

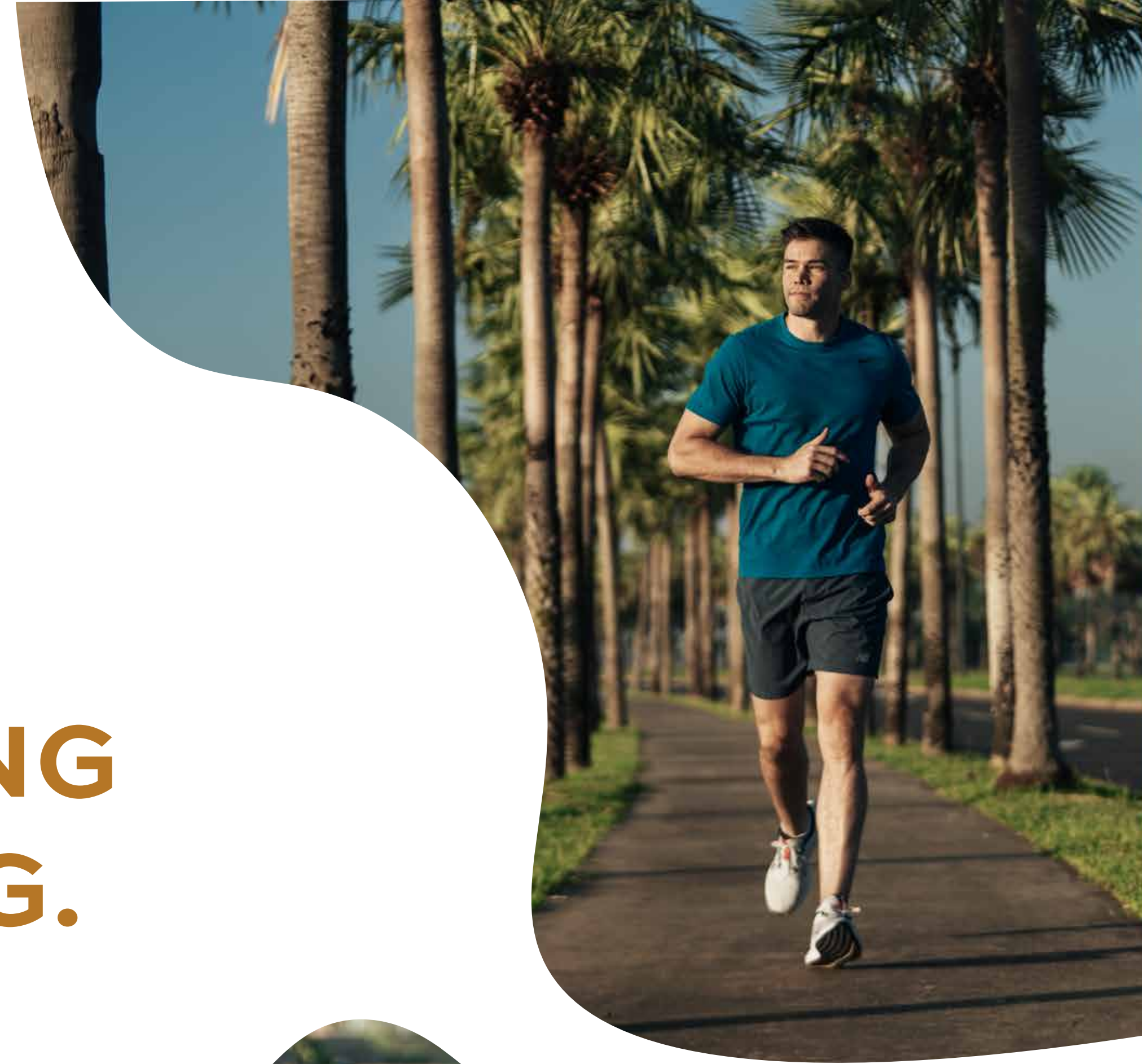


EL DELTA

**WHERE THE  
EVERYDAY BECOMES  
EXTRAORDINARY**



**A NEW CITY  
CONCEPT**



**WHERE LIVING  
IS ENJOYING.**

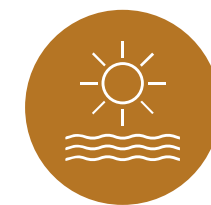


# A NATURAL CITY

El Delta is a complex of condominiums, common spaces, green areas, commercial and gastronomic zones, a corporate center, among others, that are part of the 1,600 hectares of El Delta.



**Architecture integrated with the environment**



**Green and recreational areas**



**Abundant vegetation**



**Transportation options**



**Protection of local wildlife**



**Entertainment and leisure**





# INFRASTRUCTURE



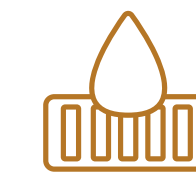
Access gates with 24-hour security.

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Treatment plant for drinking water and effluents.

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Vacuum sewage system.

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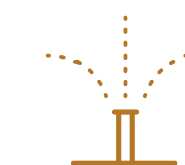
Underground cabling that optimizes electricity and signal.

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Ecosystem protection, preserving fauna and flora.

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Sustainable irrigation system.

# WHERE TO FIND US?

Located in the western region of the Paraguayan river, between Remanso Bridge and Héroes del Chaco Bridge.

- 5 minutes from the new Héroes del Chaco Bridge.
- 15 minutes from the new business hub.
- 20 minutes from downtown Asunción.





A project designed to offer a unique product to each type of client.

The background features several thin, brown, wavy lines that create a sense of movement and depth. These lines are irregular and organic in shape, resembling topographical contours or fluid motion. They are scattered across the white background, with some lines curving upwards and others downwards, creating a dynamic and modern aesthetic.






**DISCOVER OUR REAL  
ESTATE PROPOSALS.**

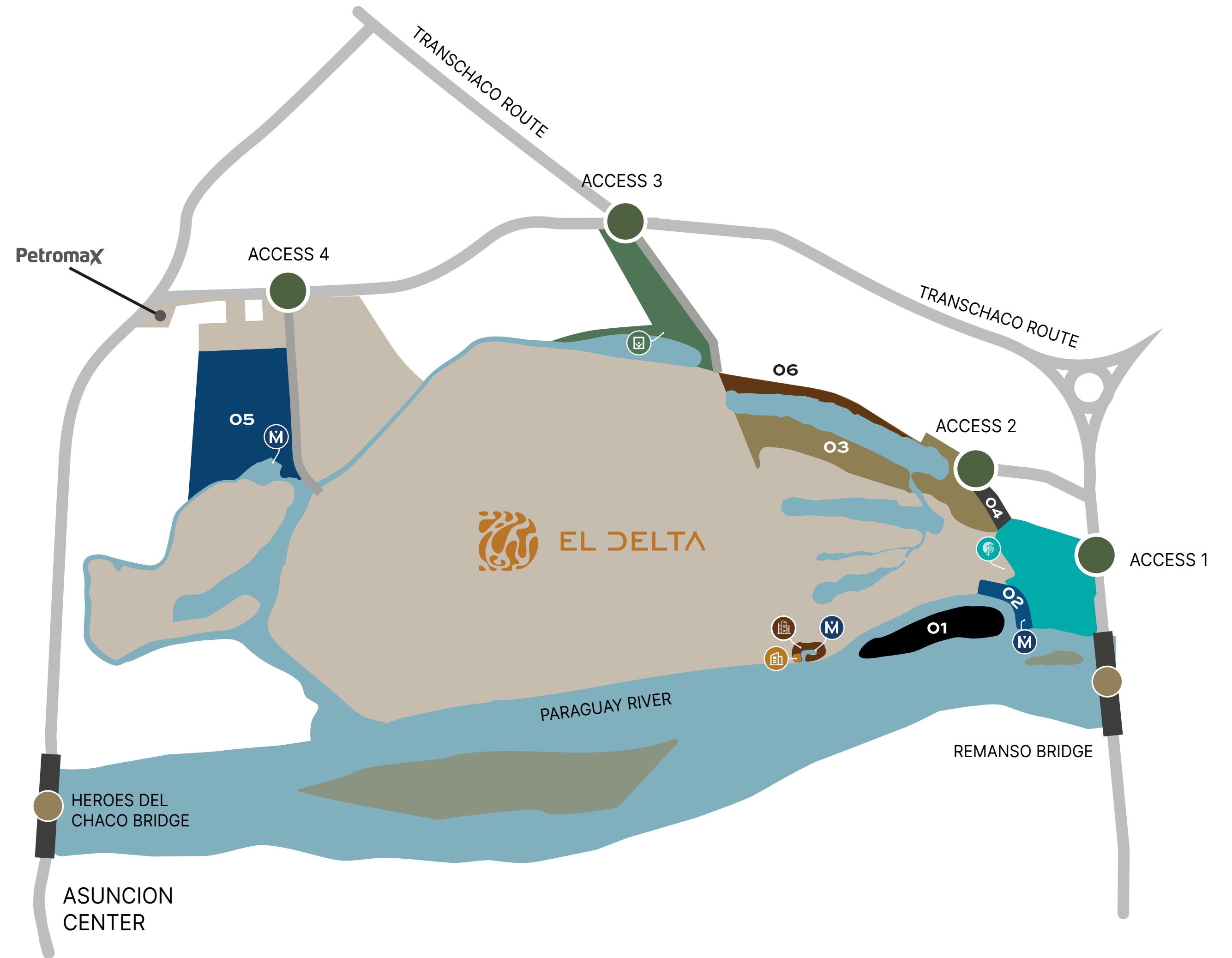
Each development has a unique vision and is part of the growth of El Delta.

Connected to the country's two main bridges and just minutes from the Business Hub of the capital, they allow your daily life to connect with the natural environment and the rest of the region.

Together, they form an urban ecosystem where living, working, investing, and enjoying complement each other in perfect harmony.

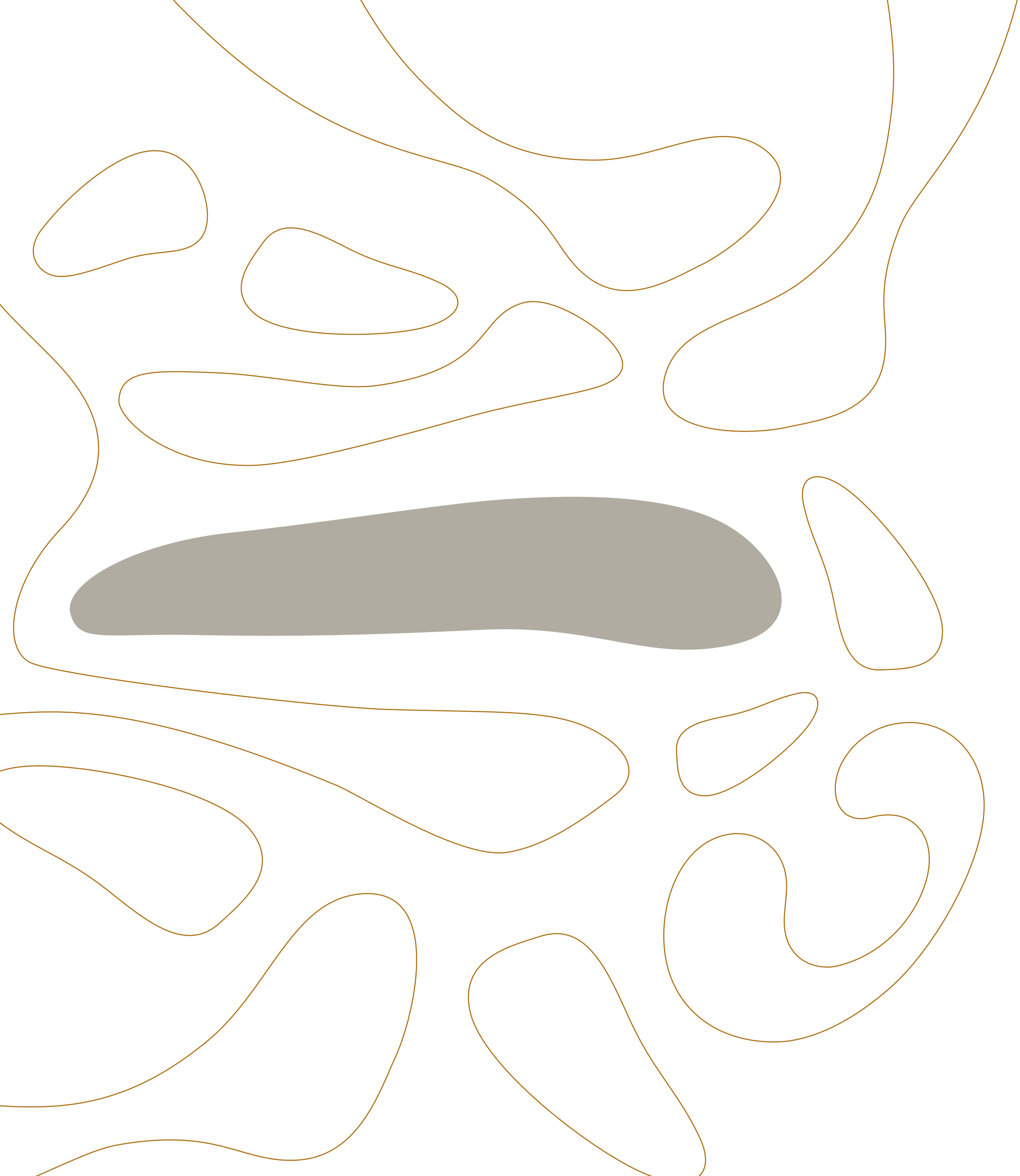
One master plan, multiple experiences.

-  MARINA DEL DELTA
-  TARUMÁ GOLF
-  LAS PALMAS STREET MALL
-  CORPORATE SECTOR
-  FREE TRADE ZONE



**REAL ESTATE DEVELOPMENTS**

-  01 *La isla*  
DEL DELTA
-  02 **RIVERSIDE**
-  03 **BARRIO NORTE**
-  04 **RIO VERDE**
-  05 **Barrio Náutico**
-  06 **TERRAZAS MALIBÚ**



*La isla*

**DEL DELTA**

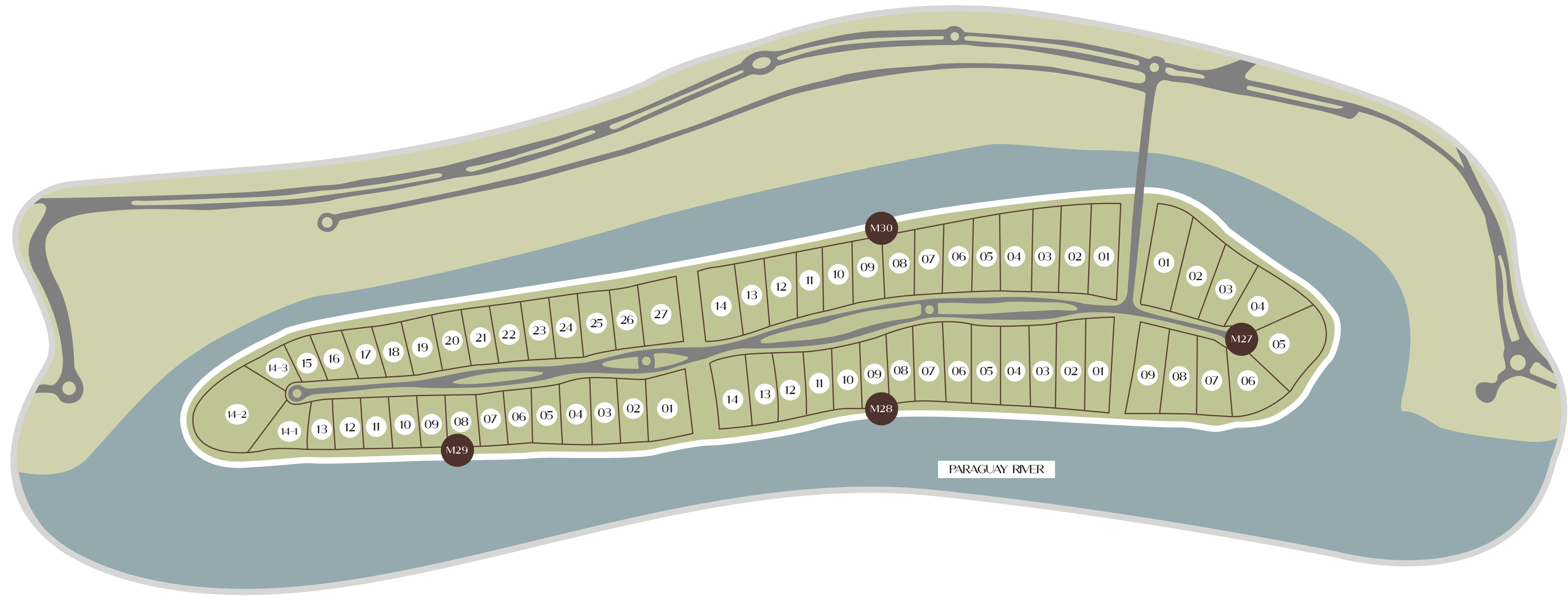


# LA ISLA

With a gated entrance monitored 24 hours a day, La Isla Del Delta is a unique real estate development in the country.

- **66 lots**
- **From 1,200 m<sup>2</sup>**
- **Green areas for recreation and a central promenade**

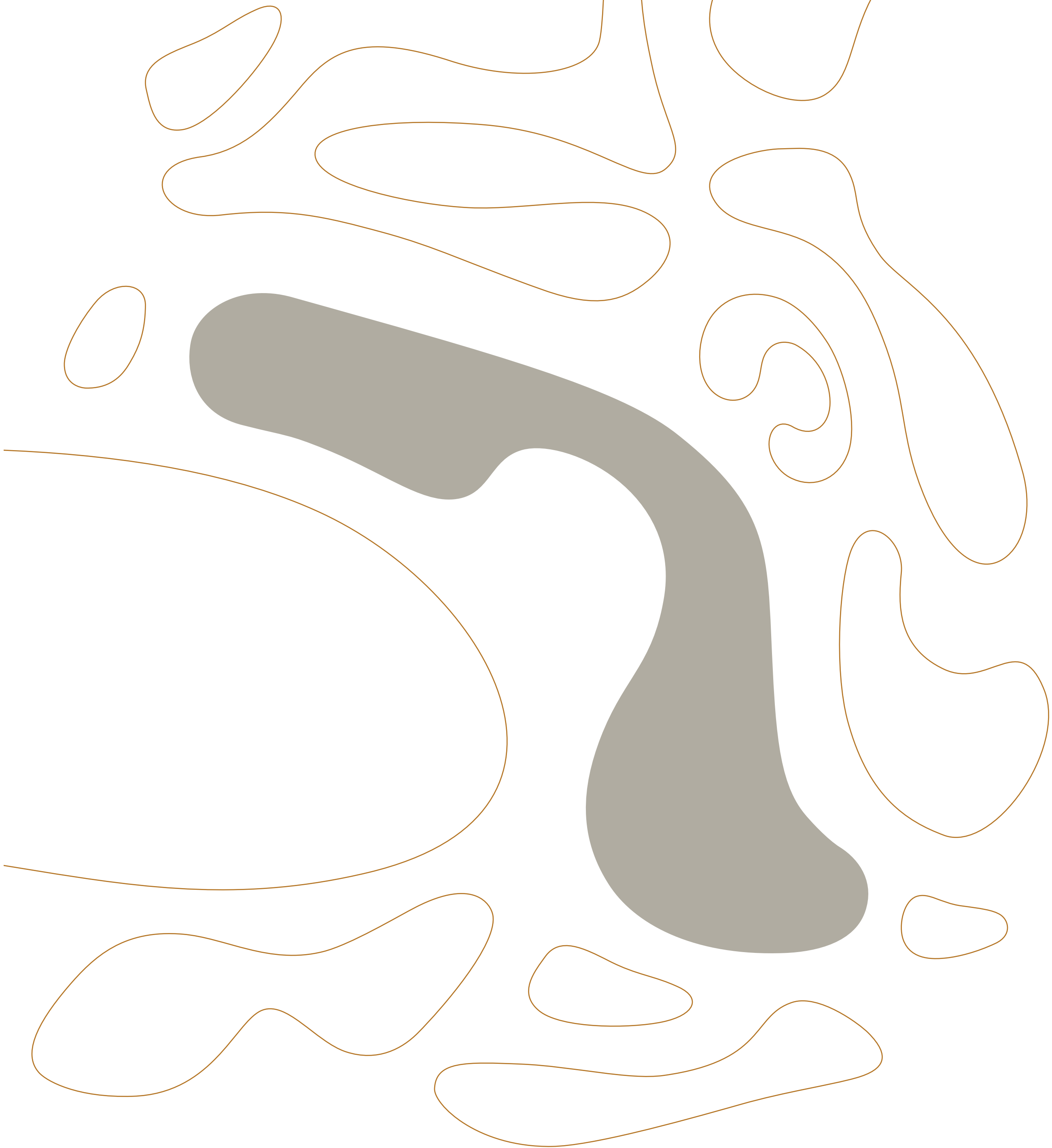
# LOTTING MAP





Residences designed and planned to provide security, comfort, and tranquility.

With a unique architectural vision, where we not only deliver finished homes but also start a lifestyle unique in the country.



RIVERSIDE



**THE TERRACES  
OF EL DELTA**



# RIVERSIDE

## ZAFIRO

A residential development that redefines conventional apartment living through an architecture without barriers, offering uninterrupted panoramic views of the natural and urban environment.

- 46 apartments from 283 m<sup>2</sup> to 710 m<sup>2</sup>.
- Typologies of 3 and 4 bedrooms suite.
- Courtesy parking for visitors.
- Apartments available for service staff.



## AMENITIES FOR A NEW LIFESTYLE:



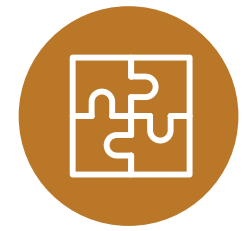
Pools & Solarium



Gym



Kids Room



Teens Room



Co-Working Area



Two Climate-Controlled Barbecue Areas





**BARRIO  
NORTE**

INSPIRED BY  
NATURE, DESIGNED  
FOR LIFE.



# BARRIO NORTE

It is designed to live in an imposing natural setting with harmony, comfort, and security.

**300** lots

**28** hectares of lagoons

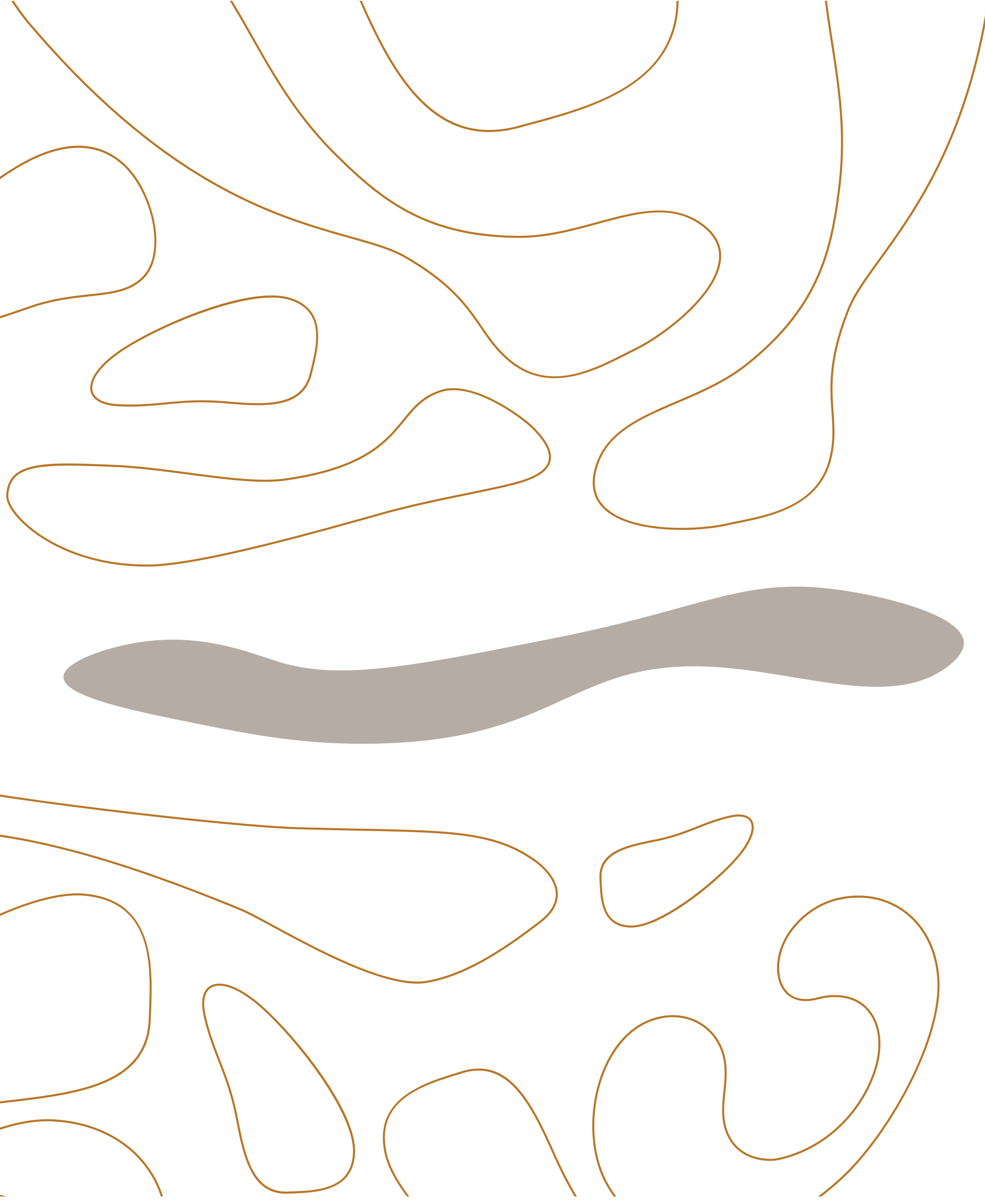
**9** hectares of green areas



# LOTTING MAP



- PARK 
- BLOCKS 
- LAGOON 
- PUTTING GREEN & DRIVING RANGE 
- GOLF COURSE 
- GOLF CLUBHOUSE 
- BARRIO NORTE CLUBHOUSE 
- M5 RÍO VERDE 
- ACCESS GATE 
- SPORTS AREA 
- TERRAZAS MALIBÚ 



TERRAZAS MALIBÚ



**BETWEEN THE SKY  
AND THE WATER, A  
SERENE LIFE.**

# TERRAZAS MALIBÚ

Terrazas Malibú is more than a residential project: it is an invitation to live in harmony with the environment, in a place where every detail has been designed to elevate your life experience.

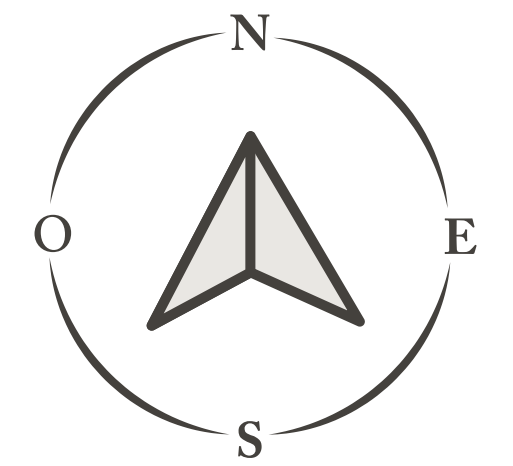
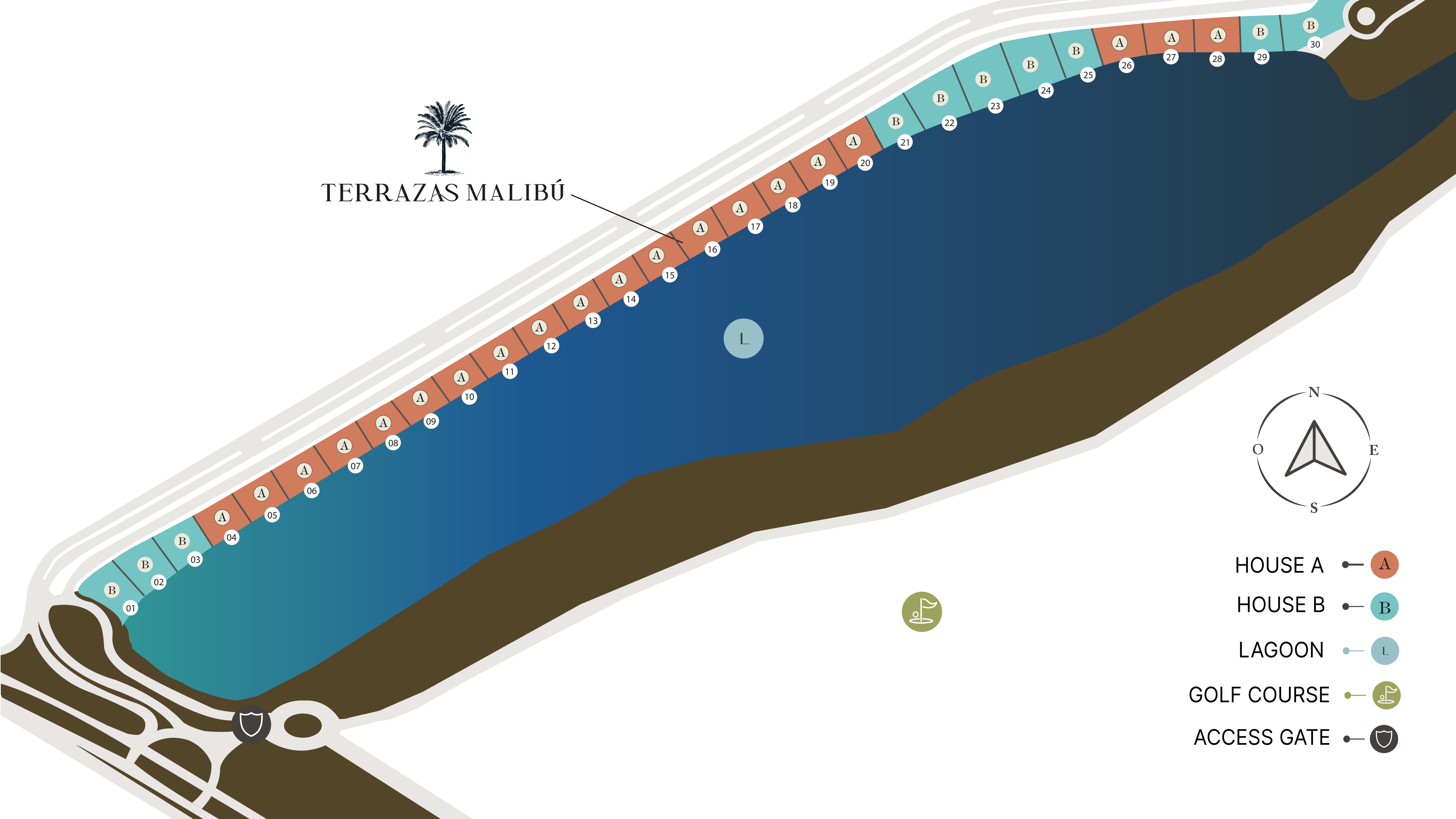
Located in front of a serene lagoon and surrounded by nature, this project was born with a clear vision: to create unique homes that integrate organically into the landscape. The terraces unfold smoothly following the natural topography of the land, creating spaces that open to the horizon and offer uninterrupted views along with an incomparable sense of freedom.



- 30 residences
- Starting from 500 m<sup>2</sup>
- Exclusive dock for residents





TERRAZAS MALIBÚ



- HOUSE A — ● — A
- HOUSE B — ● — B
- LAGOON — ● — L
- GOLF COURSE — ● — 
- ACCESS GATE — ● — 



# HOUSE A

Covered area: 321.83 m<sup>2</sup>

Semi-covered area: 193.60 m<sup>2</sup>

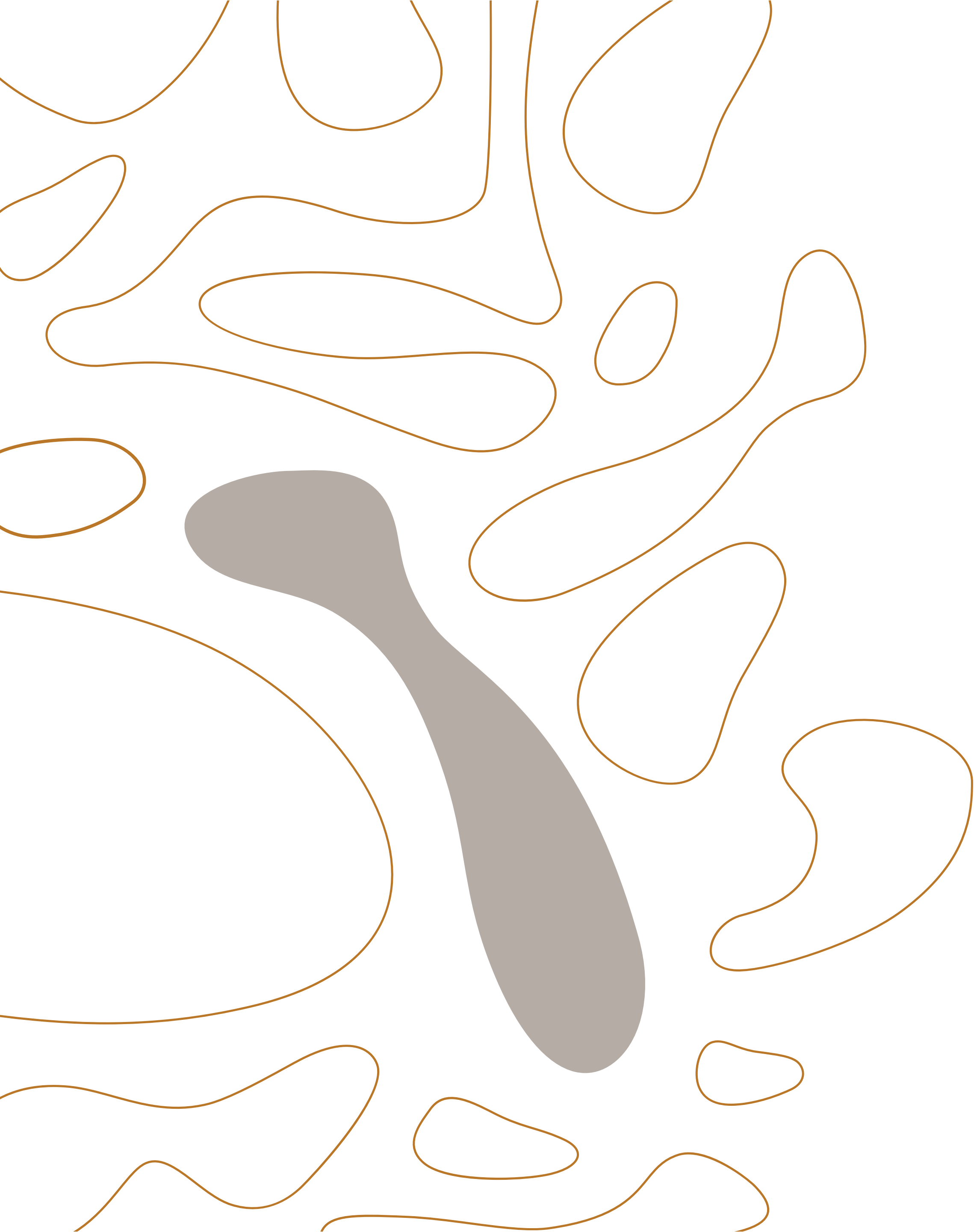
Total built area: 515.43 m<sup>2</sup>

Number of parking spaces: 4 vehicles.



# HOUSE B

Covered area: 337.18 m<sup>2</sup>  
Semi-covered area: 192.40 m<sup>2</sup>  
Total built area: 529.58 m<sup>2</sup>  
Garage: 4 vehicles.



RIO VERDE

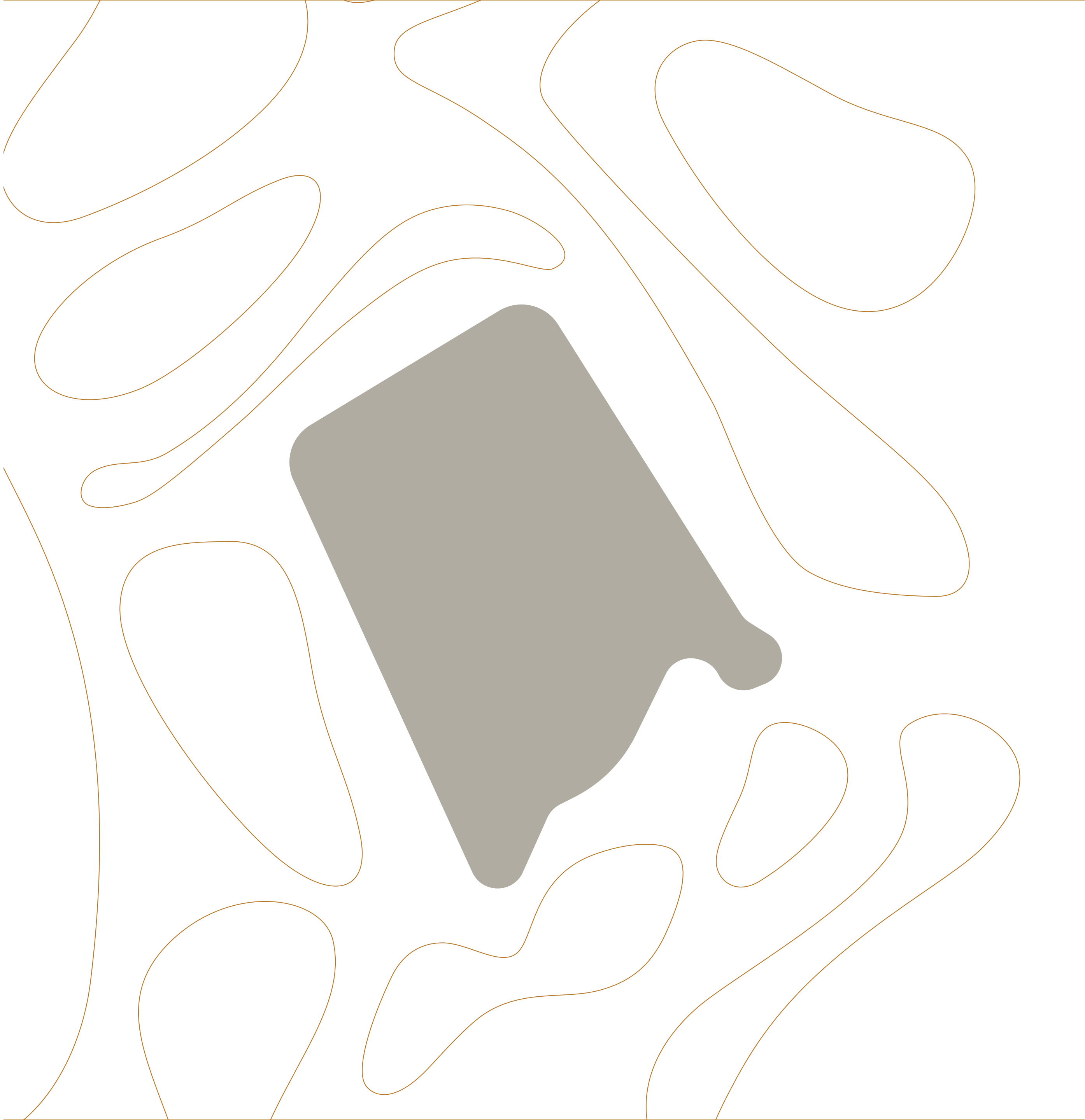


# RÍO VERDE

A space where nature becomes part of your daily life, an environment full of vegetation and a visual landscape that brings to life an impressive Green River of Trees.

- 28 apartments available.
- Typologies of 2 and 3 bedrooms suite.





**Barrio  
Náutico**



**LIVING CLOSE  
TO THE RIVER**

# BARRIO NÁUTICO

A life experience that celebrates the connection with nature and the passion for water.

**68** total hectares.

**20** hectares of green areas.

**5** hectares of beach and nautical canal.







# LOTTING MAP

- BLOCKS
- MARINE 3
- CLUBHOUSE
- ACCESS GATE
- EL DELTA MAIN ACCESS
- TOWNHOUSES
- NAVIGABLE CHANNEL





# One master plan, multiple experiences:

-  MARINA DEL DELTA
-  TARUMÁ GOLF
-  LAS PALMAS STREET MALL
-  CORPORATE SECTOR
-  FREE TRADE ZONE



MARINA  
DEL DELTA

# YATCH HARBOUR

A service focused on protecting your vessels.  
We have marinas at different points in the  
complex.

- **Marina 1:** Located 400 m from Access 1
- **Marina 2:** Located 3.2 km from Access 3
- **Marina 3:** Located 1.5 km from Access 4





# GOLF COURSE

An 18-hole course that offers a unique playing opportunity.

With a 130-meter-wide safety strip, surpassing the traditional standard, it provides residents the chance to enjoy the views in complete peace of mind.





GOLF CLUB HOUSE



# **LAS PALMAS**

Street Mall

# SERVICES

A commercial and service area offering a variety of options, including gastronomic venues, a supermarket, a pharmacy, a gym, and other shops.





 **LAS  
PALMAS**

*Super Rio*

5



**GASTRONOMIC  
AREA**



CAFE  
**MARTINEZ**

CAFE  
**MARTINEZ**

CAFE  
**MARTINEZ**

CAFE  
**MARTINEZ**

The background features several abstract, hand-drawn brown outlines of irregular shapes, resembling organic forms or calligraphic strokes. A solid grey oval is positioned in the lower-left quadrant of the image.

# **BUSINESS CENTER**



 **alkam**

 ENAVIS



COMING SOON

**ENAVIS II**





**PLAN YOUR FUTURE  
WHERE THE EVERYDAY BECOMES  
EXTRAORDINARY**

 (+595) 981 503 255

  El Delta

 [info@solaria.com.py](mailto:info@solaria.com.py)

DEVELOPS

**SOLARIA**  
City Makers

\*Images and reference plans can be modified spatially and visually.



EL DELTA