

Residencias

# BULNESIA

DISTRITO PERSEVERANCIA





# ESTUDIO AMA



Legend Tower  
Mexico City



Casa Chacala  
Nayarit



Selvadentro  
Tulum



Caliza Cabo  
Los Cabos



Residencias

# BULNESIA

Contemporary design, inspired by Mid-Century Modern architecture.





# About Bulnesia



22 floors and almost 90 meters tall.



Waste disposal facilities conveniently located on each floor.



Double-height lobby.



Backup power generator covering all essential services and common areas.



Spacious underground parking.



Changing rooms for staff and service personnel.



Optional EV charging stations.



Drivers lounge.



Water infrastructure with backup storage tank.



Certified sustainable building, recognized by the Paraguay Green Building Council for high performance.



# Design & Architecture

A contemporary glass façade with floor-to-ceiling windows wraps the tower in elegance, amplifying natural light and offering sweeping panoramic views from every angle.

**Floors 21 to 22**  
Sky Garden Plus

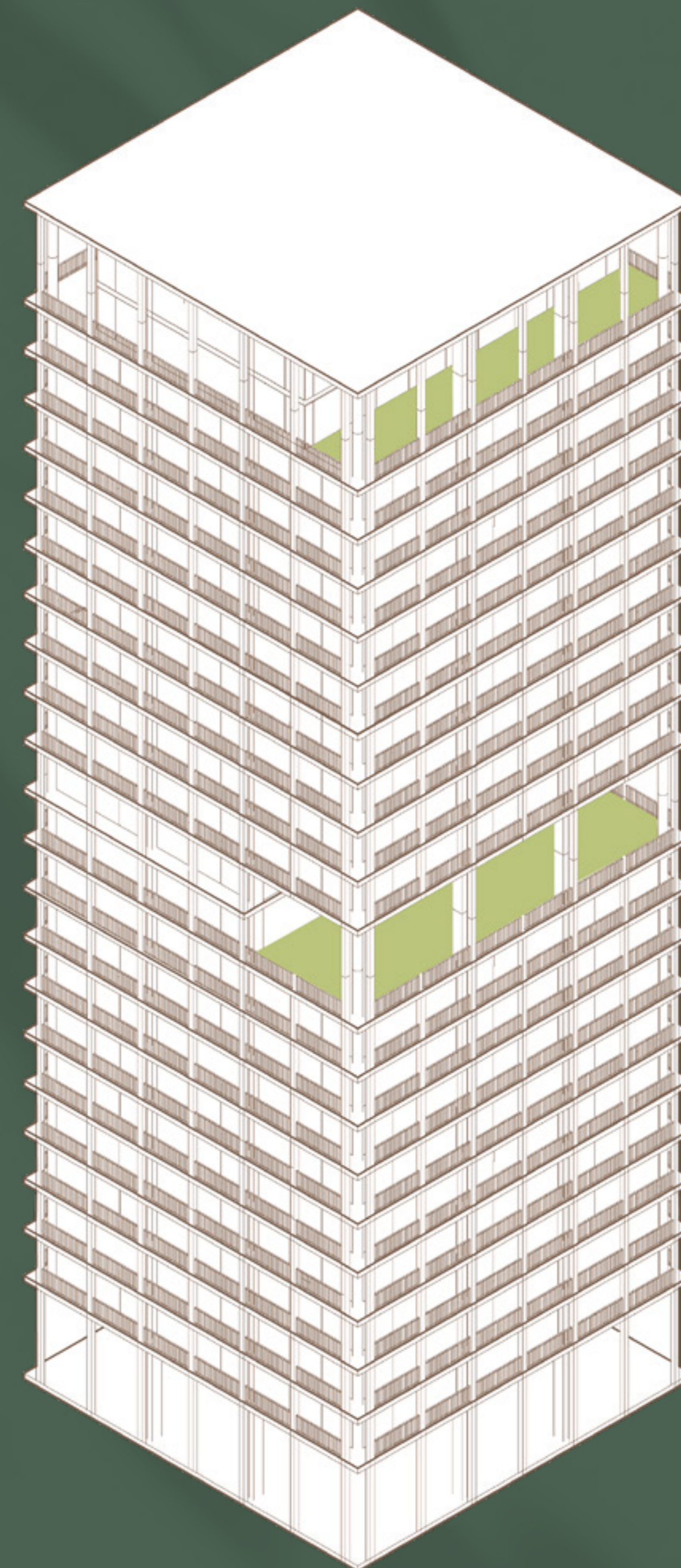
**Floors 17 to 20**  
Sky Garden

**Floors 12 to 16**  
Typical residential floor

**Floors 10 to 11**  
Amenities

**Floors 1 to 9**  
Typical residential floors

**Ground floor**  
Lobby





*Unique connection  
with nature*





# Amenities

A curated blend of clean lines, noble materials, and warm finishes pays tribute to an iconic design era, elevating urban living to an extraordinary level





Multipurpose room

This level also features covered and climate-controlled barbecue lounges, separate restrooms, and cozy gathering areas designed for relaxation and social connection.



# Residential Finishes



Exterior windows with aluminum frames and double-glazed glass



Main entrance door with a high-security smart lock system.



Metal railings on balconies.



Contemporary, high-quality bathroom fixtures

- *Faucets by Noken, Hansgrohe, or similar*
- *Sanitary ware by Roca or equivalent brands*



Efficient multi-split air conditioning system with VRV technology or equivalent.



Hot and cold water system installed in main bathrooms and kitchen.



Premium porcelain and/or SPC (Stone Plastic Composite) click flooring



Porcelain tile wall cladding in wet areas



High-performance sintered stone countertops (Dekton or similar)



Kitchen and wardrobe furniture in MDP or equivalent boards



Built-in cooktop and extractor included



Acoustic partitions between residential units



A modern high-rise building with a grid-like facade. The building features a series of balconies, some of which are adorned with plants. The facade is composed of light-colored concrete or stone, with dark vertical and horizontal lines forming the grid. The building is set against a clear blue sky.

# High-rise living

Conceived to celebrate tradition and the essence of neighborhood living, this development blends the warmth of daily life with the sophistication of upscale design and avant-garde finishes.





One bedroom



# One Bedroom

A1 Floors 1 to 9

A2 Floors 1 to 5

**Total Area: 61.96 m<sup>2</sup>**

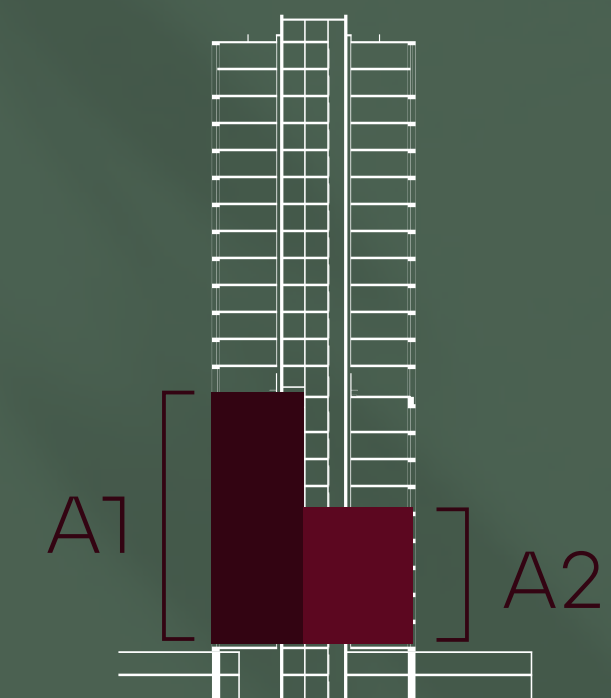
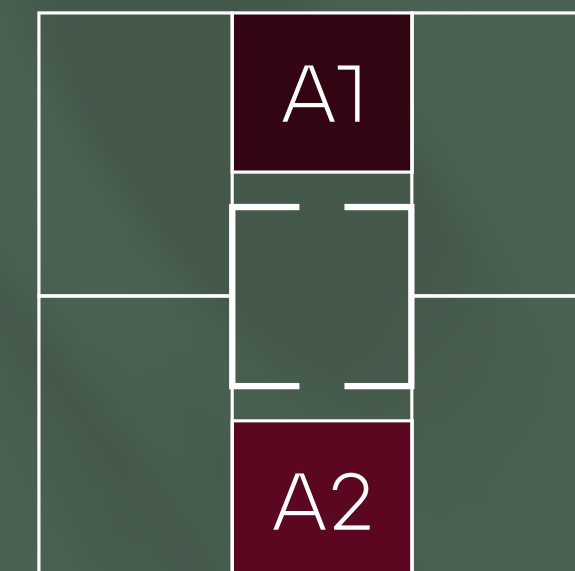
**Indoor area: 53.17 m<sup>2</sup>**

**Outdoor area: 8.79 m<sup>2</sup>**

Kitchen  
Laundry Area

Master suite  
Living & dining area

Terrace with grill  
Toilette







Two bedroom





Two bedroom





# Two bedroom

B1/B2/B3/B4 Floors 1 to 5

**Total area:** 118.65 m<sup>2</sup>

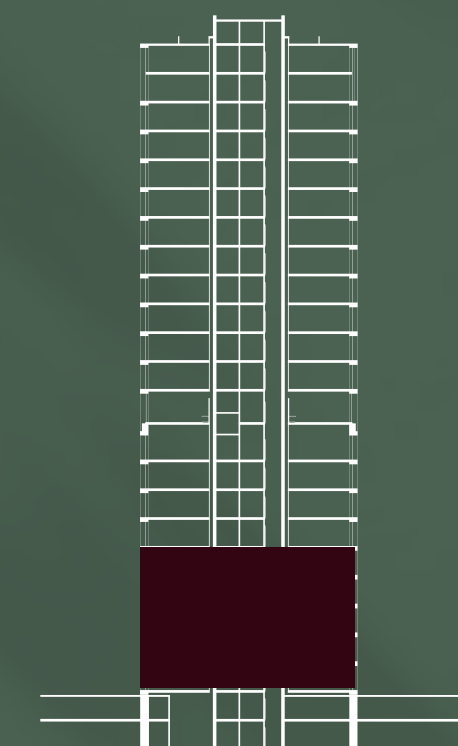
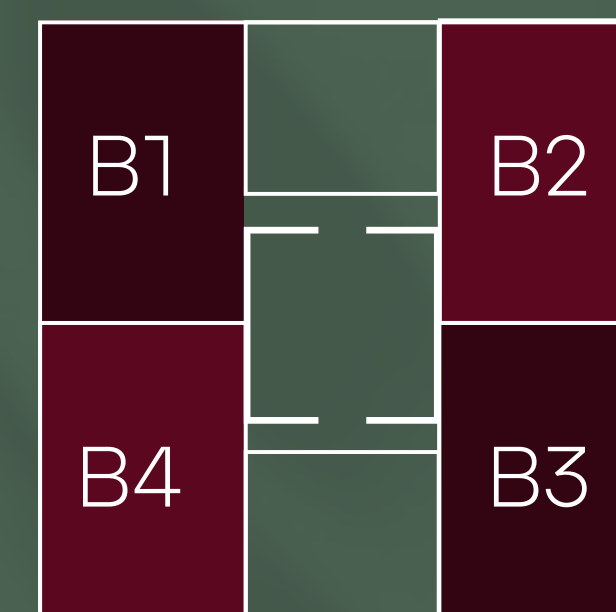
**Indoor area:** 95.85 m<sup>2</sup>

**Outdoor area:** 19.80 m<sup>2</sup>

Living & dining area  
Kitchen  
Toilette

Master suite  
Secondary en-suite  
bedroom

Terrace with grill  
Laundry Area







Two Bedroom Split





Two Bedroom Split



# Two Bedroom Split

B5S/B6S Floors 6 to 9 and 12 to 16



**Total area:** 113.62 m<sup>2</sup>

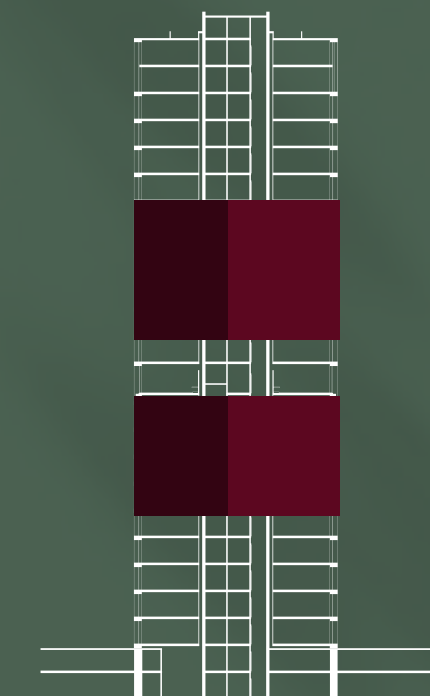
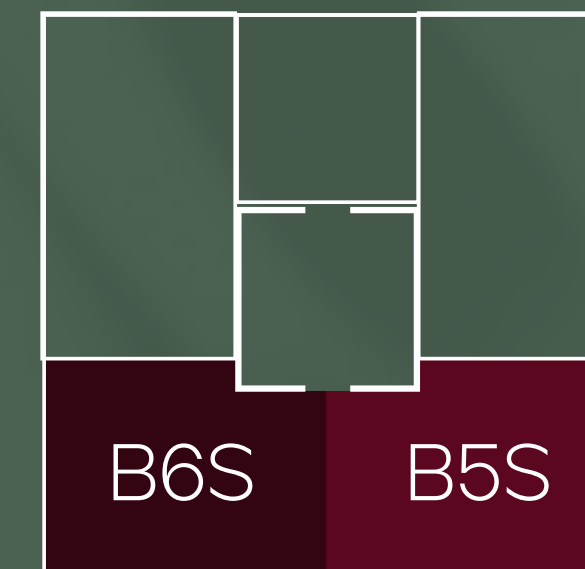
**Indoor area:** 95.69 m<sup>2</sup>

**Outdoor area:** 17.93 m<sup>2</sup>

Living & dining area  
Kitchen  
Toilette

Master suite  
Secondary en-suite  
bedroom

Terrace with grill  
Laundry area







Three bedroom





# Three Bedroom

C1/C2 Floors 6 to 9

**Total area:** 154.96 m<sup>2</sup>

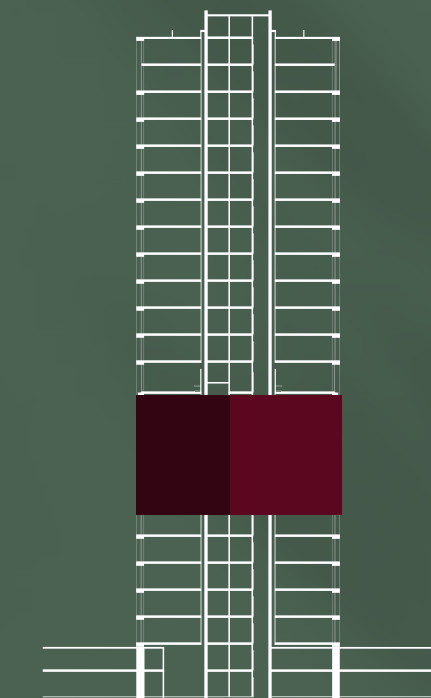
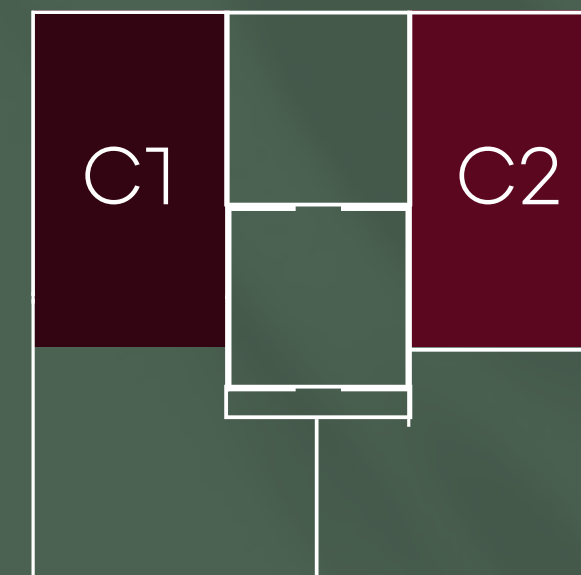
**Indoor area:** 132.62 m<sup>2</sup>

**Outdoor area:** 22.34 m<sup>2</sup>

Kitchen  
Living & dining area  
Toilette

Master suite  
Two secondary en-suite bedrooms  
Terrace with grill

Laundry area  
Service quarters







Three Bedroom premium





# Three Bedroom Premium

C5P/C6P Floors 12 to 16

**Total area:** 184.83 m<sup>2</sup>

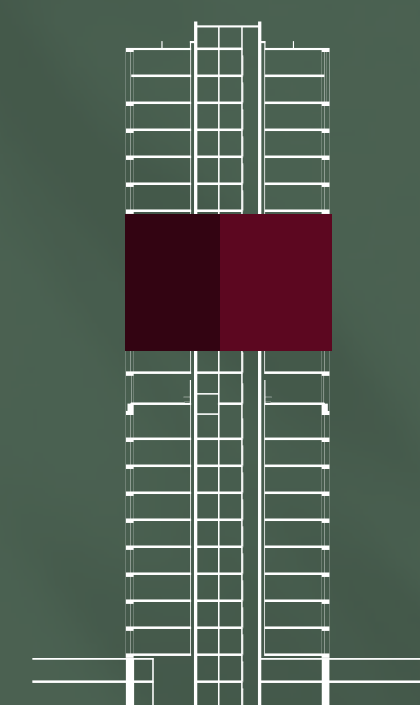
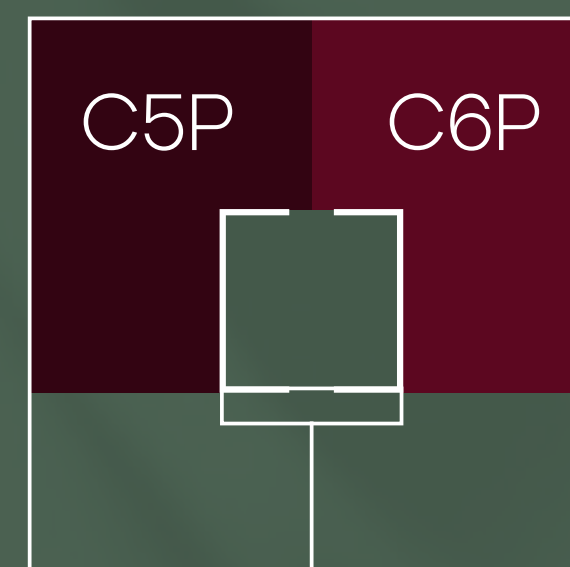
**Indoor area:** 146.86 m<sup>2</sup>

**Outdoor area:** 37.97 m<sup>2</sup>

Kitchen  
Living & dining area  
Toilette

Master suite  
Two secondary en-suite bedrooms  
Terrace with grill

Laundry area  
Service quarters





# Sky Garden

The image is a detailed architectural rendering of a modern high-rise building's 'Sky Garden'. It features multiple levels of glass-enclosed living spaces and outdoor terraces. The design is characterized by a warm, natural material palette, likely wood or stone, used for the structural frames and interior finishes. Large windows provide panoramic views of a cityscape and a river. The terraces are furnished with contemporary outdoor furniture and lush greenery, creating a sense of being in nature at high altitude. The overall aesthetic is one of luxury and exclusivity.

Starting from the 17th floor, the Sky Gardens unfold an elevated expression of luxury and exclusivity in residential living.

Their height and 53 meters of linear façade offer breathtaking °180 panoramic views spanning the Paraguay River, the Héroes del Chaco Bridge, and the city skyline.





Sky Garden





Sky Garden





Sky Garden





# Sky Garden

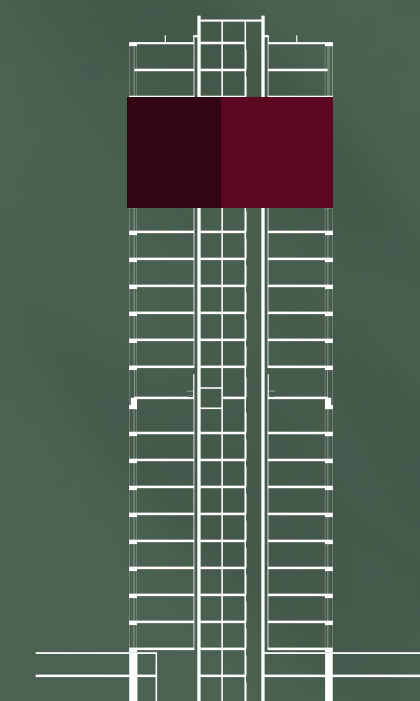
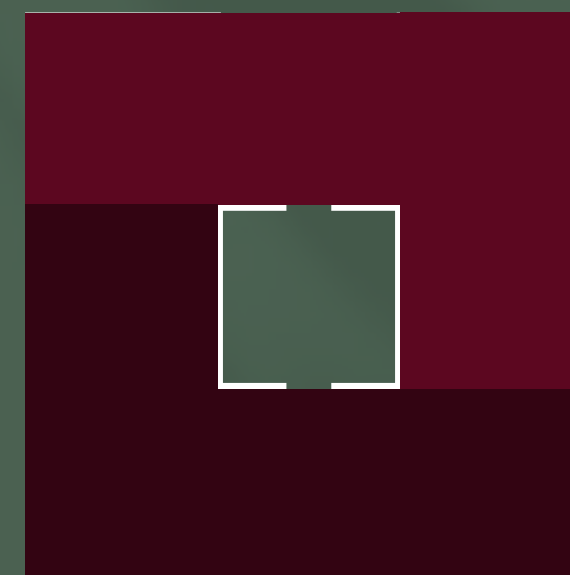
Three bedroom  
Floors 17 to 20

**Total area:** 310.02 m<sup>2</sup>  
**Indoor area:** 250.78 m<sup>2</sup>  
**Outdoor area:** 59.24 m<sup>2</sup>

Kitchen  
Living & dining area  
Toilette

Private lounge  
Master suite with  
walk-in closet  
Two secondary  
en-suite bedrooms

Service bedroom  
Panoramic terrace  
Laundry room





A warm, golden sunset scene in a park. The sun is low on the horizon, creating a strong lens flare and illuminating the scene with a warm, orange glow. In the foreground, there is a field of tall, golden grass. In the middle ground, a large group of people is sitting on the grass, facing away from the camera towards the sunset. The background is filled with large, leafy trees, some of which are silhouetted against the bright sky. The overall atmosphere is peaceful and communal.

*Enjoy the  
neighborhood life*



# Sky Garden Plus

Spread across two levels, Sky Gardens Plus is the crown jewel of the project.

Featuring a 26 meter long open air terrace nearly 5 meters deep, this expansive outdoor space spans the entire width of the building. It includes a built-in grill station with prep area, lounge seating, and a private plunge pool.

Inside, every detail has been thoughtfully curated to offer a refined and comfortable lifestyle with an open concept kitchen and island, a dining area for 12, a game room, and a spacious living room that flows seamlessly onto the terrace, framing panoramic views of Asunción and its natural surroundings.







Sky Garden Plus





Sky Garden Plus



# Sky Garden Plus

Three-Bedroom • Floors 21 to 22

**Total area:** 490.88 m2  
**Indoor area:** 361.94 m2  
**Outdoor area:** 128.94 m2



Main level

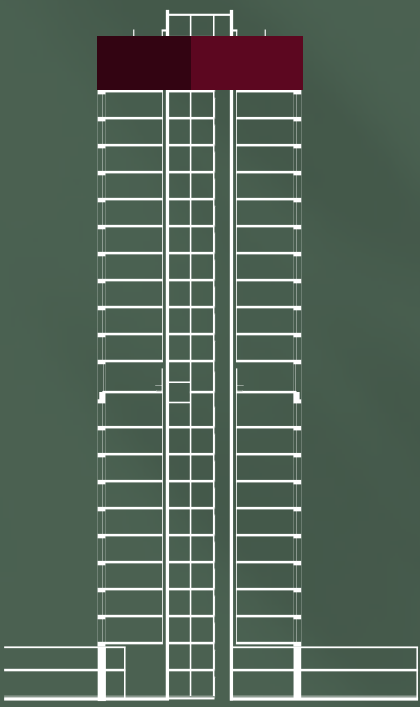
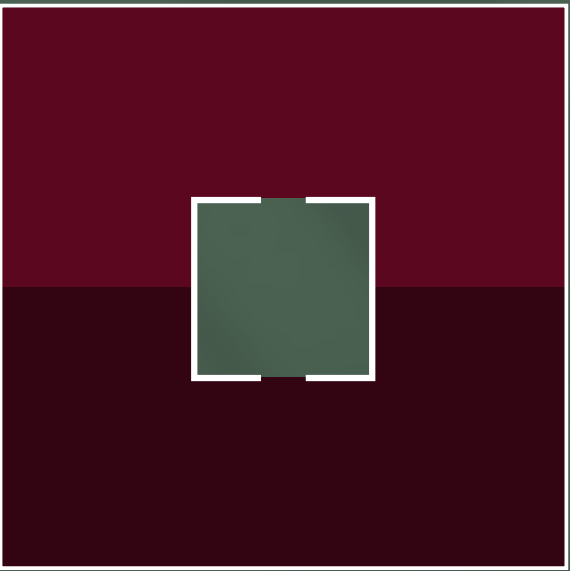


Upper level

Panoramic foyer  
Family lounge  
Home office  
Kitchen  
Living & dining area

Guest Toilette  
Master suite with walk-in closet  
Two secondary en-suite  
bedrooms

Service bedroom  
Double-height terrace  
Hydromassage tub  
Laundry room



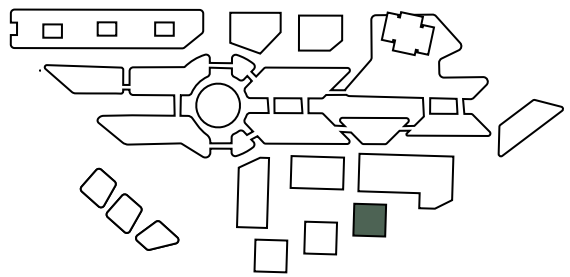
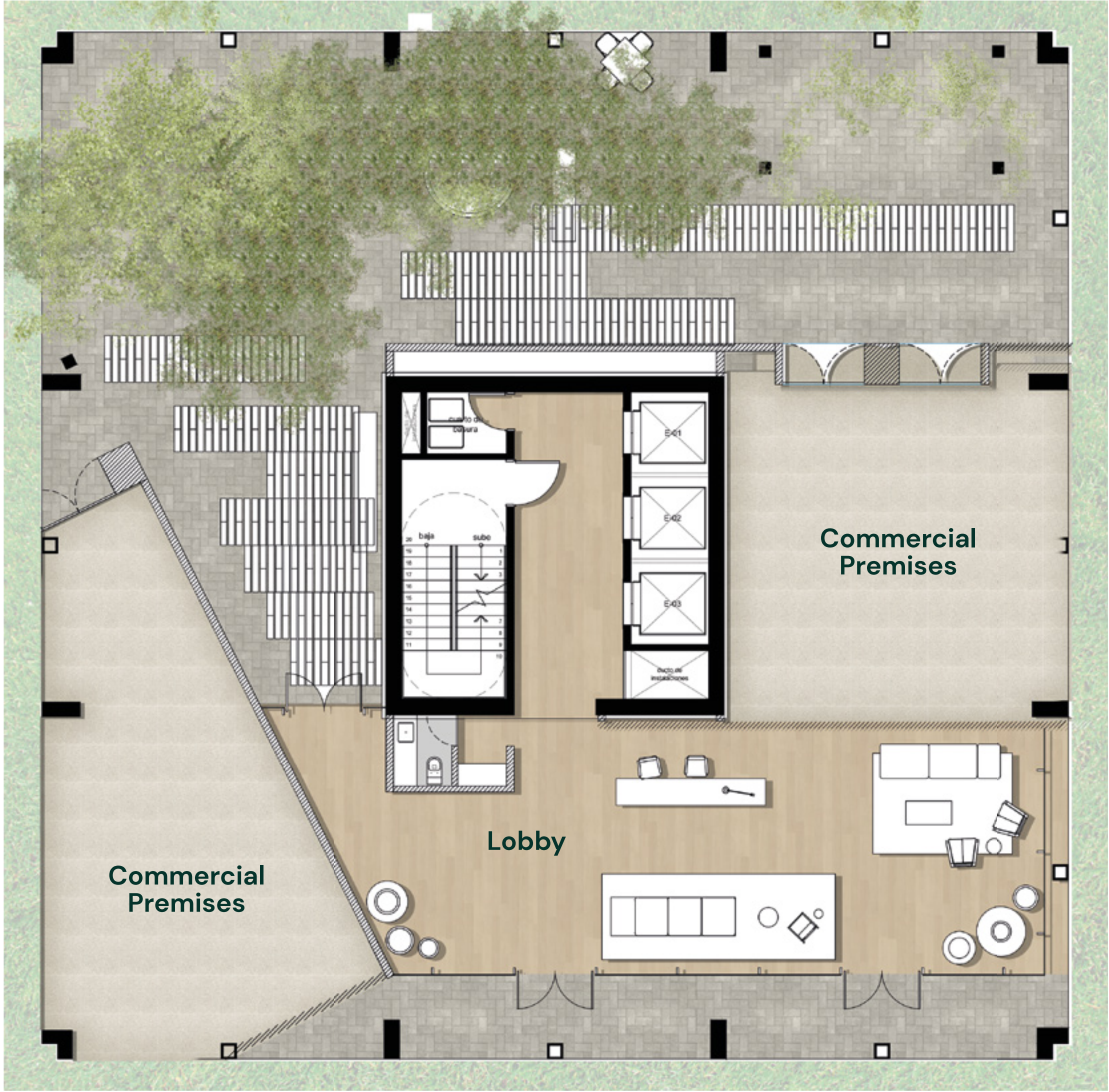




*A new Benchmark  
for Urban Life*



Ground floor





Floors 1-5

A1

Total area: 61,96 m<sup>2</sup>  
Indoor area: 53,17 m<sup>2</sup>  
Outdoor area: 8,79 m<sup>2</sup>

B1

Total area: 118,65 m<sup>2</sup>  
Indoor area: 95,85 m<sup>2</sup>  
Outdoor area: 19,80 m<sup>2</sup>

B2

Total area: 118,65 m<sup>2</sup>  
Indoor area: 95,85 m<sup>2</sup>  
Outdoor area: 19,80 m<sup>2</sup>

B4

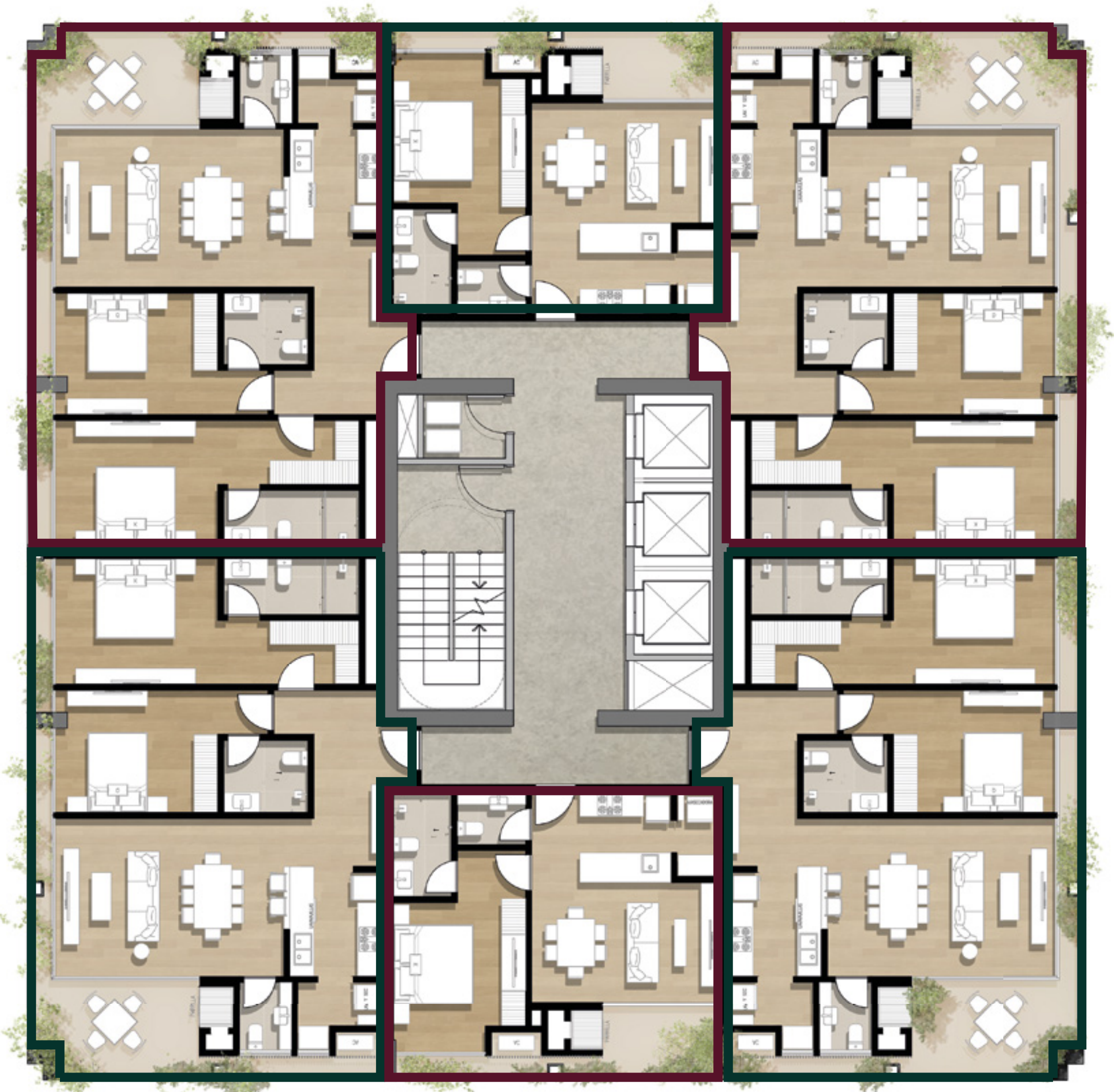
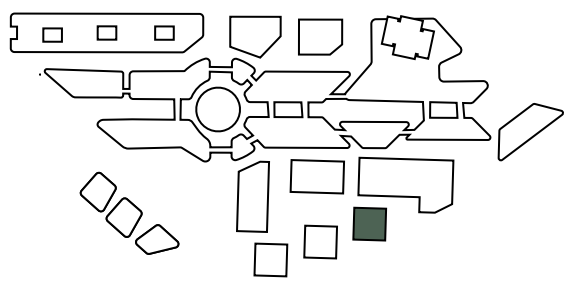
Total area: 118,65 m<sup>2</sup>  
Indoor area: 95,85 m<sup>2</sup>  
Outdoor area: 19,80 m<sup>2</sup>

B3

Total area: 118,65 m<sup>2</sup>  
Indoor area: 95,85 m<sup>2</sup>  
Outdoor area: 19,80 m<sup>2</sup>

A2

Total area: 61,96 m<sup>2</sup>  
Indoor area: 53,17 m<sup>2</sup>  
Outdoor area: 8,79 m<sup>2</sup>





Floors 6-9

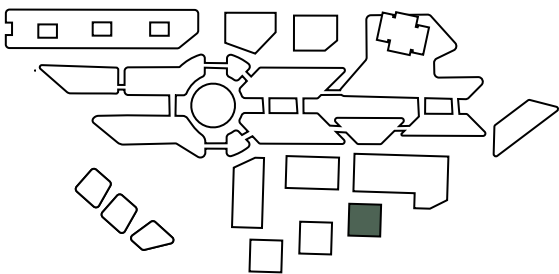
A1  
Total area: 61.96 m<sup>2</sup>  
Indoor area: 53.17 m<sup>2</sup>  
Outdoor area: 8.79 m<sup>2</sup>

C1  
Total area: 154,96 m<sup>2</sup>  
Indoor area: 132,62 m<sup>2</sup>  
Outdoor area: 22,34 m<sup>2</sup>

C2  
Total area: 154,96 m<sup>2</sup>  
Indoor area: 132,62 m<sup>2</sup>  
Outdoor area: 22,34 m<sup>2</sup>

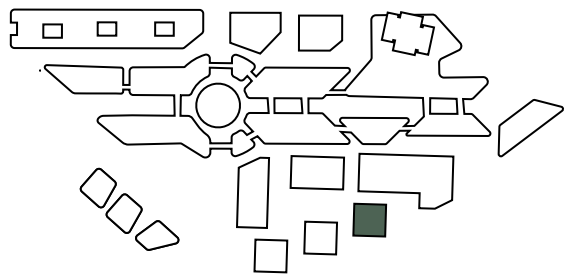
B6S  
Total area: 113,62 m<sup>2</sup>  
Indoor area: 95,69 m<sup>2</sup>  
Outdoor area: 17,93 m<sup>2</sup>

B5s  
Total area: 113,62 m<sup>2</sup>  
Indoor area: 95,69 m<sup>2</sup>  
Outdoor area: 17,93 m<sup>2</sup>





Floor 10  
Amenities



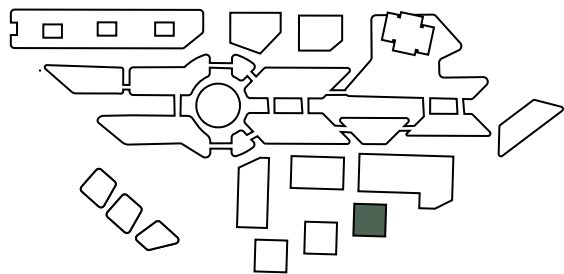


# Floor 11

C4 Premium  
Total area: 186,13 m<sup>2</sup>  
Indoor area: 146,86 m<sup>2</sup>  
Outdoor area: 37,97 m<sup>2</sup>



C3 Premium  
Total area: 186,13 m<sup>2</sup>  
Indoor area: 146,86 m<sup>2</sup>  
Outdoor area: 37,97 m<sup>2</sup>





# Floors 12-16

## C5 Premium

**Total area:** 184,83 m<sup>2</sup>  
**Indoor area:** 149,38 m<sup>2</sup>  
**Outdoor area:** 35,45 m<sup>2</sup>

## C6 Premium

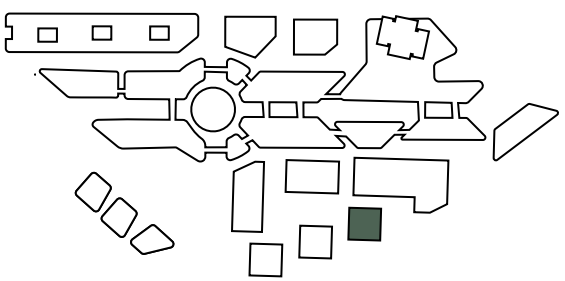
**Total area:** 184,83 m<sup>2</sup>  
**Indoor area:** 146,86 m<sup>2</sup>  
**Outdoor area:** 37,97 m<sup>2</sup>

## B6S

**Total area:** 113,62 m<sup>2</sup>  
**Indoor area:** 95,69 m<sup>2</sup>  
**Outdoor area:** 17,93 m<sup>2</sup>

## B5S

**Total area:** 113,62 m<sup>2</sup>  
**Indoor area:** 95,69 m<sup>2</sup>  
**Outdoor area:** 17,93 m<sup>2</sup>





Floors 17-20

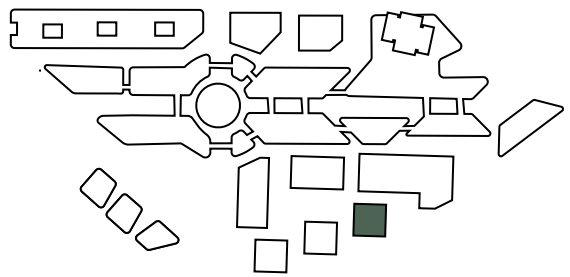
Sky Garden 1

Total area: 310,02 m<sup>2</sup>  
Indoor area: 250,78 m<sup>2</sup>  
Outdoor area: 59,24 m<sup>2</sup>



Sky Garden 2

Total area: 310,02 m<sup>2</sup>  
Indoor area: 250,78 m<sup>2</sup>  
Outdoor area: 59,24 m<sup>2</sup>





# Floor 21



Main level

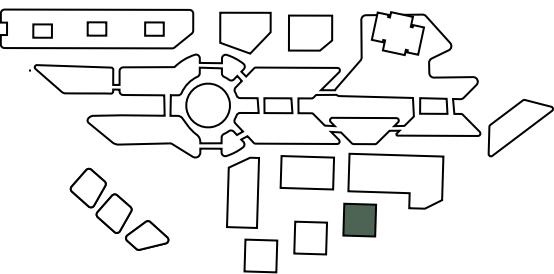
## Sky Garden Plus 1

**Total area:** 488,38 m<sup>2</sup>  
**Indoor area:** 356,94 m<sup>2</sup>  
**Outdoor area:** 131,44 m<sup>2</sup>

Main level

## Sky Garden Plus 2

**Total area:** 488,38 m<sup>2</sup>  
**Indoor area:** 356,94 m<sup>2</sup>  
**Outdoor area:** 131,44 m<sup>2</sup>



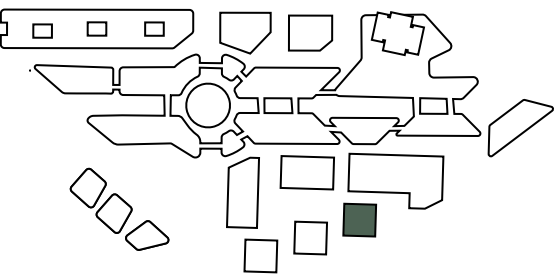


Floor 22



Upper level  
**Sky Garden Plus 1**  
**Total area:** 488,38 m<sup>2</sup>  
**Indoor area:** 356,94 m<sup>2</sup>  
**Outdoor area:** 131,44 m<sup>2</sup>

Upper level  
**Sky Garden Plus 2**  
**Total area:** 488,38 m<sup>2</sup>  
**Indoor area:** 356,94 m<sup>2</sup>  
**Outdoor area:** 131,44 m<sup>2</sup>







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