

An aerial photograph of a lush green river valley in Paraguay. A wide river flows through the center, surrounded by dense vegetation and rolling hills. In the foreground, a golf course is visible with several buildings and a large pond. The sky is clear and blue.

# PROPERTY IN PARAGUAY

Your assets outside of the European system

PUEBLO DEL RIO

WHERE NATURE BREATHES AND LIFE FLOWS FREE

# PUEBLO DEL RIO

The Río Paraguay doesn't simply flow past this development it defines it. Pueblo del Río Surubí is a residential project built where nature and comfort meet in a way rarely found in Paraguay. Private jetties, water at your doorstep, and a living environment that truly breathes.

Starting your morning to the sound of the river. Watching your children play outside in surroundings that are clean, safe and green. Coming home to a place that feels like a holiday every single day.

For families, this is a choice for a different kind of life. More space, more freedom, more connection with nature and yet just twenty-five minutes from the centre of Asunción and everything you need.

For investors, the location tells its own story: a region in full development, a riverside setting that cannot be replicated, and a growing demand for quality living outside the city.

Pueblo del Río Surubí offers both. A home worth living in and an investment worth making.



## ASUNCIÓN



VILLA  
**AMIRA**

Where the river is your backyard,  
nature is your neighbour  
and every day feels like it belongs to you.



**2**

BEDROOMS  
(+1 SERVICE AREA)

**2**

BATHROOMS  
(+1 SERVICE AREA)

**2**

TOILETS  
(+1 SERVICE AREA)

**154,20**

M<sup>2</sup> BUILT

**80,60**

M<sup>2</sup> TERRACE

**560**

M<sup>2</sup> PLOT

VILLA 01

A European design vision brought to life by a dedicated team of local experts in Paraguay, built on years of trust, craftsmanship and a shared passion for exceptional living.

**Where the beauty of nature greets you from the very first morning.**

This is the villa you pictured when you decided things needed to change. Natural stone, floor-to-ceiling glass that opens completely to the outside, and a private pool that turns gold with the Paraguayan sunset every evening. The design is quiet and confident nothing overdone, everything considered.

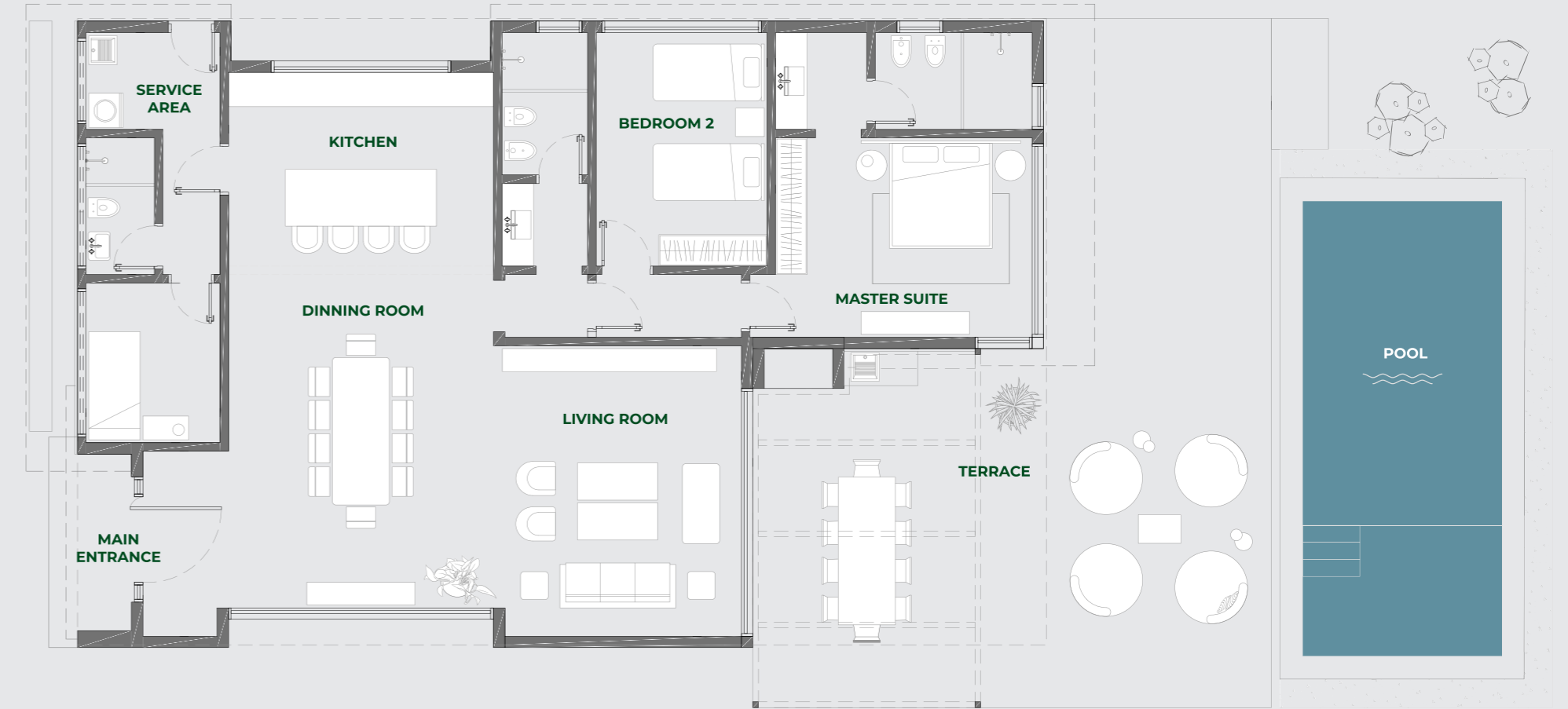
Inside flows seamlessly to outside. The living space opens directly onto the terrace, the terrace onto the garden, and the garden into the tropical greenery that surrounds you on every side. The river is close enough to hear. The silence is real.

Built to full European finishing standards. Private pool, open-plan living, natural stone and glass facade, tropical garden. Delivered within twelve months, ready from day one.

This life is not a dream. It is available, it is real, and it is yours.

Your own paradise

# AMIRA



- PRIVATE POOL · OPEN-PLAN LIVING · NATURAL STONE & GLASS FACADE · TROPICAL GARDEN · SECURED COMPOUND · PADEL COURT · GYM · GOLF COURSE · PRIVATE JETTY · COVERED TERRACE · OUTDOOR KITCHEN · AIR CONDITIONING · SOLAR PANELS · SMART HOME · SERVICE AREA · GARAGE ·

- EUROPEAN FINISHING STANDARDS · DELIVERED WITHIN 12 MONTHS · 100% OWNERSHIP OF THE LAND · EXCLUDING VAT ·

VILLA  
**NATIVA**

Surrounded by life,  
warmed by sun,  
endless blue sky.



**3**  
BEDROOMS  
(+1 SERVICE AREA)

**3**  
BATHROOMS  
(+1 SERVICE AREA)

**3**  
TOILETS  
(+1 SERVICE AREA)

**189,95**  
M<sup>2</sup> BUILT

**100,50**  
M<sup>2</sup> TERRACE

**560 1.200 1.400 OR 2.200**  
M<sup>2</sup> PLOT

VILLA 02

A European design vision brought to life by a dedicated team of local experts in Paraguay, built on years of trust, craftsmanship and a shared passion for exceptional living.

**Where stillness becomes the greatest luxury of all.**

Some villas make a statement. This one makes you feel at home. Villa 2 sits deeper within the tropical greenery, a low, calm structure of natural stone and glass that feels as though it grew here rather than was built here. The palms lean in from every side. The pool catches the last warmth of the afternoon. And the living room glows from within, open on all sides, as if the boundary between inside and outside was never really there.

The design follows the landscape rather than competing with it. Wide glass panels slide away entirely, the terrace flows into the garden, and the garden into the surrounding nature. There is nothing here that isn't needed. There is everything you actually want.

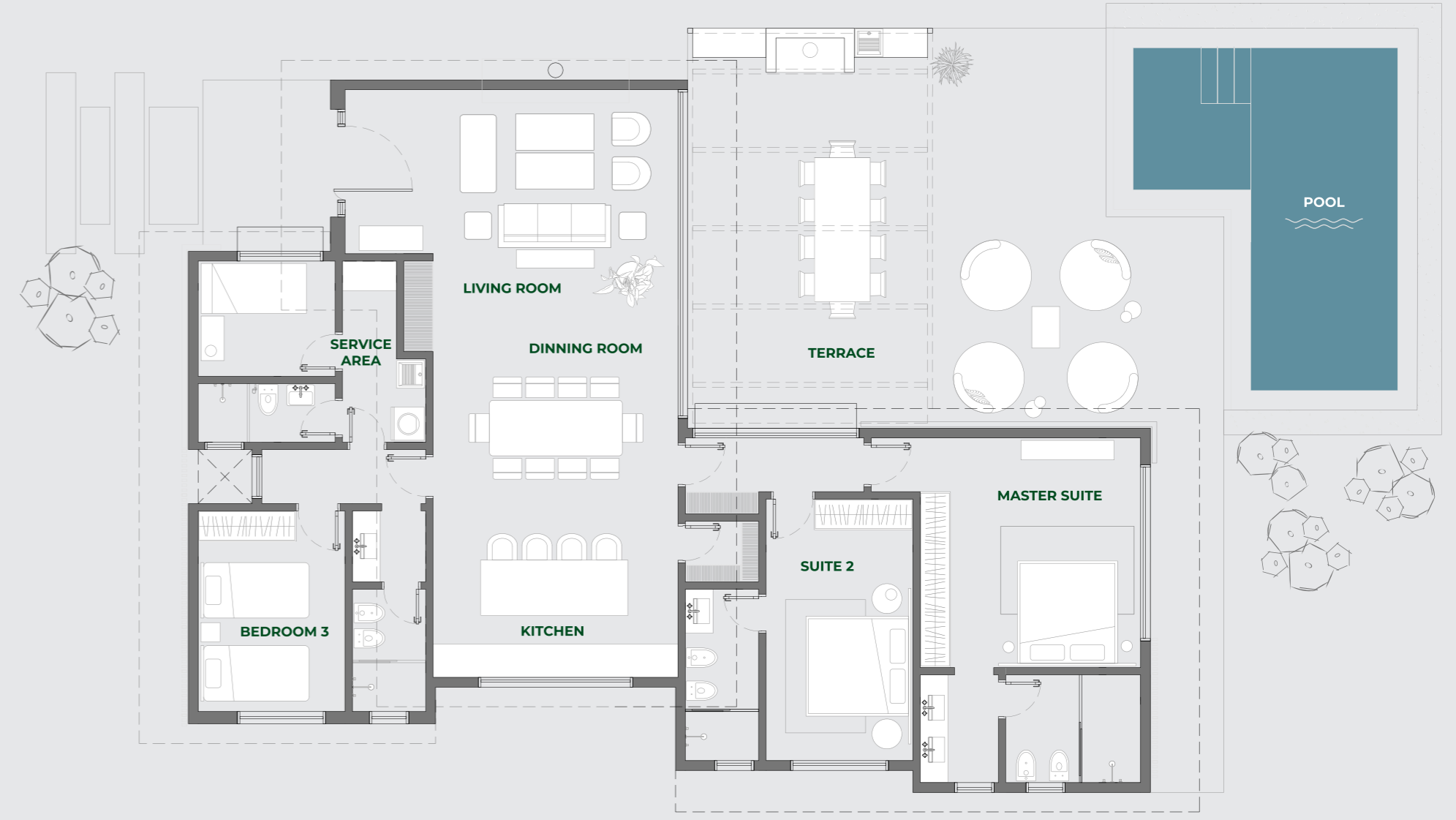
Two sun loungers beside the pool. A glass of something cold. The sound of the river in the distance and the colours of the Paraguayan blue sky above you. That is the daily reality of living here.

Built to full European finishing standards, delivered within twelve months and ready from the first day. Private pool, open-plan living, natural stone and glass facade, tropical garden on a 560m<sup>2</sup>, 1.200m<sup>2</sup>, 2.200m<sup>2</sup> or 1.400m<sup>2</sup> plot.

This is not the life you are planning for later. This is the life that is available right now.

Your own sanctuary

NATIVA



- PRIVATE POOL · OPEN-PLAN LIVING · NATURAL STONE & GLASS FACADE · TROPICAL GARDEN · SECURED COMPOUND · PADEL COURT · GYM · GOLF COURSE · PRIVATE JETTY · COVERED TERRACE · OUTDOOR KITCHEN · AIR CONDITIONING · SOLAR PANELS · SMART HOME · SERVICE AREA · GARAGE ·

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PROPERTY IN PARAGUAY / Your assets outside of the European system

VILLA  
**UMAI**

Your own paradise



**4**  
BEDROOMS  
(+1 SERVICE AREA)

**3**  
BATHROOMS  
(+1 SERVICE AREA)

**4**  
TOILETS  
(+1 SERVICE AREA)

**381,55**  
M<sup>2</sup> BUILT

**87,60**  
M<sup>2</sup> TERRACE

**1.200 1.400 OR 2.200**  
M<sup>2</sup> PLOT

VILLA 03

A European design vision brought to life by a dedicated team of local experts in Paraguay, built on years of trust, craftsmanship and a shared passion for exceptional living.

**Where nature does not surround the house, it becomes part of it.**

Villa 3 is the villa that surprises you. Larger, more open, and more generous than you expected a bold yet grounded structure of natural stone, warm timber and glass that pulls the outside world completely in. The outdoor living area sits at the heart of everything, directly beside the pool, framed by tropical greenery on every side and open to the wide Paraguayan blue sky above.

There is a different quality of light here in the late afternoon. The stone holds the warmth of the day. The timber ceiling of the covered terrace casts a soft glow over the outdoor sofas. The pool reflects the colours shifting overhead. You are not inside looking out. You are simply outside in a home that was built to make that feel completely natural.

The glass panels disappear entirely. The kitchen connects to the terrace. The terrace connects to the garden. The garden connects to everything beyond. This is what open-plan living actually means when it is done properly.

Built to full European finishing standards and delivered within twelve months. Available on plots of 1.200m<sup>2</sup>, 1.400m<sup>2</sup> or 2.200m<sup>2</sup>.

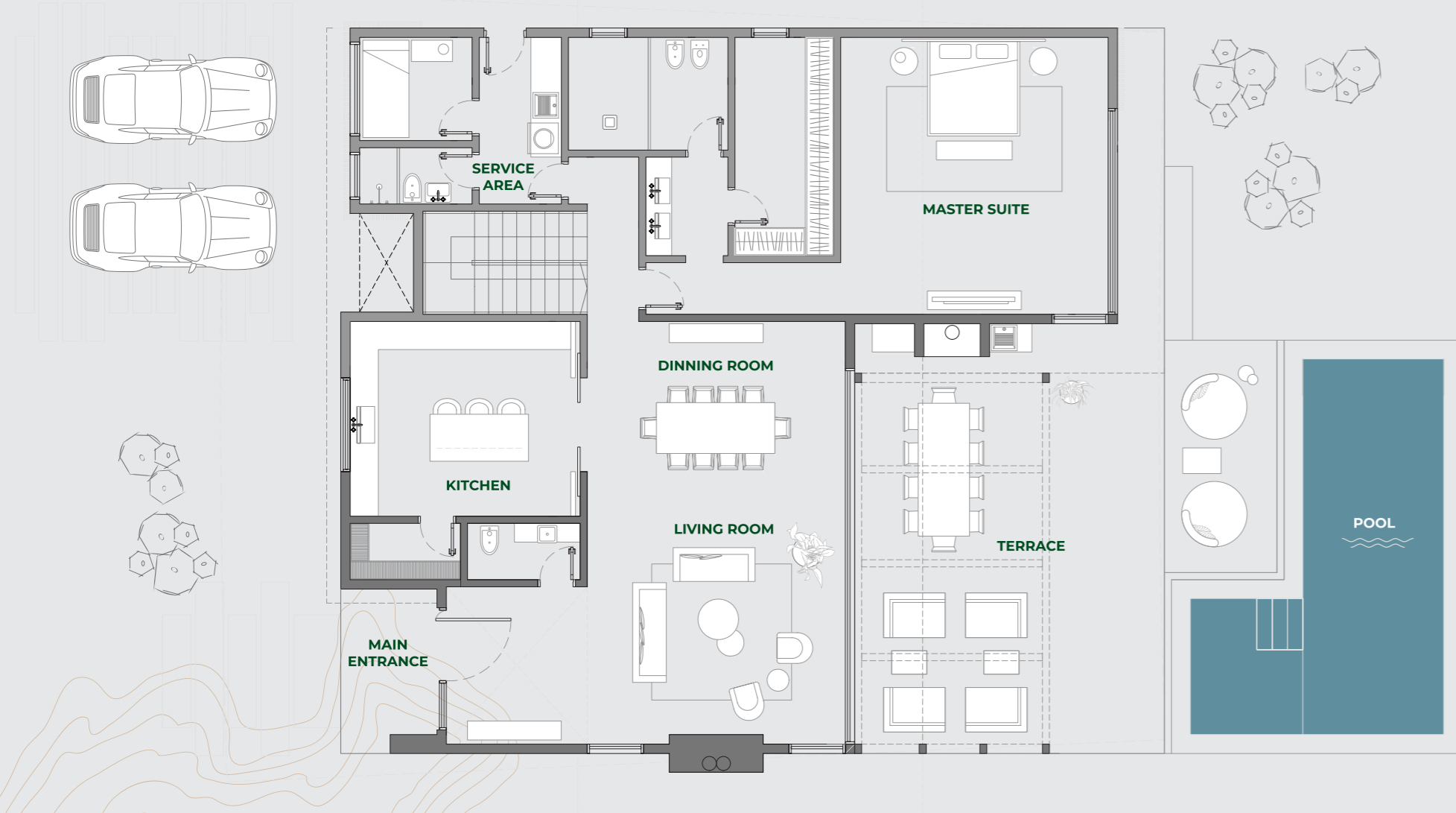
This is not the life you are planning for later. This is the life that is already here.

Your own paradise

UMAI

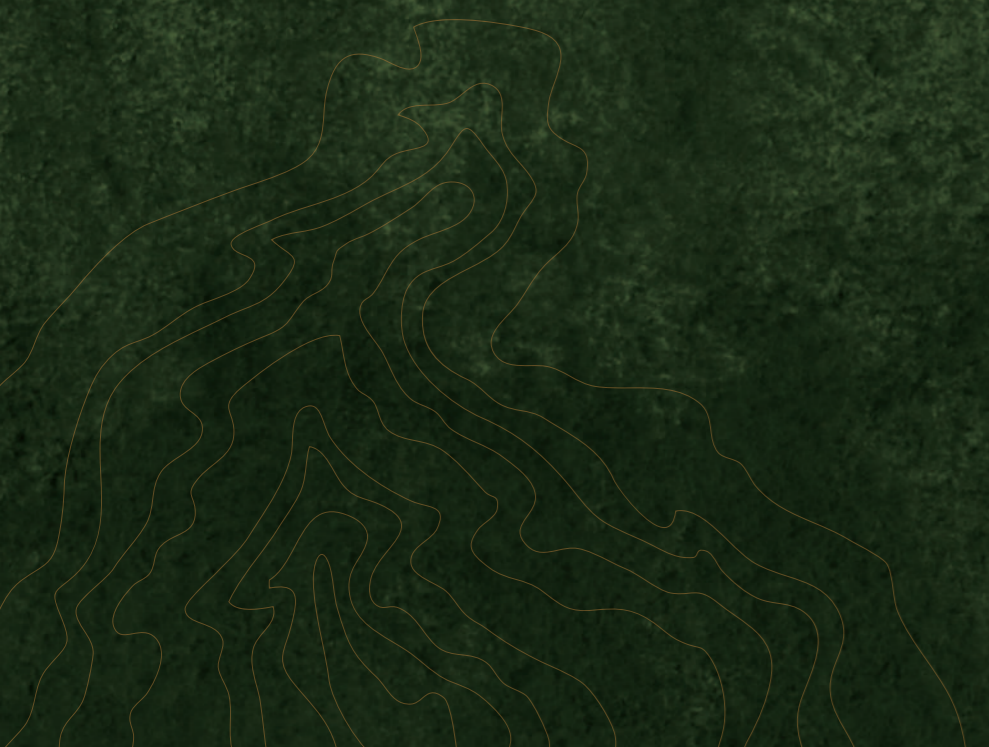


PROPERTY IN PARAGUAY / Your assets outside of the European system



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**NOTES**

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# PROPERTY IN PARAGUAY

Your assets outside of the European system

PUEBLO DEL RIO

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