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Iriondo

**CENTURY 21**  
Real Property

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### Building for Sale

Avenida Aviadores del Chaco entre Santa Teresa y San Blas San Jorge, Asunción



**Sale: Ask for price**

**Property type: Building**

**Operation: Sale**

- **Land:** 1,600.0 sqm
- **Building:** 5,600.0 sqm
- **Parking lots:** 53
- **Stories:** 9
- **Number of Elevators:** 2

• Tipo Vista: Avenida

• Estilo de Vida: Ciudad

• Nombre del edificio:  
Edificio AURA

• Reception  
• Entrance ramp

• Private parking: 53

### Property status

Age:

Without Mortgage: Yes

## Description

AURA building.

Located on one of the main avenues of Asunción, in the heart of the current commercial area of the city.

Land Area: 1,600m<sup>2</sup>

Constructed area: 5,600m<sup>2</sup> plus 400m<sup>2</sup> outdoors (terraces and technical floors).

The Building has 7 floors of offices, plus roof and basement, a total of 9 floors to be used.

53 parking spaces distributed in the basement and ground floor.

The building has:

Emergency exit.

Emergency lights and PCI approved system.

Security cameras in the building.

2 Elevators.

1 electric gate with vehicle entry and exit opening.

Generator for common areas of the building.

Internal areas with air conditioning.

Currently 100% rented, with current and verified rent.

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## Location

Avenida Aviadores del Chaco entre Santa Teresa y San Blas , San Jorge, Asunción

## References





**Av. Boggiani 5725 entre Nudelman y Ulrico Schmidel, Mcal. Estigarribia, Asunción**  
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Property subject to availability.

Price subject to change without notice.

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