



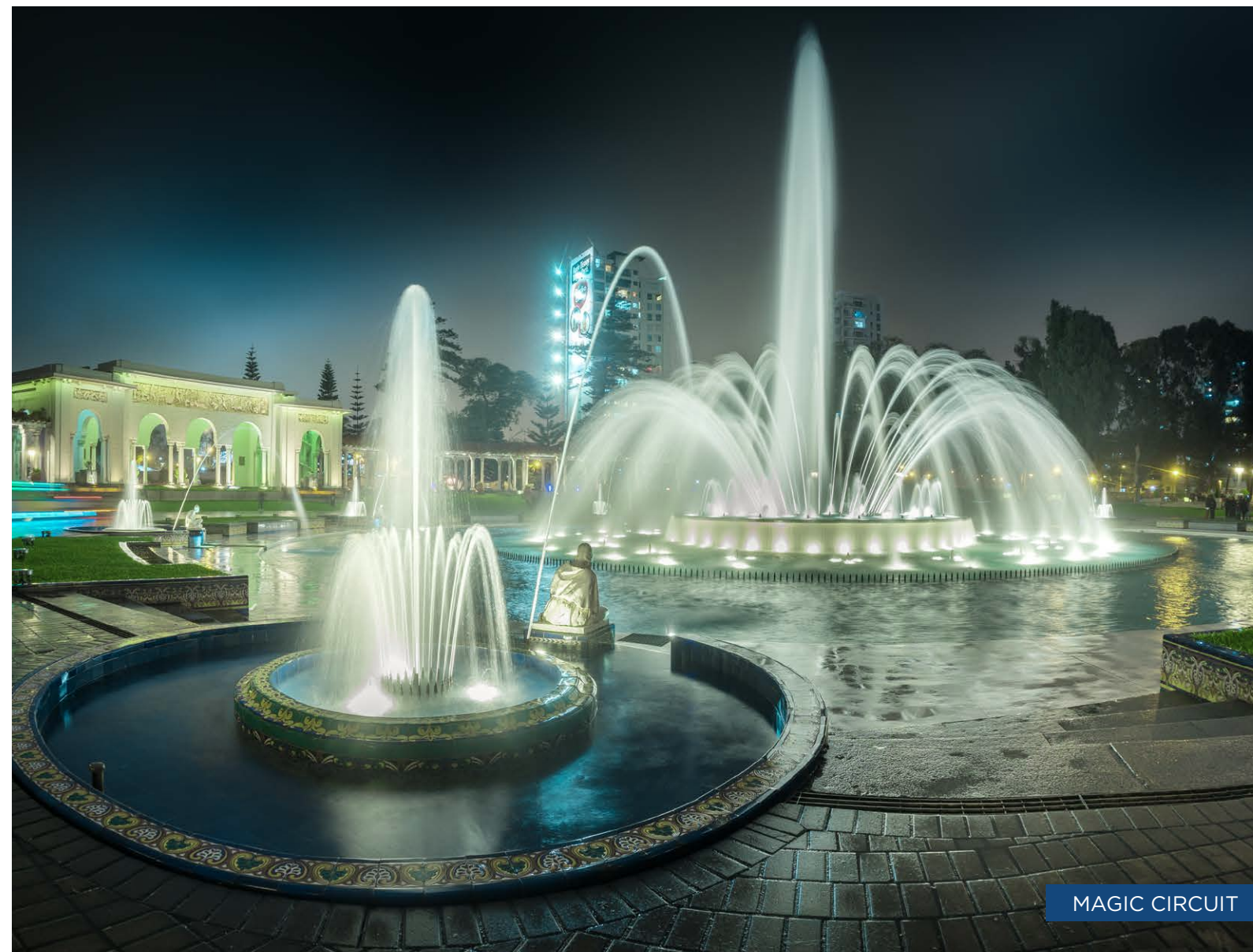


♥
**THE FIRST
HOME**
IS NEVER
FORGOTTEN



TO ACQUIRE YOUR OWN HOME IS PROBABLY ONE OF THE BEST MOMENTS OF YOUR LIFE. TO FEEL THAT YOU ARE GOING TO ACHIEVE ONE OF YOUR GOALS IS VERY COMFORTING. DISCOVER OUR PROJECT DESIGNED FOR YOU TO LIVE THE FIRST HOME EXPERIENCE WITH SPACES THOUGHT IN YOUR COMFORT AND STRATEGICALLY LOCATED.

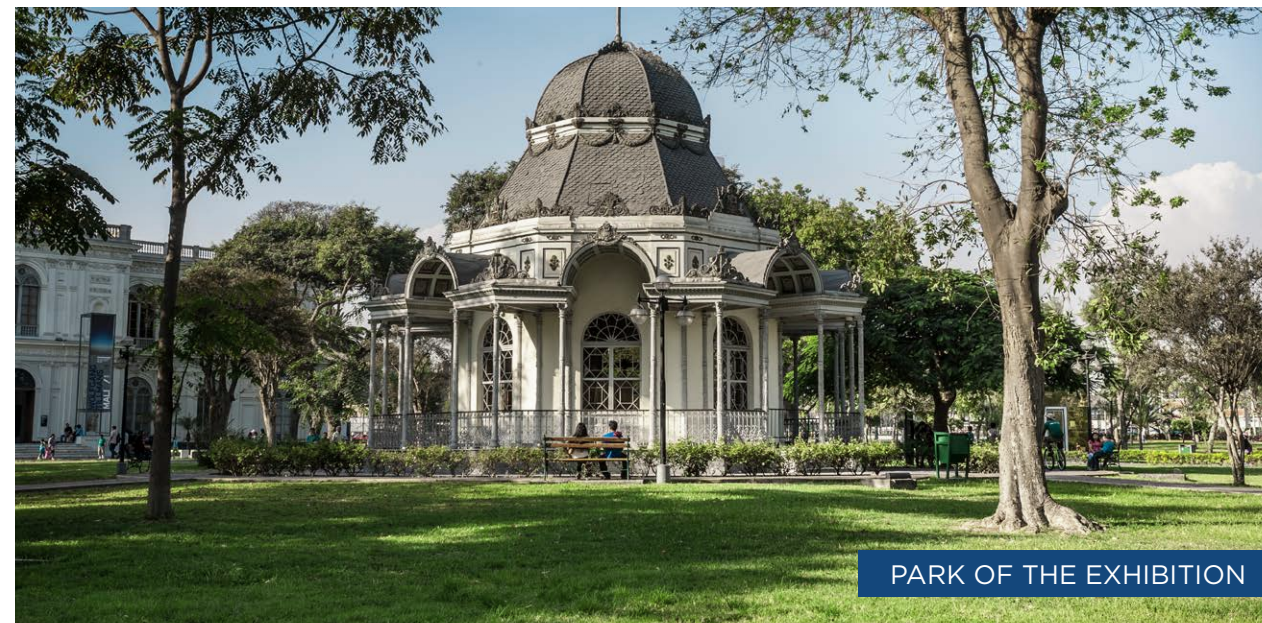
IN YOUR FIRST HOME, MAKE SURE ONLY TO BUILD UNFORGETTABLE MEMORIES.



MAGIC CIRCUIT



CAMPO DE MARTE



PARK OF THE EXHIBITION



SALAVERRY AVENUE

GETTING CLOSE TO YOUR HOME

WE ARE SURROUNDED BY MANY GREEN AREAS, A NICE ENVIRONMENT WHERE YOU CAN WALK OUTDOOR AND LIVE GREAT MOMENTS WITH YOUR FAMILY NEARBY YOUR HOME.

LOCATION

REPUBLICA 489 IS LOCATED IN THE DISTRICT OF JESUS MARIA, A CENTRIC ZONE THAT ALLOWS YOU TO BE CLOSE TO ANY POINT OF THE CITY. IT'S SURROUNDED BY THE ESSENTIALS FOR YOU TO ENJOY AN UNFORGETTABLE LIFE.

- | | | |
|---|--|---|
|  RESTAURANTS |  BANKS |  COMMERCE |
|  EMBASSY |  SHOPS |  EDUCATION |
|  HOSPITALS |  DRUGSTORES |  GAS STATION |

 **498 Republica de Chile Ave.,**
Jesus Maria
Corner with Larraburre St.



GENERAL CHARACTERISTICS



AREAS FROM
37 M² TO 91 M²



A STEP AWAY
FROM THE
METROPOLITANO



SOCIAL AREAS
ON FIRST AND
LAST FLOOR



SHOPS ON
THE FIRST
FLOOR



THE PERFECT PLACE IN A GREAT
LOCATION. IT HAS DIVERSE SOCIAL
AREAS WHERE YOU CAN CREATE
UNFORGETTABLE MOMENTS WITH
YOUR LOVED ONES.



1, 2 AND
3 BEDROOMS



CONNECTED
TO MAIN
AVENUES



ECOFRIENDL
BUILDING

A photograph of three children running outdoors on a paved path. On the left, a boy in a light blue shirt and khaki shorts runs towards the camera. In the center, a girl with curly blonde hair in a light blue t-shirt runs. On the right, a boy in a plaid shirt over a white t-shirt and dark shorts runs. The background shows green foliage and a building. The entire image is overlaid with a semi-transparent teal filter.

SOCIAL AREAS

AREAS INSPIRED BY
THOSE WHO VALUE THE
MOMENTS WITH FAMILY
AND FRIENDS



LOBBY

SINCE THE FIRST MOMENT YOU
WILL BE RECEIVED IN A NICE
AND COZY LOBBY.





COWORKING

FEEL ALL THE COMFORT OF WORKING
WITHOUT LEAVING YOUR HOME.





BAR

LET THE TASTE TAKE THE LEADING
ROLE IN YOUR MEETINGS AND
DINERS.





KIDS ROOM

A FUN PLACE FOR YOUR CHILDREN TO DEVELOP THEIR CREATIVITY.





BBQ ZONE

ENJOY A WEEKEND WITH
EMBERS AND GOOD FOOD.





POOL

SPEND A NICE SUMMER WITH
FAMILY AND FRIENDS





MOVIE THEATER

SHARE YOUR FAVORITE MOVIES IN A
SPECIAL AND COMFORTABLE SPACE
FOR THE FAMILY.

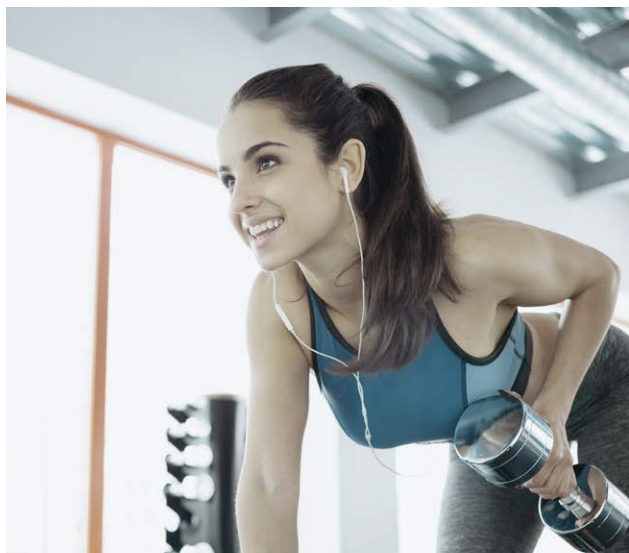




PET ZONE

SHARE JOYFUL MOMENTS WITH YOUR
BEST FURRY FRIEND IN A COMFORTABLE
AND COZY ENVIRONMENT.





FITNESS ZONE

ESTABLISH A HEALTHY EXERCISE
ROUTINE IN AN ADEQUATE
ENVIRONMENT.



A couple is sitting on a light-colored rug in a modern living room. The woman is on the left, wearing a white t-shirt and dark pants, looking down at something in her hands. The man is on the right, wearing a blue denim shirt and dark pants, looking at the woman. A small, fluffy dog is sitting between them. In the background, there is a light-colored sofa with patterned cushions and a potted plant on the right. The entire image has a teal overlay.

YOUR NEW HOME

DISCOVER THE COMFORT OF A
WELL DISTRIBUTED ENVIRONMENT,
A MODERN AND COZY SPACE OF
YOUR UNFORGETTABLE HOME.



**LIVING/DINING
ROOM**



KITCHEN



**MAIN
BEDROOM**



SECONDARY BEDROOM

A photograph of a modern, multi-story building with a courtyard. The building features large glass windows and balconies with glass railings. The courtyard is landscaped with low-lying plants and a paved walkway. The entire image is overlaid with a semi-transparent teal color.

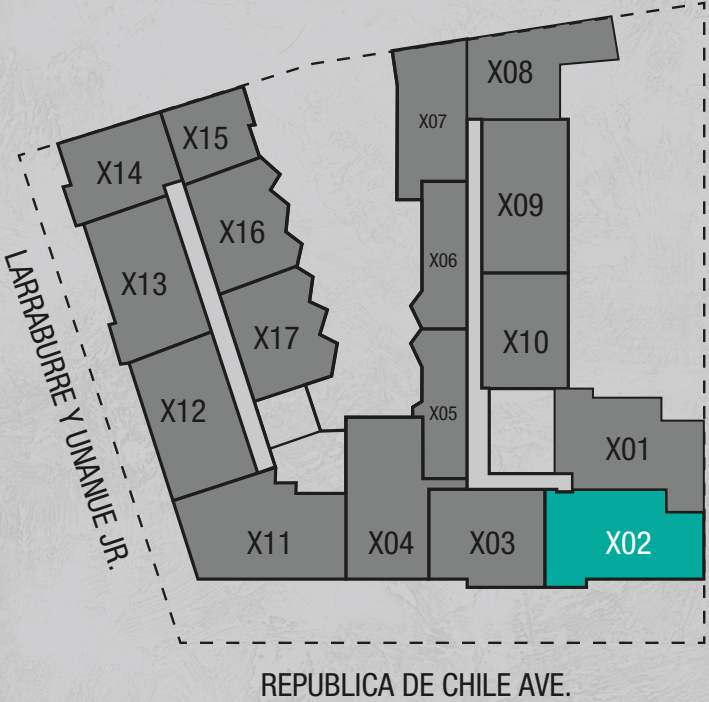
TYPOLGY

TYPE 2



87 m²

- 3 BEDROOMS
- KITCHENETTE
- LIVING-DINING ROOM
- LIVING ROOM
- BALCONY
- 2 BATHROOMS
- LAUNDRY ROOM



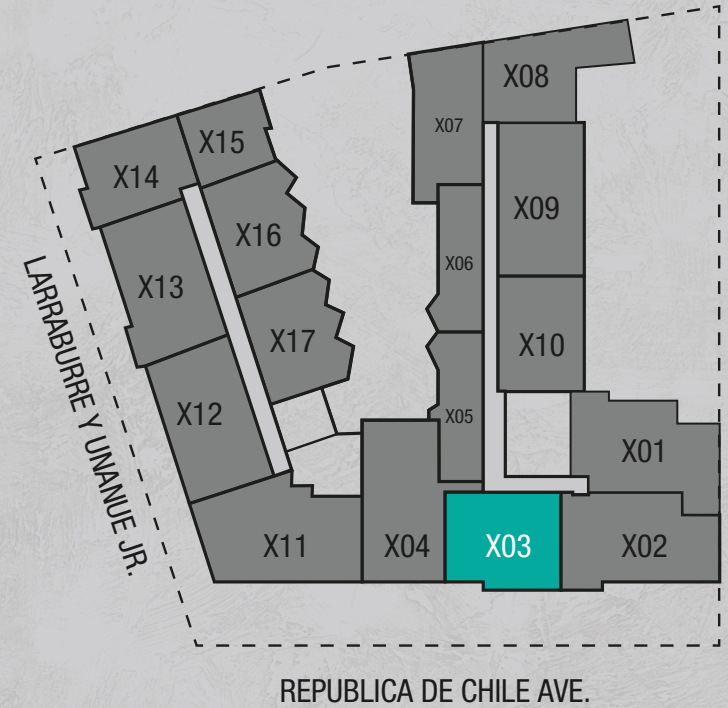
* Final plans according to project plans and finishing profiles.

TYPE 3



62 m²

- 2 DORMITORIOS
- KITCHENETTE
- SALA-COMEDOR
- BALCÓN
- 2 BAÑOS
- CUARTO DE LAVADO



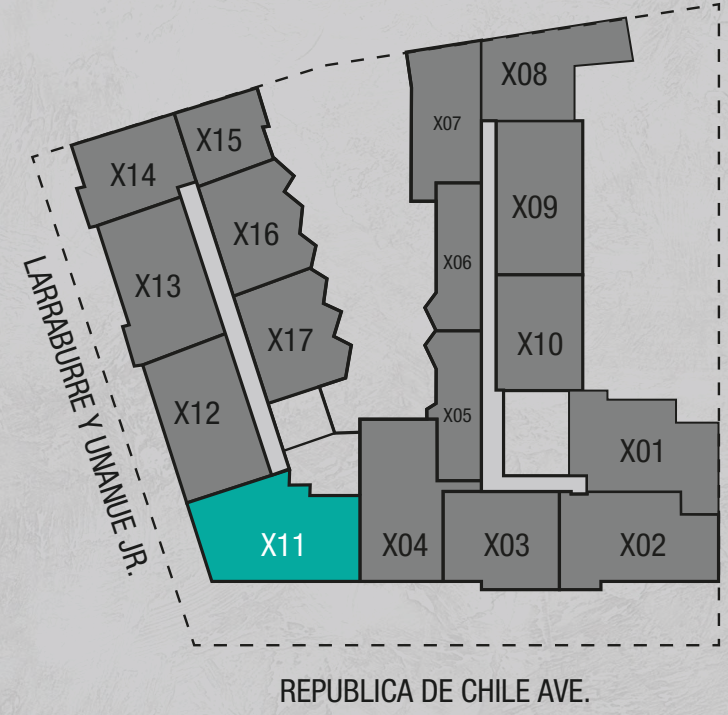
* Final plans according to project plans and finishing profiles.

TYPE 11



91 m²

- 3 BEDROOMS
- KITCHENETTE
- LIVING-DINING ROOM
- LIVING ROOM
- BALCONY
- 2 BATHROOMS
- LAUNDRY ROOM



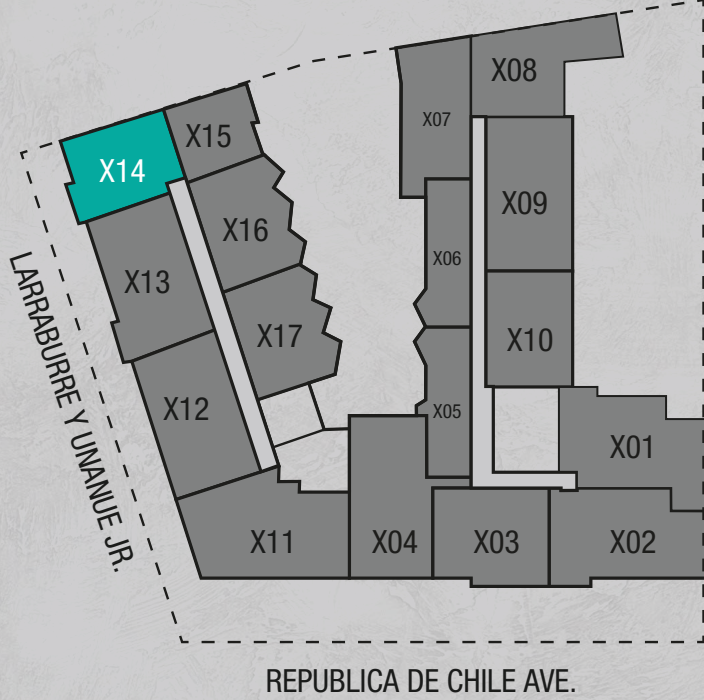
* Final plans according to project plans and finishing profiles.

TYPE 14



46 m²

- BEDROOMS
- KITCHENETTE
- HALL
- BALCONY
- BATHROOM
- LAUNDRY ROOM



* Final plans according to project plans and finishing profiles.

OTHER PROJECTS FOR SALE



CARRQUIRY
894 Carrquiry Ave.
- San Isidro



SAN FERNANDO
230 San Fernando St.
- Miraflores



GRIMALDO
430 Grimaldo del Solar St.
- Miraflores



MADRID
167 Madrid St.
- Miraflores



ALIAGA
650 Juan de Aliaga Ave.
- Magdalena



AREQUIPA 2655
2655 Arequipa Ave.
- San Isidro



ARAMBURÚ
836 Aramburu Ave.
- Surquillo



ROMA
498 Roma Ave.
- San Isidro



LARCO 791
791 Larco Ave.
- Miraflores



EL SOL 170
170 El Sol Ave.
- Barranco

OVER

75 BUILDINGS DELIVERED



LE PARC
Surco



ACACIAS
Miraflores



LUST
Miraflores

We accompany you in one of
the most important decisions
of your life, in the beginning of
new anecdotes and
adventures with your family.
The place that from now on
you will call home.

WWW.VYV.PE



ENJOY
Jesús María



MOOD
Barranco



V ERTICE 22
Jesus Maria



HUIRACocha
Jesus Maria

LOCATION PLAN



FIRST FLOOR

- 1. Lobby
- 2. Coworking
- 3. Kids room
- 4. Pet zone
- 5. Coworking terrace
- 6. Playground
- 7. Movie theater



LAST FLOOR

- 1. Terrace
- 2. Pool
- 3. Fitness center
- 4. Bar
- 5. Gourmet room
- 6. BBQ zone



GOURMET ROOM

ENJOY THE BEST DISHES WITH YOUR
FAMILY AND FRIENDS.



All of the images and information shown are referential and not binding.



 983 534 825

 republica498.pe

 498 Republica de Chile Ave., Jesus María