



MARENA

**INVEST TODAY
AT PRE-SALE PRICES**



**The first Crystal Lagoons®
in the heart of the city**

Studios, 1, 2 and
3 bedroom apartments
with covered parking

FROM

U\$D 75,000



LEARN MORE ABOUT CRYSTAL LAGOONS®

Crystal Lagoons® is more than a new lifestyle. It is also a highly profitable and appreciating real estate investment over time. In Paraguay, some of the most prominent projects incorporate Crystal Lagoons® technology, demonstrating its capacity to add value and enhance property appeal.

Owners in these projects achieve returns well above the market average.



FEATURES THAT MAKE MARENA A UNIQUE PROJECT

- /// Paraguay's first urban Crystal Lagoons®.
- /// Project with the highest number of amenities per square meter.
- /// Affordable prices and long-term financing.
- /// Unique views.
- /// Just 8 minutes from Asunción's business district.
- /// Great potential for appreciation and profitability.
- /// Marena Rentals.
- /// 24/7 security for the whole family.



JUST 8 MINUTES FROM ASUNCIÓN'S BUSINESS DISTRICT

Marena is located in Luque, near the border with Asunción, offering a beach oasis in a green and peaceful environment, just a few minutes from Asunción's main shopping malls.



3 km

Business district /
Shopping Malls



2 km

Ñu Guasu Park



12 km

Costanera Avenue



11 km

Asunción
City Center



7 km

Airport



5 km

Luque
City Center



2,5 km

Goethe School



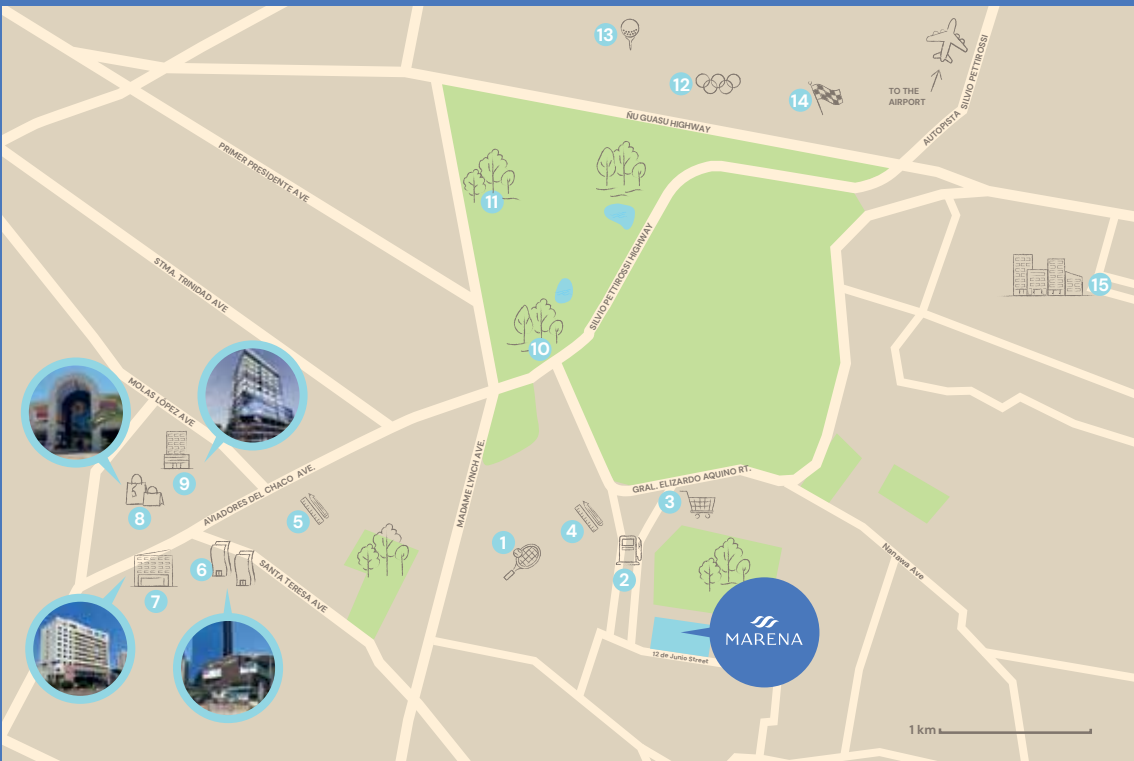
1,5 km

Supermarket



- 1. INTERNATIONAL TENNIS CLUB (CIT)
- 2. GAS STATION
- 3. SPAR SUPERMARKET
- 4. TRINITY SCHOOL
- 5. GOETHE SCHOOL
- 6. PASEO LA GALERÍA
- 7. SHERATON HOTEL
- 8. SHOPPING DEL SOL

- 9. PARK PLAZA OFFICES
- 10. ÑU GUASU PARK
- 11. GUASU METROPOLITAN PARK
- 12. PARAGUAYAN OLYMPIC COMMITTEE
- 13. GOLF DRIVING RANGE
- 14. KART TRACK
- 15. LUQUE CITY CENTER



UNIQUE AMENITIES SPACES TO BE LIVED IN



Marena will feature the best amenities offering on the market, designed for the user to enjoy the best experience, every day.

1. Clubhouse with restaurant
2. Beach bar
3. Soccer field
4. Paddle courts
5. Beach volleyball court
6. Exercise path
7. BBQ area
8. Youth area
9. Zen garden
10. Massage and relaxation rooms
11. Sauna
12. Multipurpose room
13. Gym with lagoon view
14. Coworking area
15. Rooftop BBQs
16. Crystal Lagoons®
17. Beach
18. Dock with kayaks
19. Kids club
20. Laundry
21. Commercial area
22. Dressing rooms





Clubhouse



Beach



Volleyball Court



Crystal Lagoons®

APARTMENTS AT PRE-SALE PRICES

STUDIO



LAYOUTS FROM
36.41 TO 43.05 m² OF PRIVATE AREA
REQUEST A QUOTE FOR YOUR UNIT

1 BEDROOM



LAYOUTS FROM
49.41 TO 59.80 m² OF PRIVATE AREA
REQUEST A QUOTE FOR YOUR UNIT

The measurements are approximate and final dimensions will result from the completed construction.
The equipment shown is suggested and not included with the delivery of the units.
Images are for illustrative purposes only and do not reflect actual conditions.

2 BEDROOMS



LAYOUTS FROM
71.81 TO 116.69 m² OF PRIVATE AREA
REQUEST A QUOTE FOR YOUR UNIT

3 BEDROOMS



LAYOUTS FROM
93.01 TO 179.92 m² OF PRIVATE AREA
REQUEST A QUOTE FOR YOUR UNIT

[INQUIRE ABOUT OTHER AVAILABLE UNITS](#)

MARENA RENTALS

HOW DOES IT WORK?



Marena is a place that offers a unique quality of life for permanent residence, but it can also be considered an excellent investment opportunity due to its appreciation and rental potential. For those looking to invest, or to rent out their unit part-time, we have created Marena Rentals.



PROPERTY MANAGEMENT

Through short-term or long-term rentals. Owners can authorize their unit to be included in a rental pool for short-term stays. There will also be an option available for those who prefer long-term rental income.



CLIENT SELECTION

We seek the most suitable client profile, matching your interests and preferences. We will have an extensive client portfolio for daily, weekly, monthly, and annual stays.



WE TAKE CARE OF THE ENTIRE PROCESS

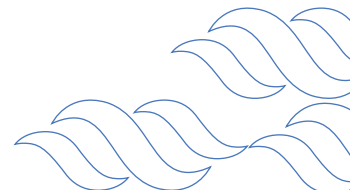
From professional photography and property listings on selected platforms, to client selection, contract preparation, administrative management and collections, unit maintenance, and guest support throughout their stay.



MONTHLY PROFIT SETTLEMENT

Each month, the owner will receive a return based on the value of their unit in relation to the total value of the rental pool.

**THE BEST INVESTMENT
WITH THE BEST
AMENITY IN THE WORLD**



With Marena, it is possible to obtain a double benefit: on one hand, an increase in value per square meter, backed by its crystal-clear lagoon with Crystal Lagoons® technology, the most outstanding amenities on the market, and the quality of the project; and on the other hand, an attractive return in dollars, which often doubles or even triples traditional rental income.

PROJECTED PROFITABILITY

An investment that doubles traditional rental income

PROJECTED PROFITABILITY	IN U\$S	PRE-CONSTRUCTION PRICE + EQUIPMENT	FINISHED UNIT PRICE - FURNISHED
Daily Rent	U\$S 52	U\$S 80,000	U\$S 94,800
Occupation rate	70%		
Monthly Rent	U\$S 1,092		
Annual Rent	U\$S 13,104		
Annual return on the value of the finished unit*	11%		
Annual return on the pre-construction value*	13%		

*Net of income tax, expenses, and management fees



PARTNERS



Marena is a development by Eydisa, a company with extensive experience and great recognition in the local market. It has been present in Paraguay since 2012 and has completed numerous residential and corporate projects in the cities of Asunción, Altos, Pedro Juan Caballero, and Hernandarias.

The company's track record as a real estate developer has earned it the Construction Brands Top award in 2020, 2021, 2022, 2023, and 2024.

Eydisa has vast experience in the construction and management of residential units using Crystal Lagoons® technology, with a work team based in the corporate hub of Asunción, just three kilometers from Marena.



castex

An Argentine company with over 50 years of experience, it has participated in more than 100 projects in the region, including 13 with lagoons using Crystal Lagoons® technology. For 8 consecutive years, it has been recognized with the Real Estate Report Award of Argentina in the category of Private Neighborhoods and Country Clubs Brokers.



BMA

Bodas Miani Anger is an Argentine architecture firm that has developed major projects internationally, standing out in residential neighborhoods with lagoons using Crystal Lagoons® technology.



A company with 35 years of experience building residential, commercial, corporate buildings, and other large-scale civil works in Paraguay, primarily in the city of Asunción.

**DON'T MISS
THE OPPORTUNITY TO BE PART
OF THIS UNIQUE PROJECT**



EYDISA
DESARROLLOS INMOBILIARIOS

**Contact us:
(+595 981) 720 326
Asunción, Paraguay
www.marena.com.py**