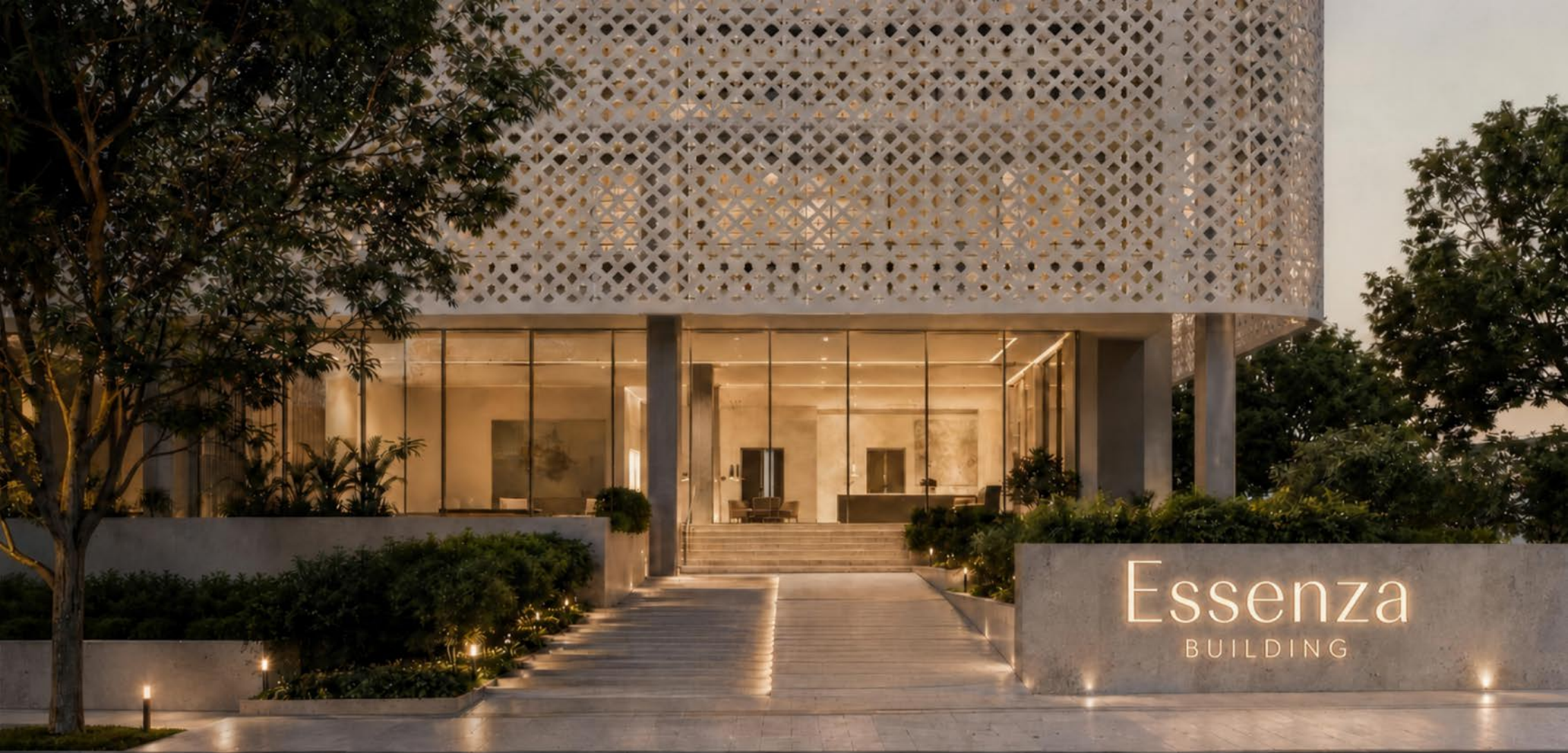




Architecture
That Creates Its
Own Climate

ESSENZA BUILDING
LAS MERCEDES NEIGHBORHOOD, ASUNCIÓN **PARAGUAY**





Essenza
BUILDING

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LAS MERCEDES NEIGHBORHOOD, ASUNCIÓN PARAGUAY



**We Don't Design Buildings.
We Design a New Way of Living.**

Every great work of architecture begins with a question.

At Essenza, we asked ourselves what a building conceived specifically for Paraguay's climate should be like.

We did not want to develop merely an attractive building.

We wanted to create architecture capable of improving the quality of life of those who live there—reducing the impact of the sun, promoting natural ventilation, and creating spaces where indoors and outdoors coexist naturally.

Essenza was born from this reflection.

A building conceived for today, yet designed to remain extraordinary well into the future.



WELCOME TO ESSENZA BUILDING

More than a building. A new way to invest and live.

Every great project begins with a vision.

Essenza Building was created to become a benchmark for architecture, design, and investment in Las Mercedes, one of Asunción's fastest-growing and most promising neighborhoods.

More than a real estate development, it represents the union of international experience, construction innovation, and a corporate structure designed to offer buyers security, transparency, and quality.

Behind Essenza is an ecosystem of specialized companies encompassing real estate development, construction, project execution, financial backing, and legal certainty, ensuring a solid project from planning through to completion and handover.

Every decision has been made to create long-term value, both for those seeking a home and for those looking to make a wealth-building investment.

Welcome to a new generation of developments.

Welcome to Essenza Building

Triangular Capital©

We develop much more than projects. We develop the future.

Triangular Capital is a business group specializing in investment, real estate development, and construction. Backed by more than 25 years of international experience, it brings together within a single ecosystem every phase required to develop high-value projects.

Our model encompasses development, financing, engineering, construction, industrialized manufacturing, asset management, and legal certainty, enabling comprehensive control of each project from planning through to completion and handover.

By integrating specialized companies and our own factories within the group, we control every stage of the construction process using our own resources, optimizing timelines, ensuring quality, and providing our clients with the highest levels of security and transparency.

More than developing buildings, we create an ecosystem capable of transforming an idea into a solid, efficient real estate asset designed to generate long-term value.

Experience is the strongest foundation for any project.

The professionals who are now part of Triangular Capital have spent more than two decades contributing to the development of residential, hospitality, commercial, and urban development projects across several European countries. This international experience forms the foundation upon which our group was established and provides the expertise we now apply in Paraguay.

*“Smart Investment
Real Impact”*



TRIANGULAR
CAPITAL®



(Countries where Precusa has completed projects)

- | | |
|-------------|---------------|
| 1. Spain | 7. Kosovo |
| 2. Paraguay | 8. Italy |
| 3. Portugal | 9. Brazil |
| 4. Eire | 10. Panamá |
| 5. France | 11. Colombia |
| 6. Germany | 12. Venezuela |



Precusa

Construction with international standards

Precusa is the Triangular Capital Group's industrialized construction company and one of the technical pillars of Essenza Building.

With more than 25 years of international experience, it develops projects using a model based on innovation, industrialization, and comprehensive quality control, optimizing construction times and ensuring maximum precision.

As part of Triangular Capital's business ecosystem, it has industrialized processes and its own manufacturing capabilities, enabling greater control over the quality, timelines, and execution of each project.

Its operations are supported by international certifications:

ISO 9001 – Quality Management.

ISO 14001 – Environmental Management.

ISO 45001 – Occupational Health and Safety.

CE marking for structural components.



Barrail Hermanos.

STRATEGIC LOCAL PARTNER | SOCIO ESTRATÉGICO LOCAL

Barrail Hermanos is Triangular Capital Group's local strategic partner in Paraguay and represents more than 120 years of history, experience, and commitment to the country's development.

With a track record that has accompanied Paraguay's evolution for more than a century, Barrail Hermanos brings the market knowledge, technical expertise, institutional relationships, and financial strength required to execute large-scale projects to the highest quality standards.

Its deep roots in Paraguay, combined with its proven execution capabilities, make Barrail Hermanos a key partner in transforming ambitious visions into solid, sustainable, and enduring projects.

The partnership between Triangular Capital Group and Barrail Hermanos combines an international vision for investment, innovation, and asset development with the strength, experience, and credibility of one of the country's most established companies.

A global vision backed by more than a century of local experience



Our Institutional and Financial Support

United to finance housing in Paraguay

AFD

The Agencia Financiera de Desarrollo (AFD) is Paraguay's only public development bank. Its role is to channel funds through banks, cooperatives, and financial institutions to facilitate short-, medium-, and long-term lending, promoting sustainable economic development, job creation, and financial innovation.

CHE RÓGA PORÃ

Backed by the Government of Paraguay, it provides the institutional framework to facilitate access to housing through preferential financing, supporting demand and the project's social viability.

FINANCIERA PARAGUAYO JAPONESA (FPJ)

Through its fiduciary services, it enables resources and assets to be structured through trusts, providing transparency, legal certainty, and financial control.





Much More Than a Building

We Don't Sell Square Metres.

We Create Lasting Value.

We Create Well-Being.

We Create a New Generation of Buildings
Adapted to Paraguay's Climate.

**A New Way of Understanding
Residential Architecture**



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Much More
Than a Building



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Designed for Paraguay

Architecture Begins with Understanding the Place.

Every city has its own climate.

Every climate requires a different kind of architecture.

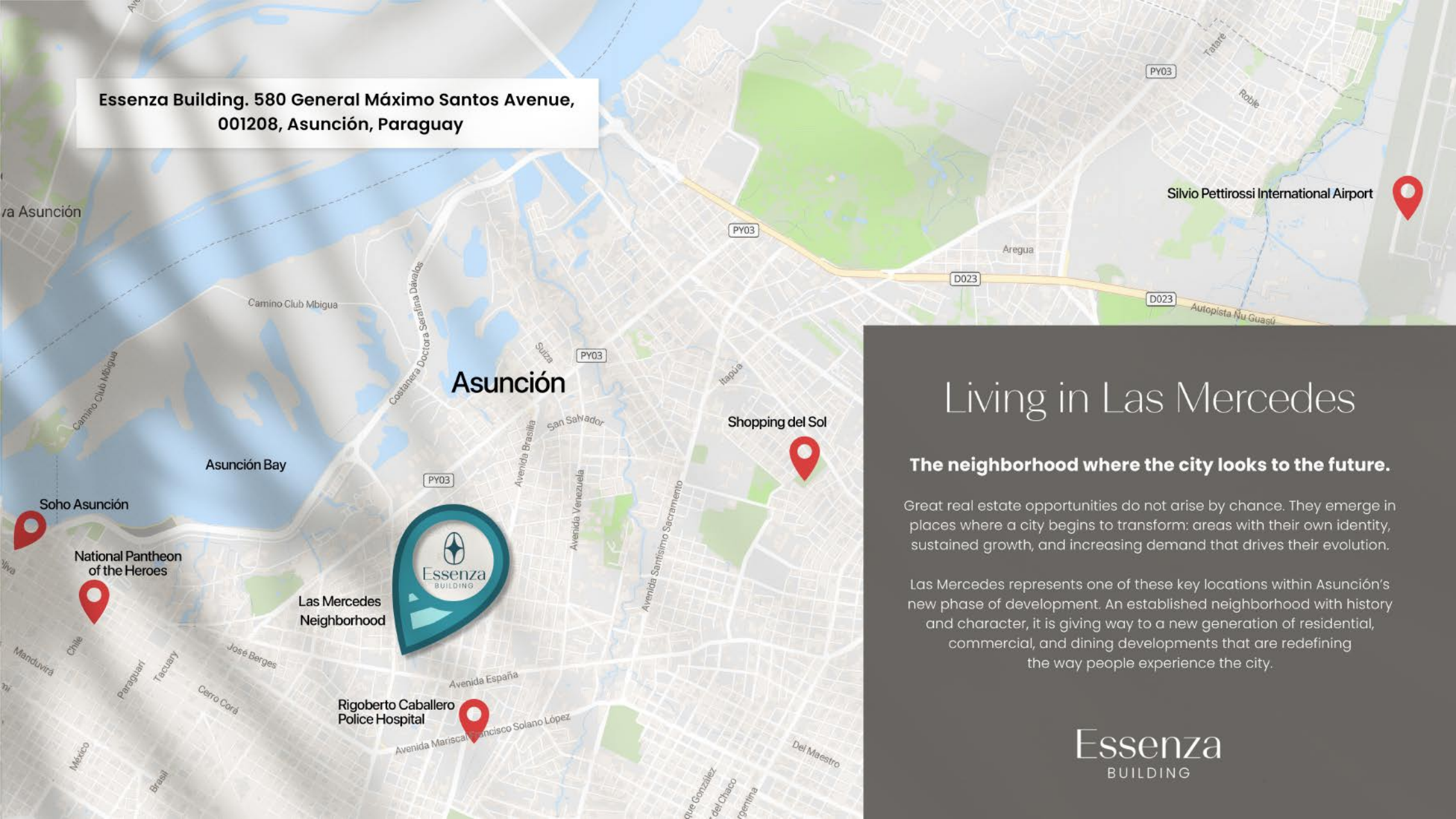
Essenza has been designed with the path of the sun, ventilation, humidity, the connection with nature, and the way people actually live in Asunción in mind.

Because a building conceived for somewhere else will never perform in the same way as one designed specifically for Paraguay.

ESSENZA BUILDING
LAS MERCEDES NEIGHBORHOOD, ASUNCIÓN **PARAGUAY**



**Essenza Building. 580 General Máximo Santos Avenue,
001208, Asunción, Paraguay**



Living in Las Mercedes

The neighborhood where the city looks to the future.

Great real estate opportunities do not arise by chance. They emerge in places where a city begins to transform: areas with their own identity, sustained growth, and increasing demand that drives their evolution.

Las Mercedes represents one of these key locations within Asunción's new phase of development. An established neighborhood with history and character, it is giving way to a new generation of residential, commercial, and dining developments that are redefining the way people experience the city.

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Much more than a location

Investing in a property means investing in everything that surrounds it. Proximity to restaurants, dining options, shops, and services creates an active urban ecosystem, increasing its appeal both for those looking for a home and for those seeking an investment with potential.

In large cities, time and location are determining factors.

Las Mercedes offers strategic connectivity to Asunción's main points of interest:

- Access to the city's main avenues.
 - Financial centers.
- Business districts and commercial areas.
 - Essential services.
 - Green spaces.
- Dining options, just steps away from Juan de Salazar Street, one of Asunción's main culinary hubs.
- A privileged location near the capital's most important universities and international schools.

Universities include Columbia University of Paraguay, Universidad del Norte, UPAP, UAA, and Universidad Metropolitana de Asunción.

Schools include Colegio Internacional Asunción, San Andrés, & San José.





Climate-Responsive Architecture

The Greatest Amenity Is Not Inside the Building.

It Surrounds It.

Climate-Responsive Architecture is the design philosophy behind Essenza.

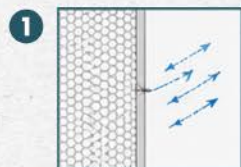
The building's second skin protects it from direct solar radiation, provides shade, allows air to circulate naturally, and enhances the comfort of both terraces and residences.

Rainwater harvesting, the use of renewable energy, and the integration of environmental climate-control systems are all part of a single ecosystem designed to work with the climate, rather than against it.

The Best Climate Control Begins Before You Enter Your Home.



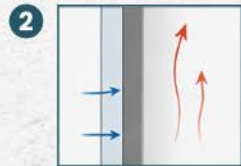
THE SECOND SKIN



1. EXTERIOR MICROPERFORATED MESH

A microperforated metal second skin wraps around the building at a distance of 1.50 m.

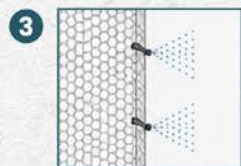
It acts as a solar filter, reduces direct solar radiation and provides privacy without reducing natural light.



2. VENTILATED AIR CAVITY (1.50 m)

Intermediate space between the exterior mesh and the building's balconies.

Air circulates naturally, heats up and rises, creating a chimney effect that removes accumulated heat.



3. WATER SPRAYERS INTEGRATED INTO THE MESH

A misting system installed on the inner face of the microperforated mesh.

It cools the air within the cavity through evaporation, reducing its temperature before it reaches the balconies.



4. LANDSCAPED BALCONIES

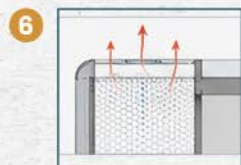
Each floor features continuous balconies with integrated vegetation.

The vegetation improves thermal comfort, provides shade and ambient humidity, and promotes biodiversity.



5. RAILINGS AND OPEN FACADE

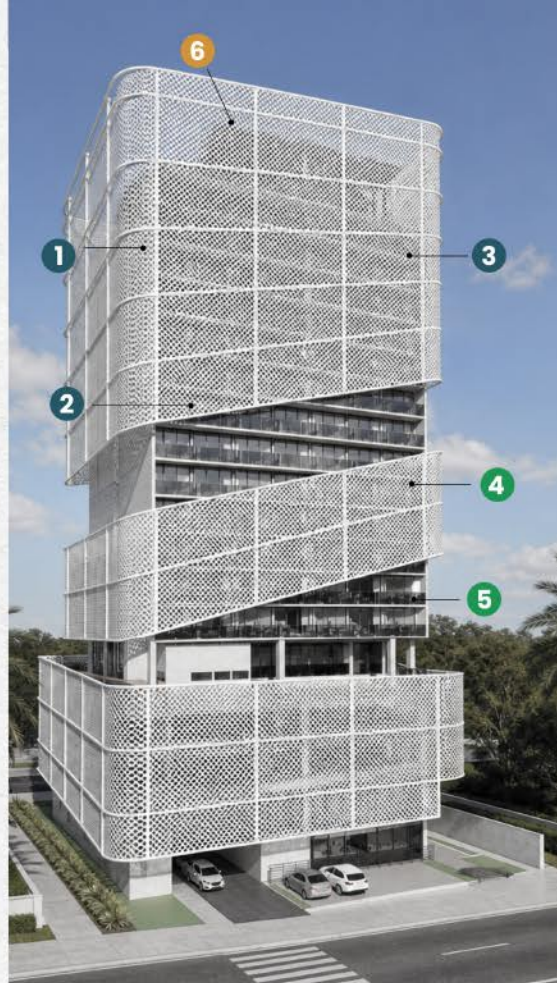
The main facade is open, with glass railings that allow cross-ventilation, natural light and a visual connection with the outdoors.



6. CHIMNEY EFFECT

Hot air rises through the air cavity and is expelled through the upper part of the building envelope.

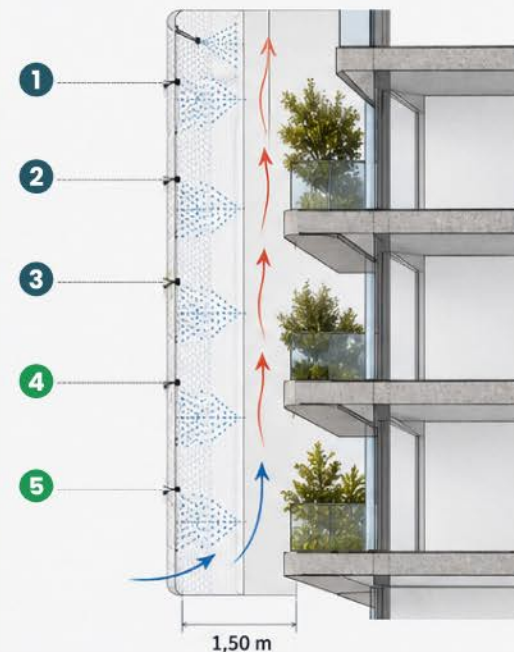
This constant airflow improves energy efficiency and indoor comfort.



ACTIVE CLIMATE-RESPONSIVE FACADE



CONSTRUCTION SECTION



REDUCTION
SOLAR RADIATION



DECREASE IN
INTERIOR TEMPERATURE



IMPROVED AIR
QUALITY & COMFORT



EFFICIENT WATER USE
(MIST SYSTEM)



NATURAL VENTILATION
AND CHIMNEY EFFECT



PRIVACY WITH
EXTERNAL VISIBILITY



PRIVACY WITH
EXTERNAL VISIBILITY



BIOCLIMATIC AND
SUSTAINABLE STRATEGY

Essenza in numbers

11,300 m² of Built Area

13 Floors of Apartments

Over 780 m² of Amenities

169 Units

One-Bedroom Apartments

Studio Apartments

Parking Spaces



General Section View



General Section View



SECCIÓN A

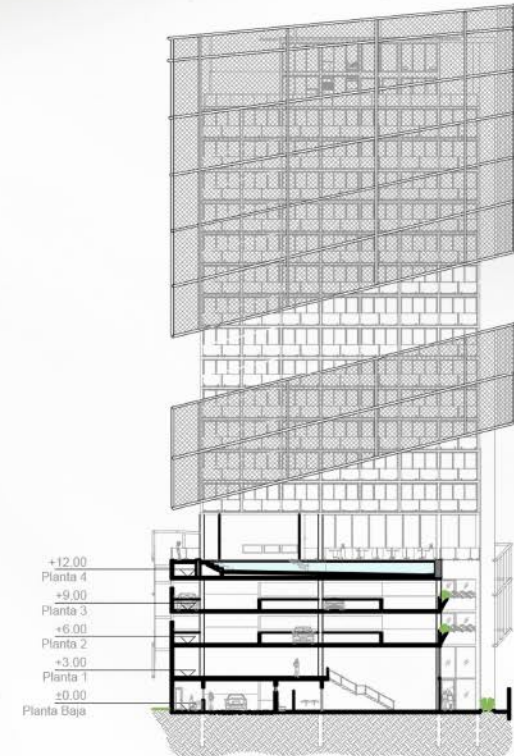


SECCIÓN B

General Section View



SECCIÓN C

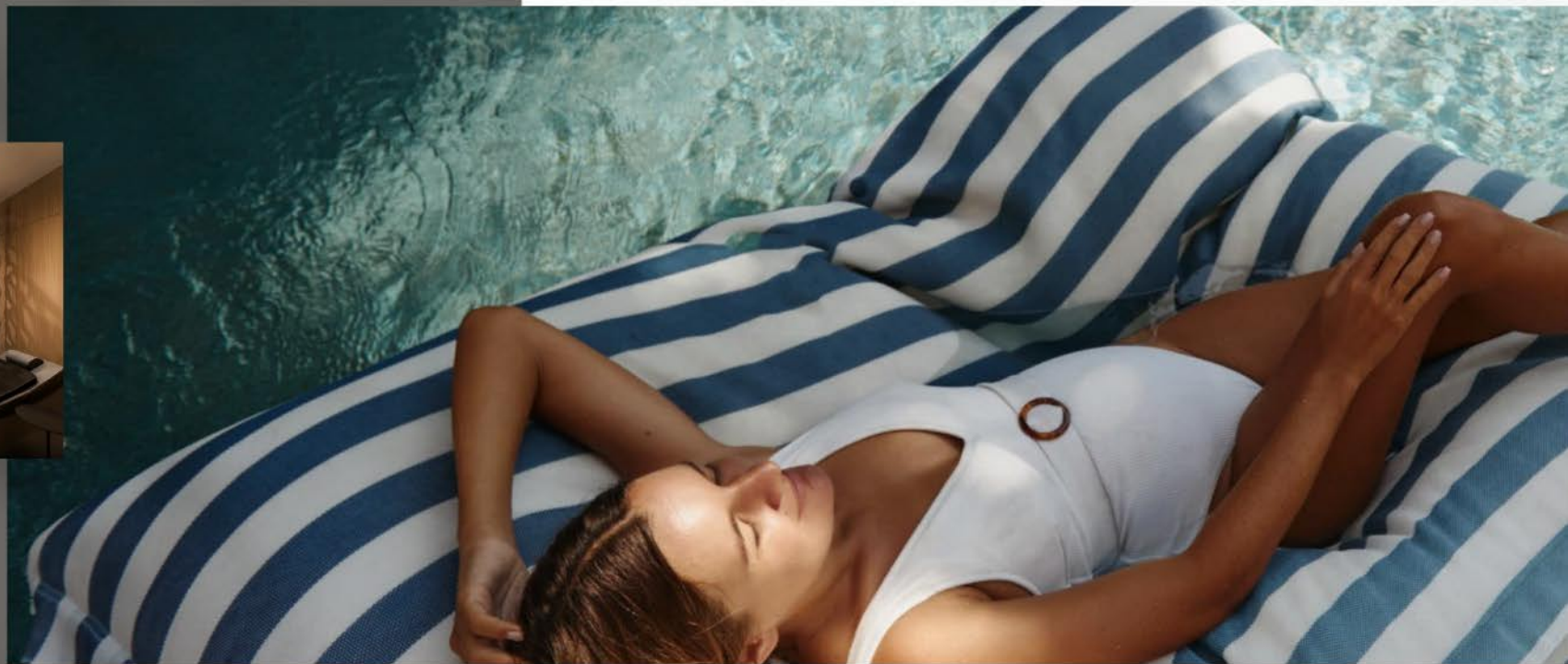


SECCIÓN D

AMENITIES

3TH FLOOR


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LIVE in a Place That Has It All

780 m² of premium amenities enhance the resident experience:

Coworking spaces, swimming pools, a barbecue area, sauna, Reebok Sports Gym, running track...

These are more than just amenities—they are spaces that add real value to everyday life and foster a sense of community, belonging, and well-being.

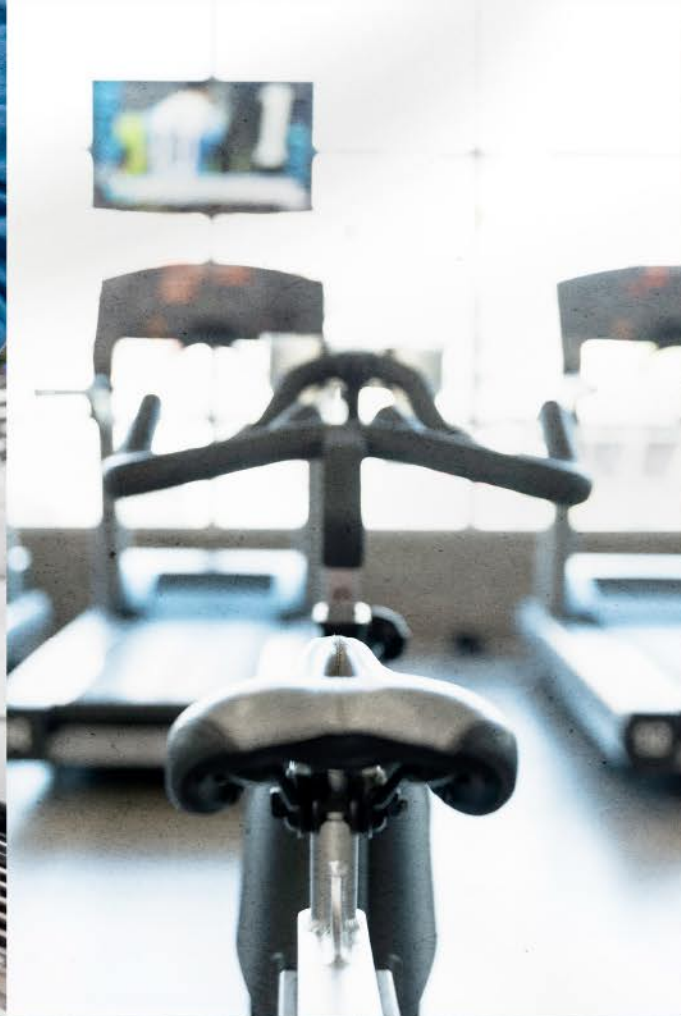
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PARAGUAY



WEST ENTRANCE FAÇADE



REFERENCES					
1	Pavilion	6	Solarium	11	Meditation area
2	Event Room	7	Sauna	12	Terrace
3	Pool relaxation area	8	Massage room	13	Running track
4	Pool	9	Cold showers & baths	14	Coworking
5	Pool	10	Barbecues	15	Bedrooms
				16	Air conditioning equipment



Amenities

Essenza
PARAGUAY



SPORTS CLUB

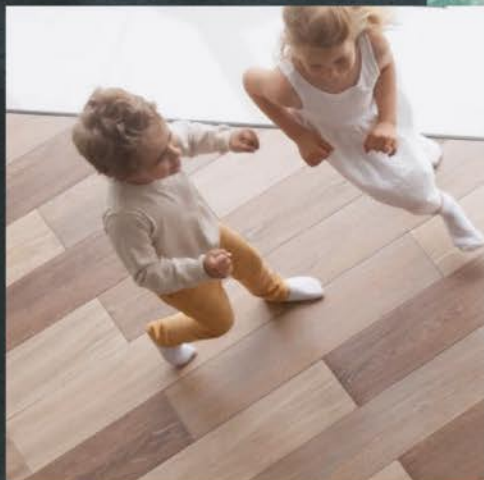


Essenza Sport Club

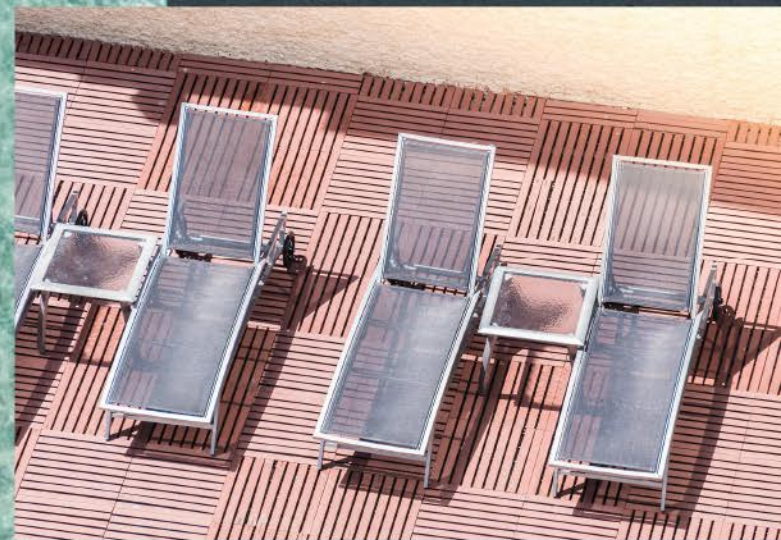


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PARAGUAY



Amenities



A building conceived for today,
yet designed to remain extraordinary
well into the future.



UNITS

FLOORS 5 TO 18



TYPICAL FLOOR PLAN

780 m² of premium amenities enhance the resident experience: coworking spaces, swimming pools, a barbecue area, a sauna, a Reebok Sports Gym, a running track, and more.

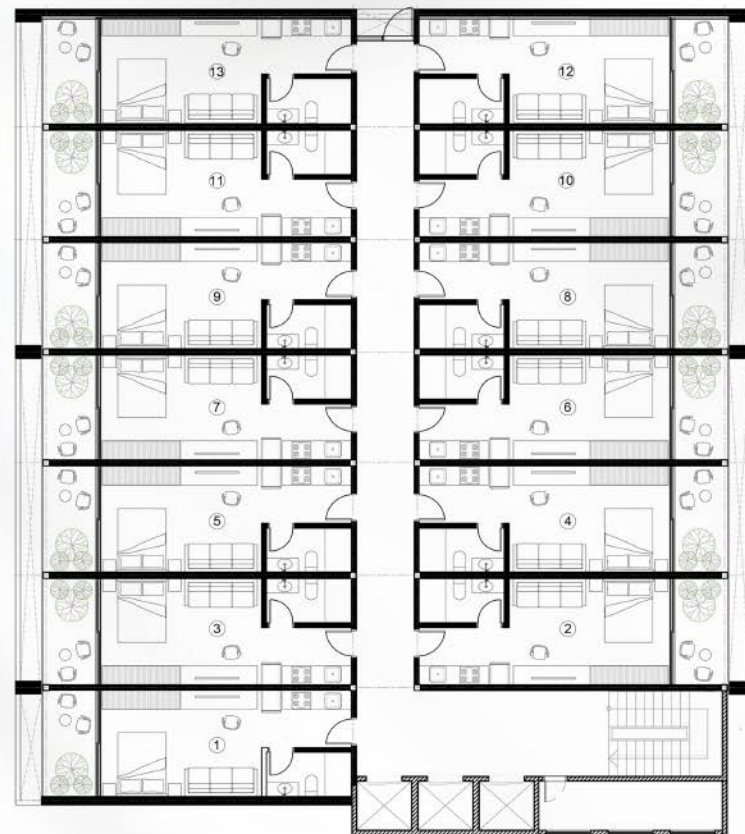
These are not just amenities, but spaces that bring real value to everyday life and strengthen the sense of community, belonging, and well-being.



Live the
Refined Life

**WEST
ENTRANCE
FAÇADE**

Views of the Port,
the Costanera, and
Downtown
Asunción



Héroes del
Chaco Bridge,
corporate
corridor,
Mburucuyá



TPOLOGY

STUDIO



STUDIO
APARTMENT TYPE

41 m²

Interior: 31m²

Terrace: 10m²



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TPOLOGY

ONE BEDROOM



ONE-BEDROOM APARTMENT TYPE

78 m²

Interior: 59m²

Terrace: 19m²


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ONE-BEDROOM APARTMENT TYPE

78 m²

Interior: 59m²

Terrace: 19m²



ONE-BEDROOM APARTMENT TYPE

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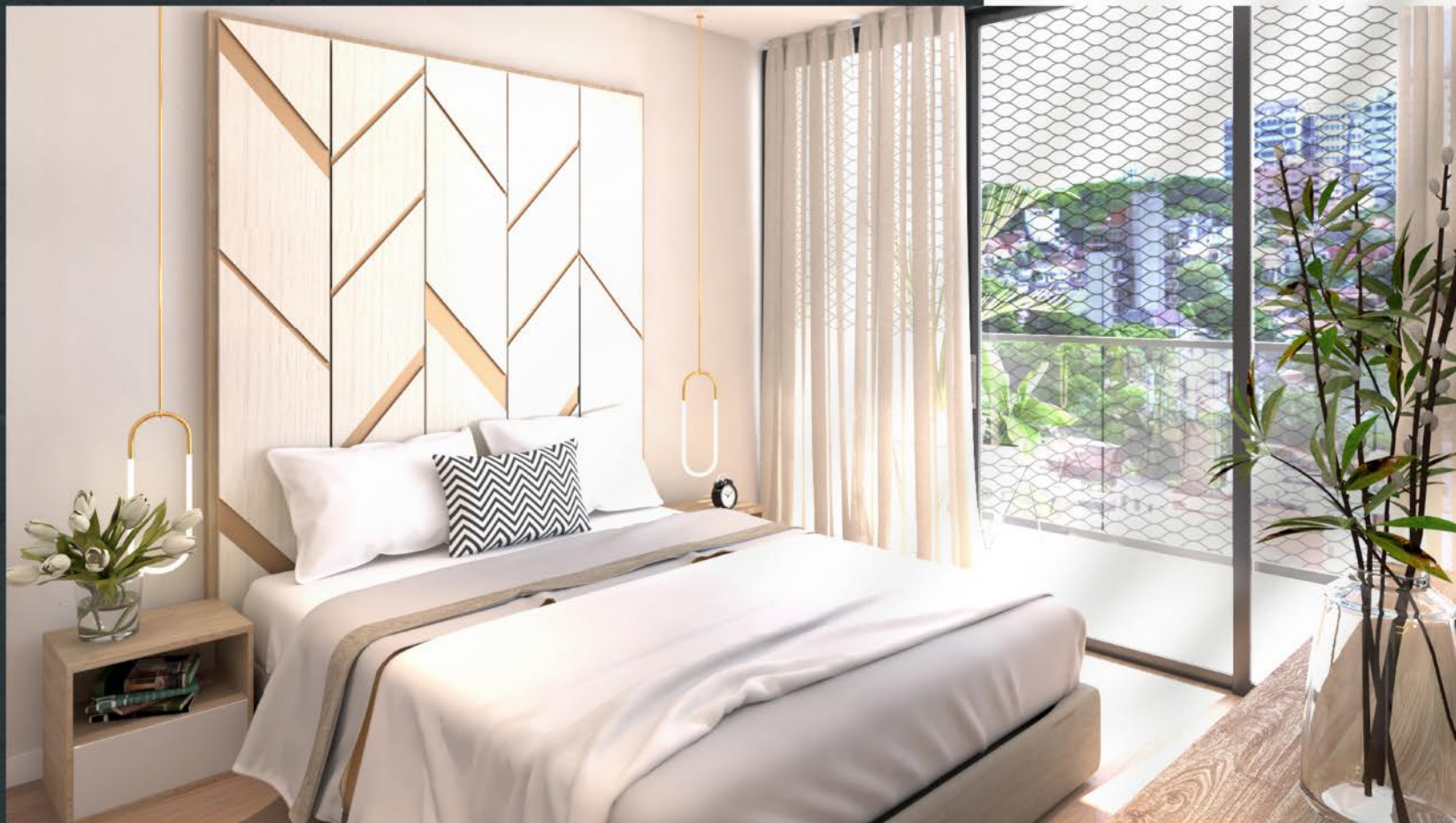
Terrace: 19m²



ONE-BEDROOM APARTMENT TYPE



ONE-BEDROOM APARTMENT TYPE



ONE-BEDROOM APARTMENT TYPE



ONE-BEDROOM
APARTMENT TYPE





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LAS MERCEDES NEIGHBORHOOD, ASUNCIÓN **PARAGUAY**


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PARKING SPACES

GROUND FLOOR TO THIRD FLOOR



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REFERENCES	
1	Main Lobby
2	Reebok Sport Club
3	Restrooms
4	Security Station
5	Emergency Exit
6	HVAC Equipment Room
7	Water Tank
8	Generator Room



ACCESO
LOBBY
GIMNASIO

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LAS MERCEDES NEIGHBORHOOD, ASUNCIÓN **PARAGUAY**

FIRST FLOOR



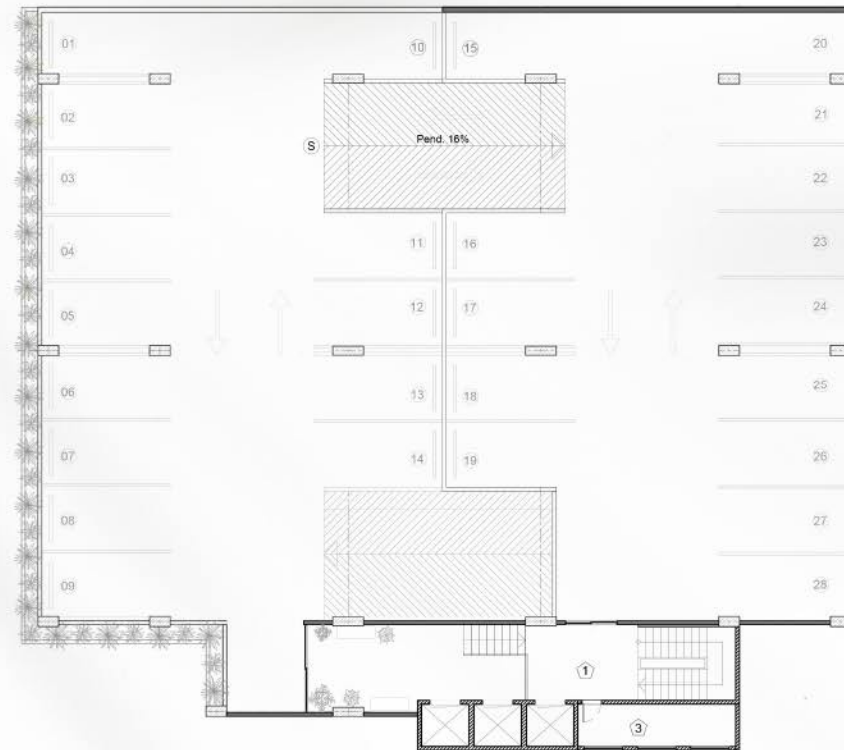
REFERENCES	
1	Elevator Lobby
2	Reebok Sport Club
3	Storage and Equipment Room
4	Generator

SECOND FLOOR



REFERENCES	
1	Paler
2	Storage and Equipment Room

THIRD FLOOR



REFERENCES	
1	Poller
2	Storage and Equipment Room

INTERIORS



* Décor options available according to budget



KITCHENS

Integrated into the living space, the kitchens combine design, functionality, and technology in a clean, contemporary composition designed for everyday living.





WINDOW FRAMES

Natural light takes center stage through expansive glazed surfaces that connect the interior with its surroundings.

In both the common areas and the apartments, Essenza features hinged aluminum window systems with thermal breaks, an isobaric drainage system for watertightness, and double glazing with an air-filled cavity, providing acoustic insulation and maximum comfort throughout the year.



S M E G

TECHNOLOGY

Innovation is seamlessly integrated to provide a more comfortable, efficient, and secure experience, adapting to new ways of living.





BATHROOMS

Serene environments where the quality of the materials and the purity of the lines create spaces designed for well-being and relaxation.

ESSENZA QUALITY

Every design decision, every material, and every construction solution serves the same purpose:
to create homes of exceptional quality,
designed to endure and retain their value over time.



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WHY INVEST IN ESSENZA

Because a good investment begins long before you buy.

The best real estate decisions are not based solely on choosing an apartment. They are based on understanding the factors that create long-term value: location, quality, demand, and a vision for the future.

Essenza was conceived around these principles, combining a high-potential location, distinctive architecture, and a residential concept designed to evolve alongside Asunción.

STRATEGIC LOCATION

Location has always been one of the main drivers of value in the real estate market.

Being in an established and growing area provides the opportunity to be part of the city's transformation while benefiting from an environment with services, connectivity, and increasing residential demand.

CONSTRUCTION QUALITY

The true value of a building is measured over time.

Materials, finishes, and proper execution are essential to preserving a property's value and providing a better experience for those who live there.

DISTINCTIVE ARCHITECTURE

In a growing market, identity makes the difference.

Essenza offers contemporary, elegant, and distinctive architecture, designed to stand out and remain relevant over time.



WHY INVEST IN ESSENZA

HIGH RESIDENTIAL DEMAND

New ways of living are transforming market needs.

There is an increasing demand for efficient, secure, well-located spaces with access to services that enhance quality of life.

RENTAL POTENTIAL

A sound investment should meet both present and future needs.

The combination of location, design, and surroundings makes Essenza an attractive option for those seeking to generate income through property rental.

APPRECIATION

Cities grow, evolve, and create new opportunities.

Investing in an area undergoing urban transformation, with growing demand and a distinctive offering, makes it possible to participate in that growth at the right time.

*Essenza is not merely the purchase of a property.
It represents a stake in Asunción's future development.*





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Thank you