



GIN

Design Statement Spaces

MIXTURE
AIRY
REFINED



MIXTURE

AIRY

REFINED



We are the expression of modern life, we like
to keep everything simple.

Here you'll find your place:
global, fresh and easy.

GIN the mixture of perfection:

FUN · WORK · GASTRONOMY
PARTY · LEISURE · NATURE

GIN



THE PROJECT



Poblado
Santa Maria de los Angeles



92 a 145 m²
82 a 134 m²



Exclusive building



Versatile and
modular spaces



Automated
parking system



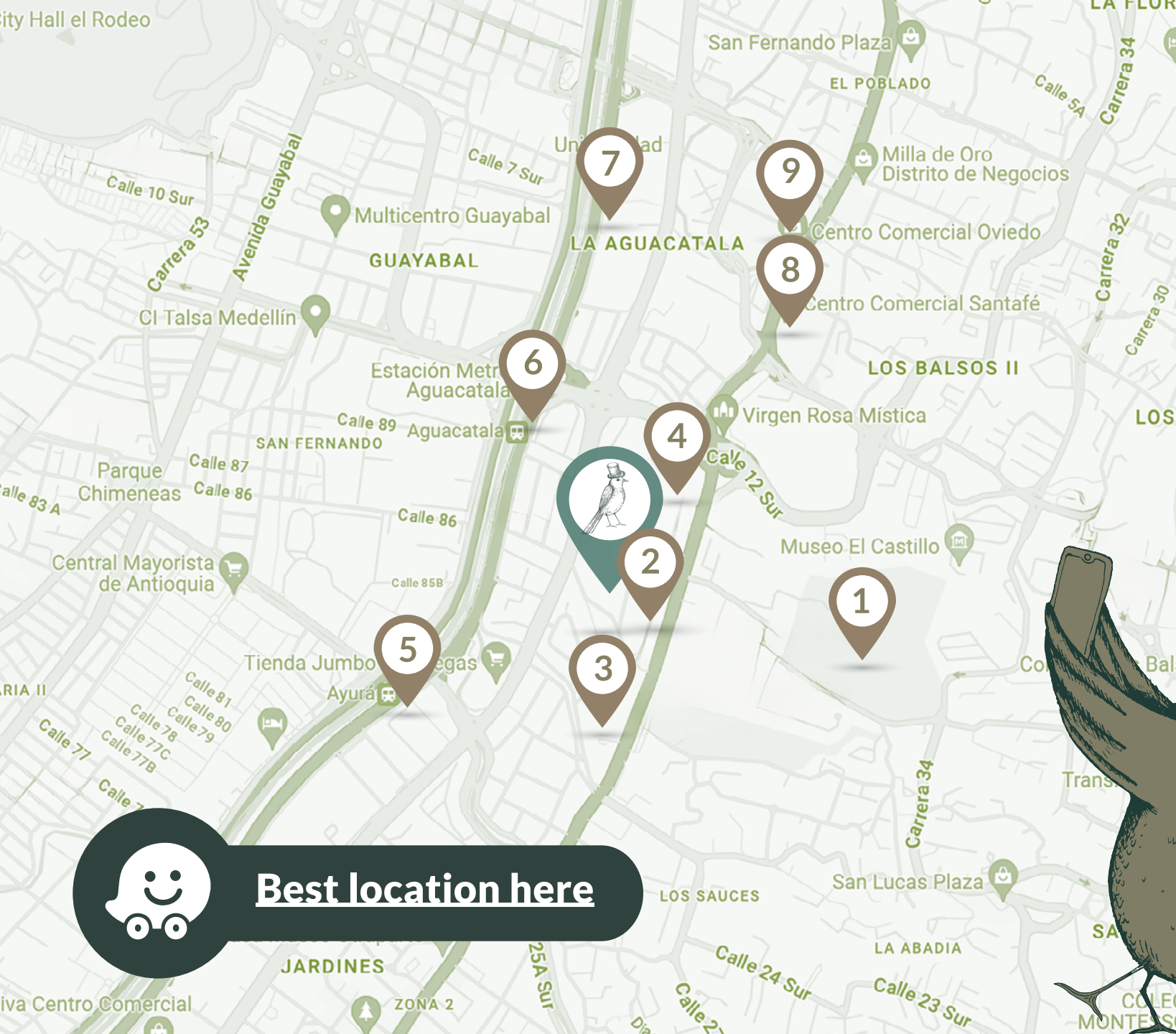
2 or 3 bedrooms
+ tv space

GIN DESIGN STATEMENT SPACES,
HERE, **VERSATILITY** INCREASES
THE **PROFITABILITY** OF YOUR INVESTMENT

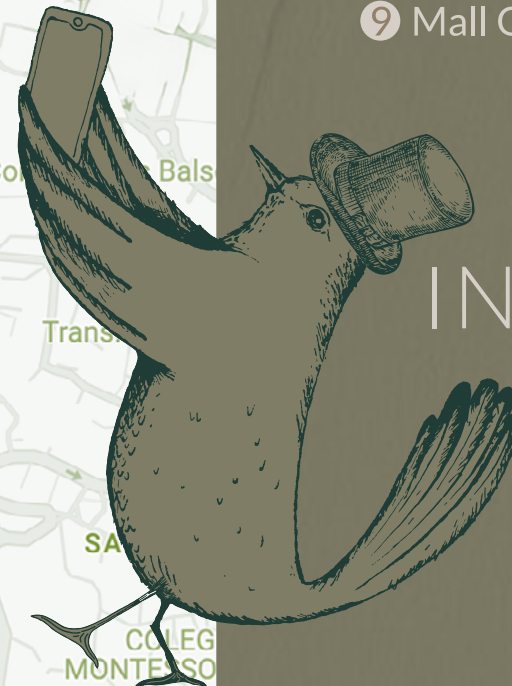
SHORT TERM RENTALS

INVESTMENT
OR LIVING





- 1 Country Club
- 2 Camara de Comercio
- 3 Mall Sao Paulo Plaza
- 4 Commemorative Park Inflexión
- 5 Metro station Ayura
- 6 Metro station Aguacatala
- 7 EAFIT, University
- 8 Mall Santa Fe
- 9 Mall Oviedo



INTERESTING
SITES

GIN



Best location here

- ✓ **Exclusive** building
- ✓ **4** apartments per floor
- ✓ **Only 55 apartments**
- ✓ **High end finishes**
- ✓ **Versatile** spaces





FLOORS 3



FLOORS 3





FLOORS 3

FLOORS 3



PROFITABLE

- 40% down payment
- 60% when your property is ready
- Legally designed for short term rentals
- Select your own property management



Render

GIN



Render



- ✓ Central location
- ✓ Modern /Mid Century / Global

VIEW



VIEW 2



Panoramic
view



GIN

AMENITIES



Jacuzzi



Panoramic pool



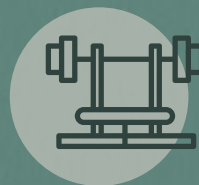
Cafe



Yoga terrace



Lobby



Gym



Coworking



Rooftop



Garden

I ♥ Mede GIN

LOBBY,
THE COMFORT
YOU DESERVE



GIN

LOBBY,
AN EXCLUSIVE
EXPERIENCE

EL POBLADO - MDE



GIN



Render Ilustrativo

EL POBLADO - MDE

YOGA TERRACE, LIVE IN PEACE



GIN



Render Ilustrativo

DORTMUND S1

EL POBLADO - MDE

GYM,
LOVE YOUR BODY
WITH THE BEST



GIN

SOLARIUM, ENJOY FROM THE TOP

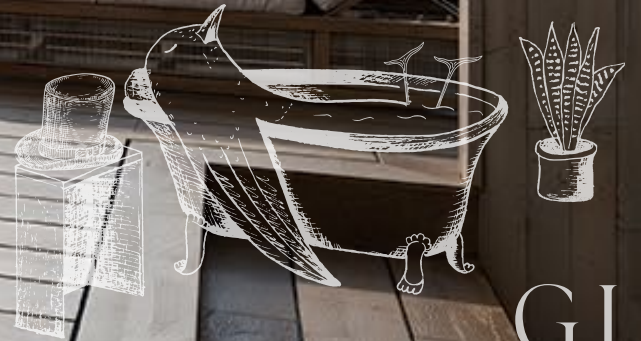


ROOFTOP,
FRESHNESS AND
LUMINOSITY



GIN

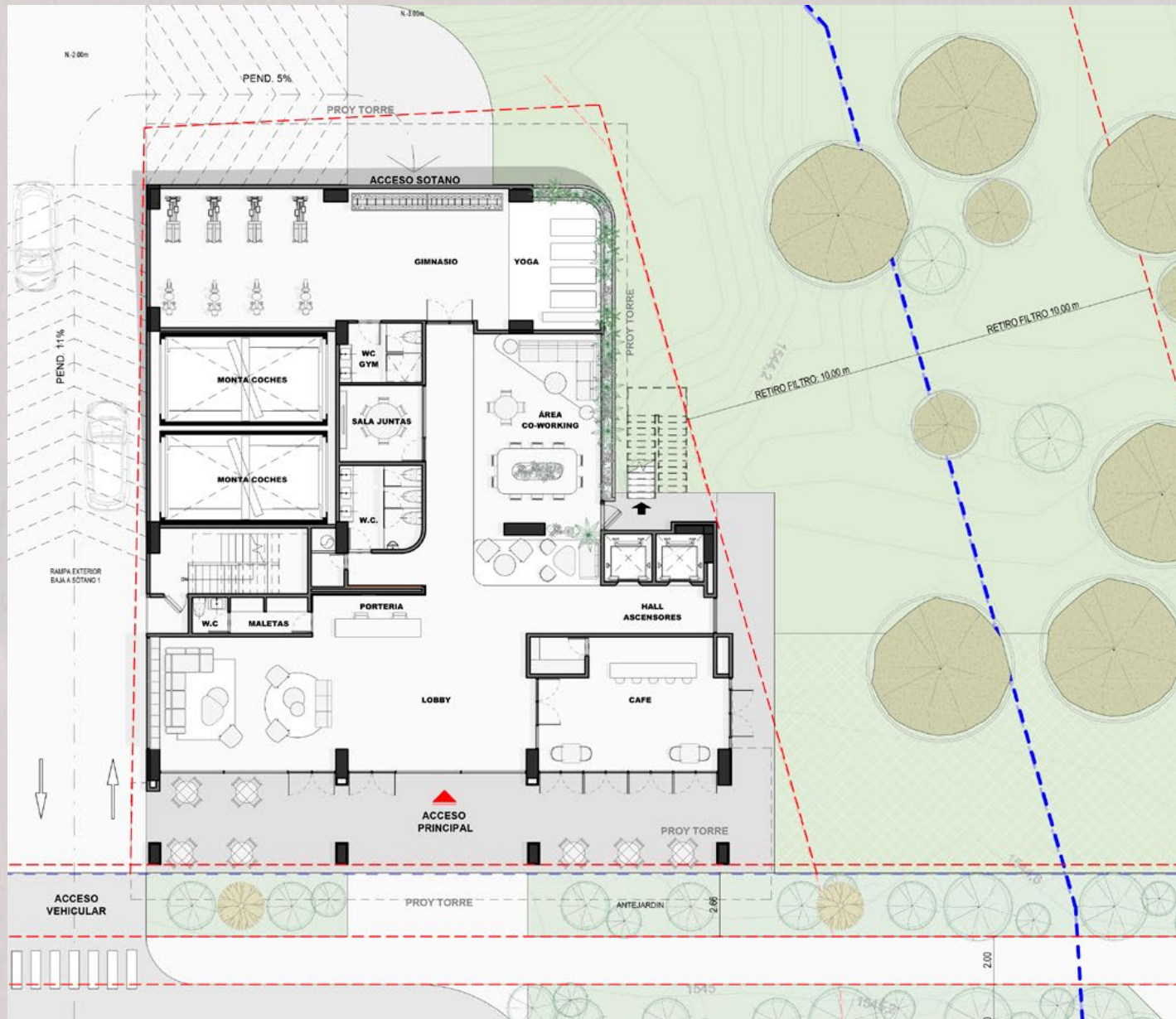
PANORAMIC POOL, LOVELY VIEW



Level 1

South

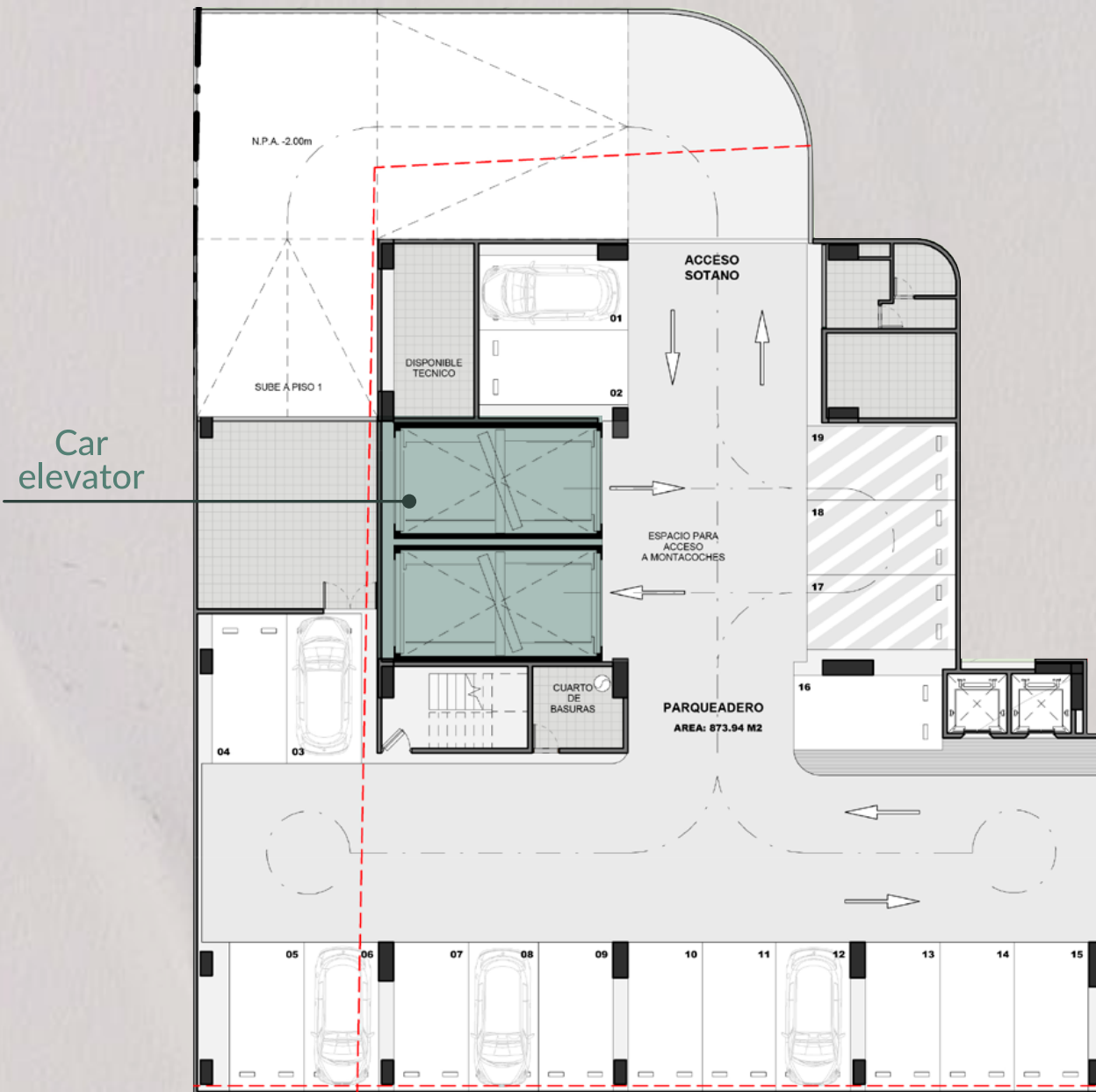
North



West

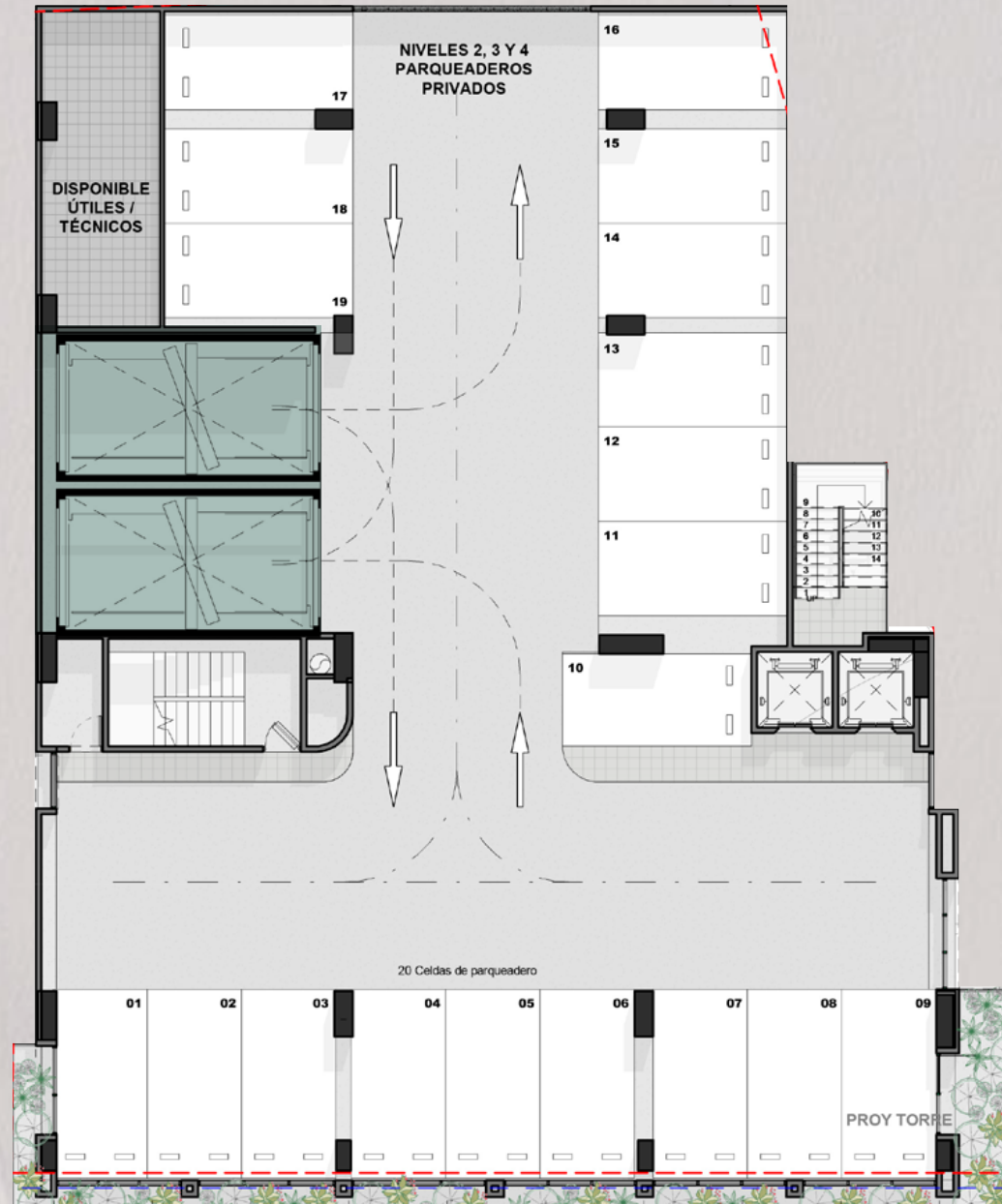
East

Basement



Levels

2, 3 y 4 and parking



Typical floor plan

A FLOORS

8, 9, 11, 12,
14, 15 y 17



B floors
6, 7, 10, 13 y 16



Floor 5



Typical floor plan

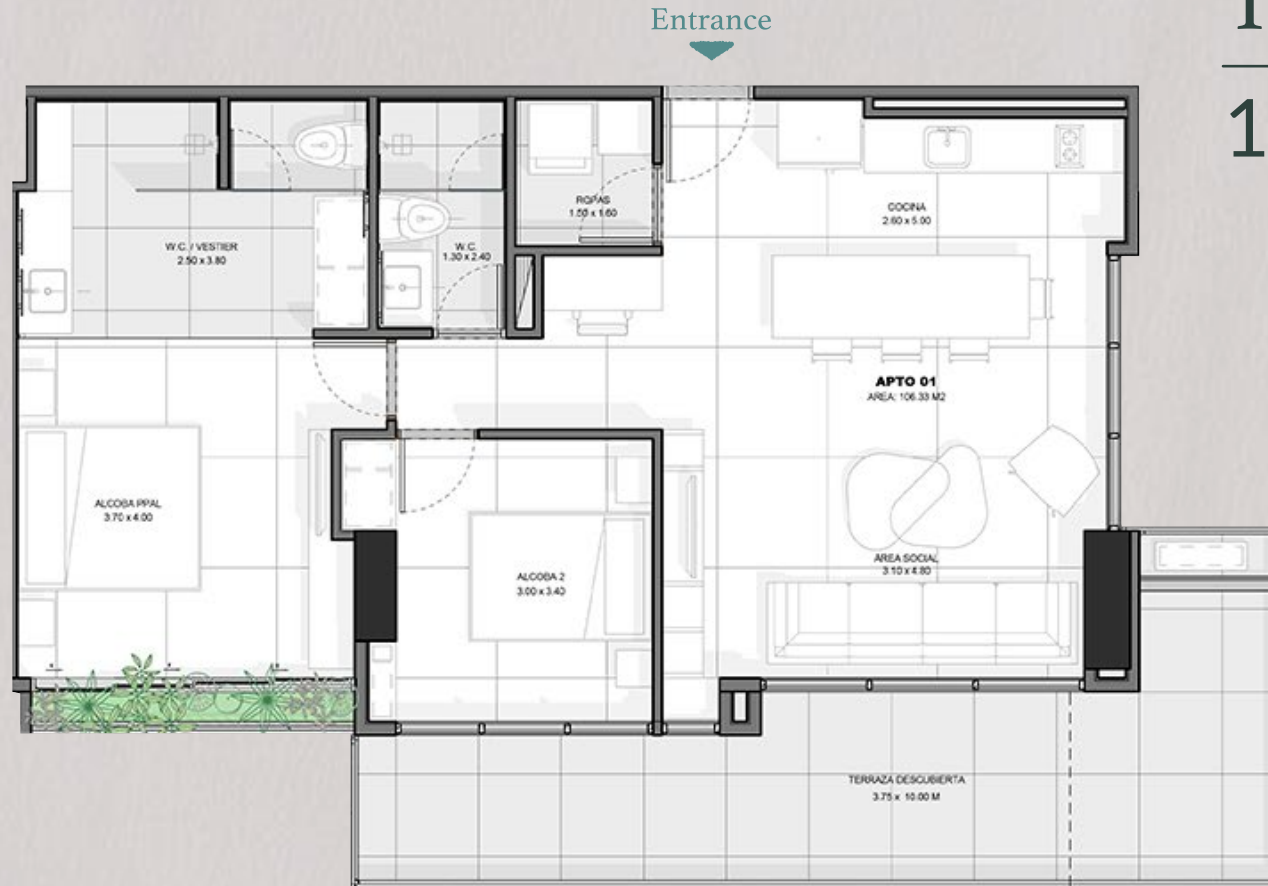
1A FLOORS

Total area 106 m²

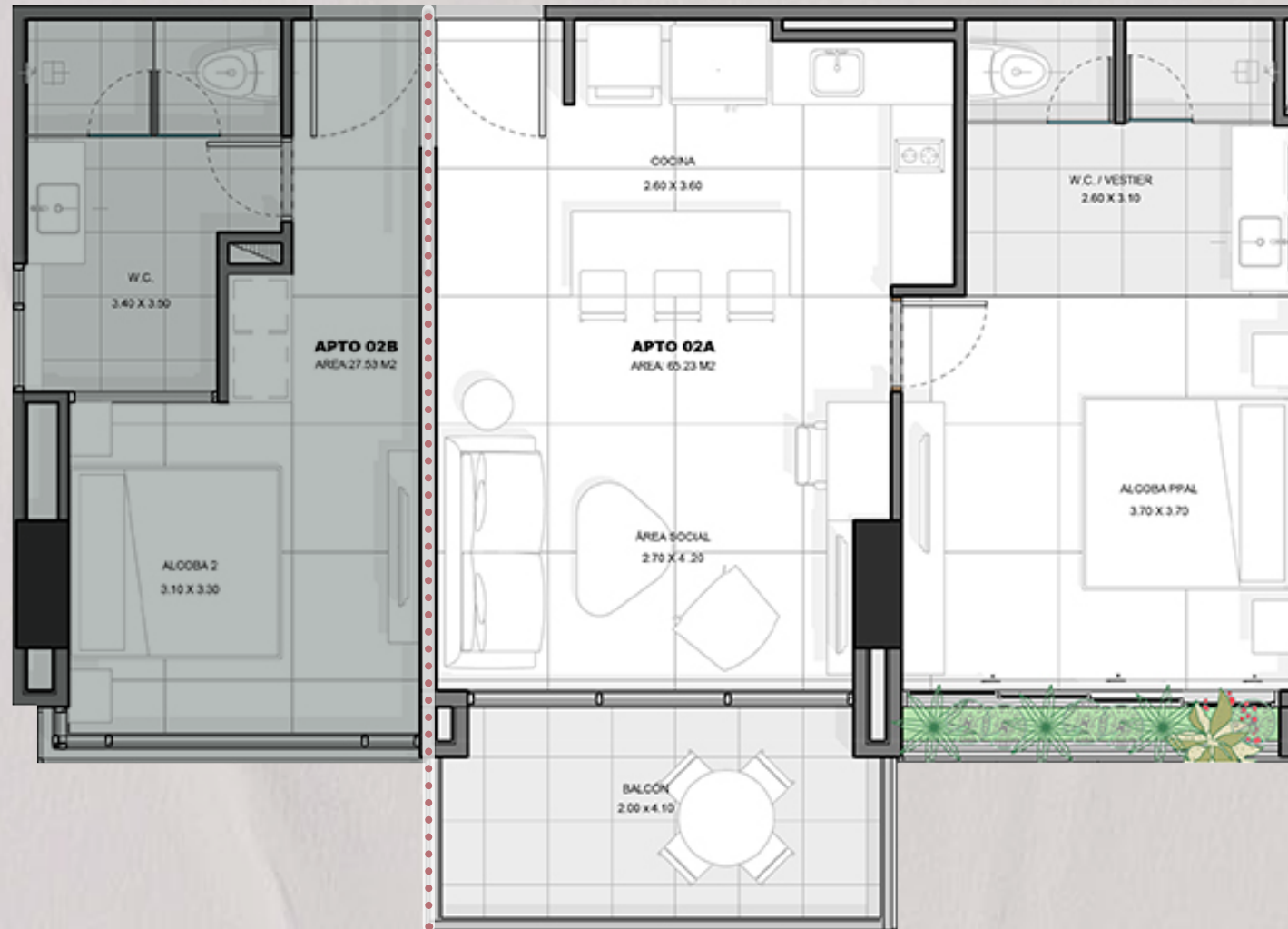
Floors 8, 9, 11, 12,
14, 15 y 17



Type alternative 1B
Total area: 98 m²
Floors 6, 7, 10, 13 y 16



Entrance Entrance



Typical floor plan

FLOORS 2

Total area 92 m²

Fraction area A 65 m²

Fraction area B 27 m²





Scan to see the
360° tour

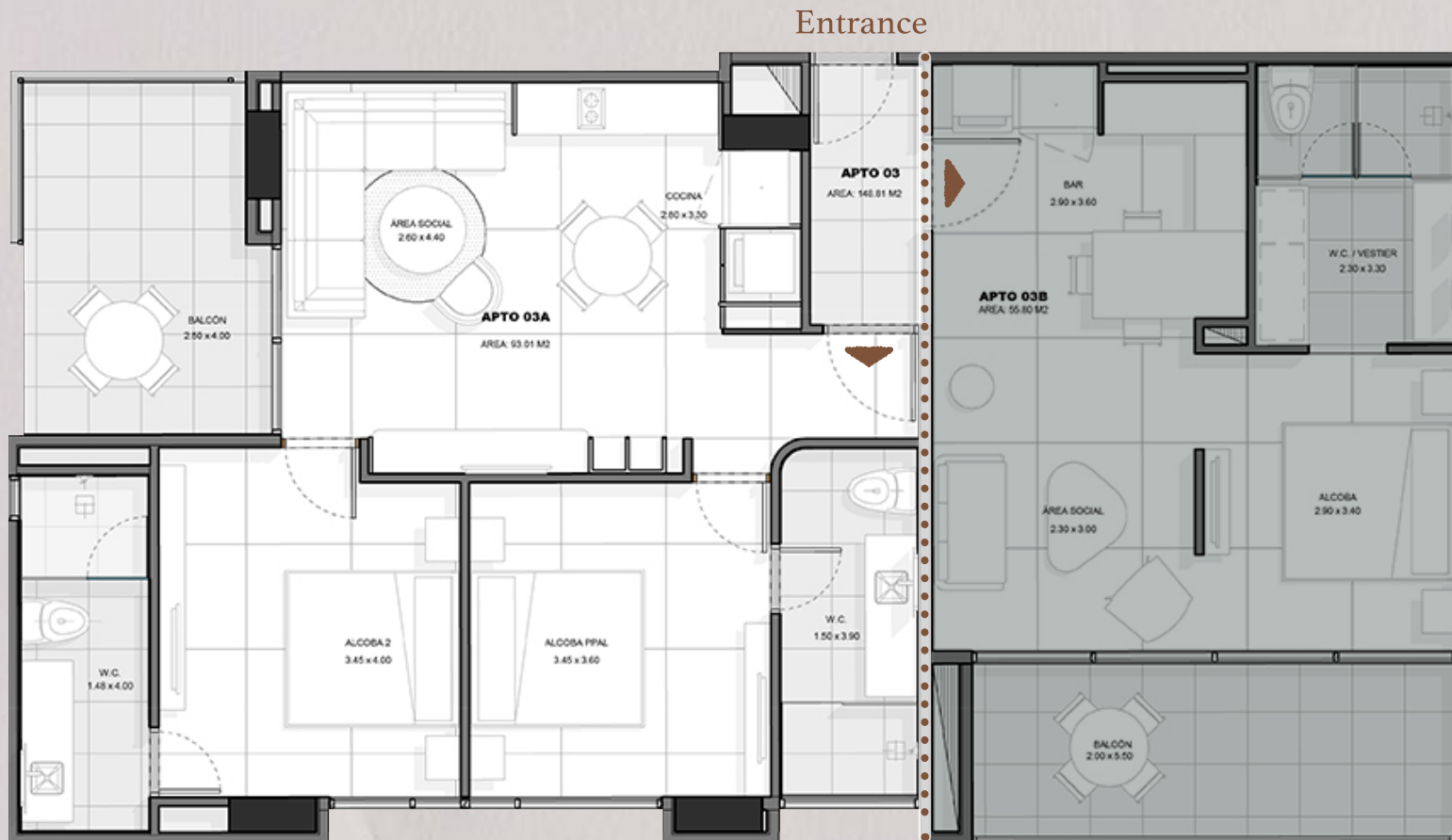
Typical floor plan

FLOORS 3

Total area 145 m²

Fraction area A 54 m²

Fraction area B 93 m²



Typical floor plan

FLOORS 4

Total area 124 m²

Fraction area A 94 m²

Fraction area B 30 m²



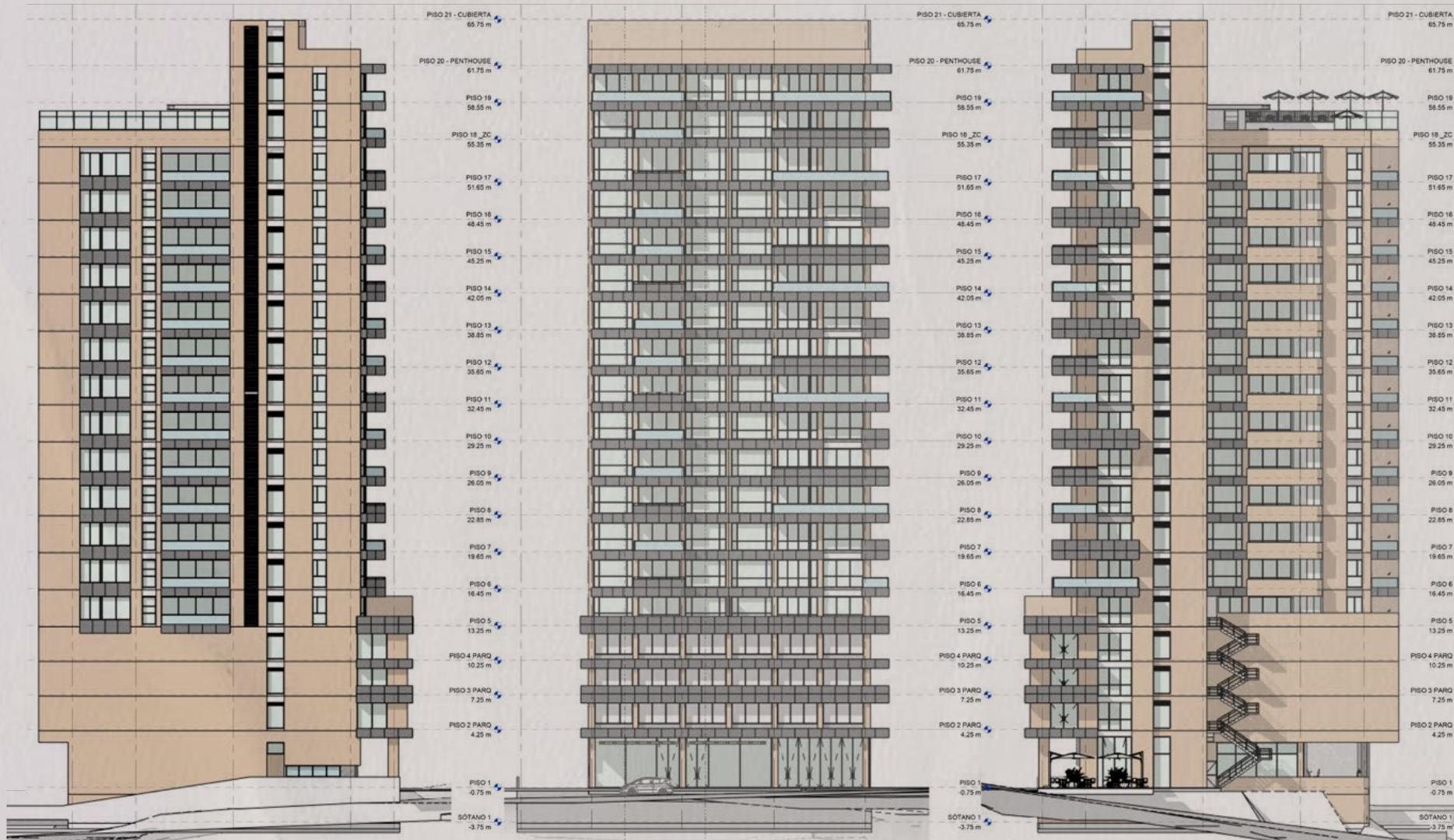
Entrance Entrance



ROOFTOP

Floor 18

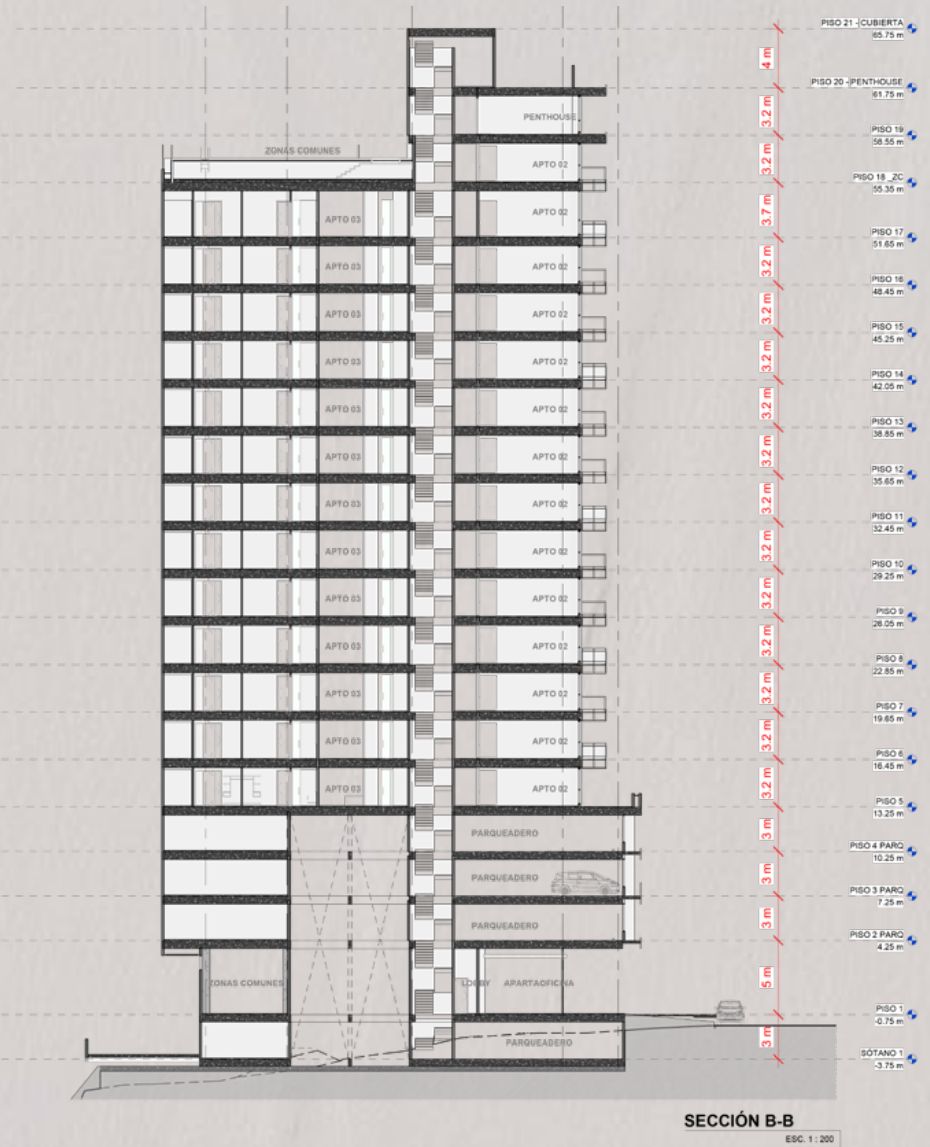
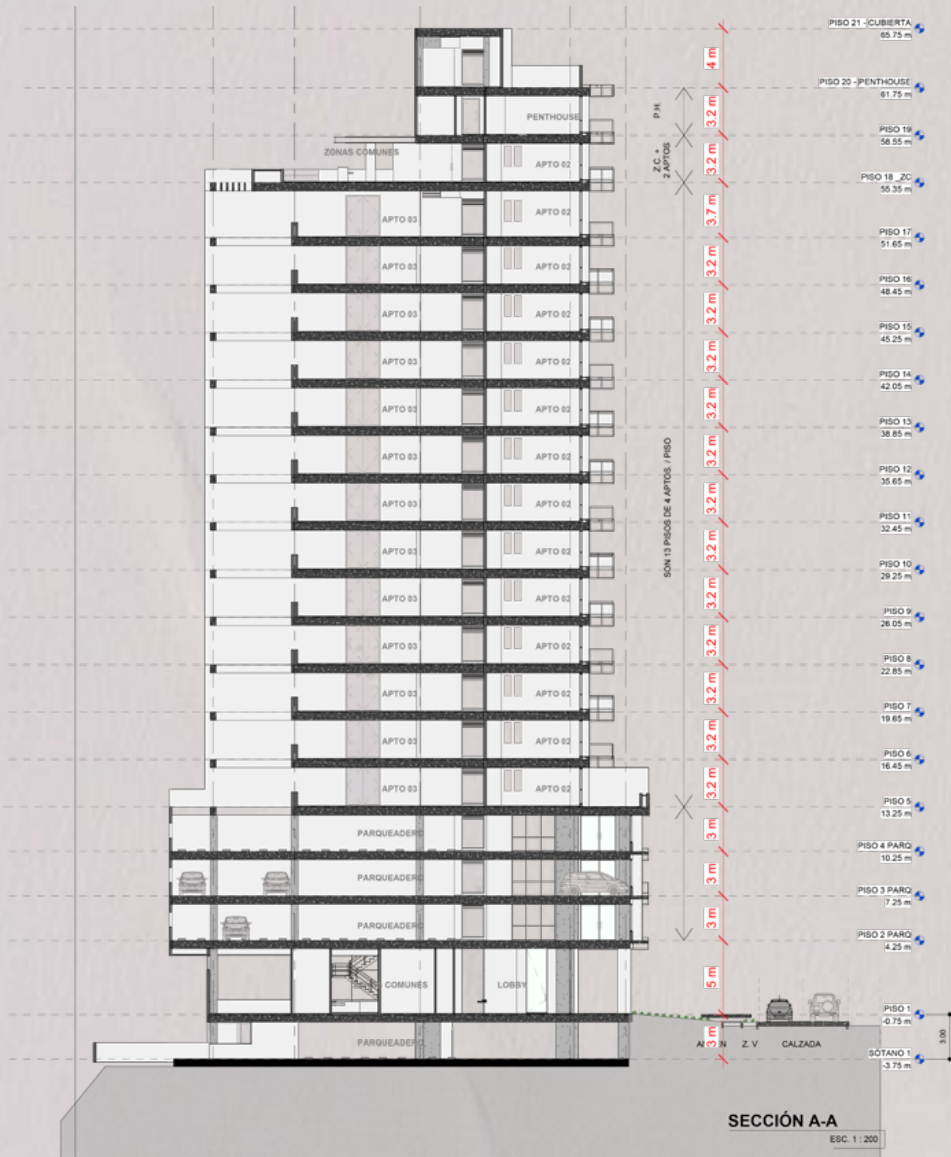




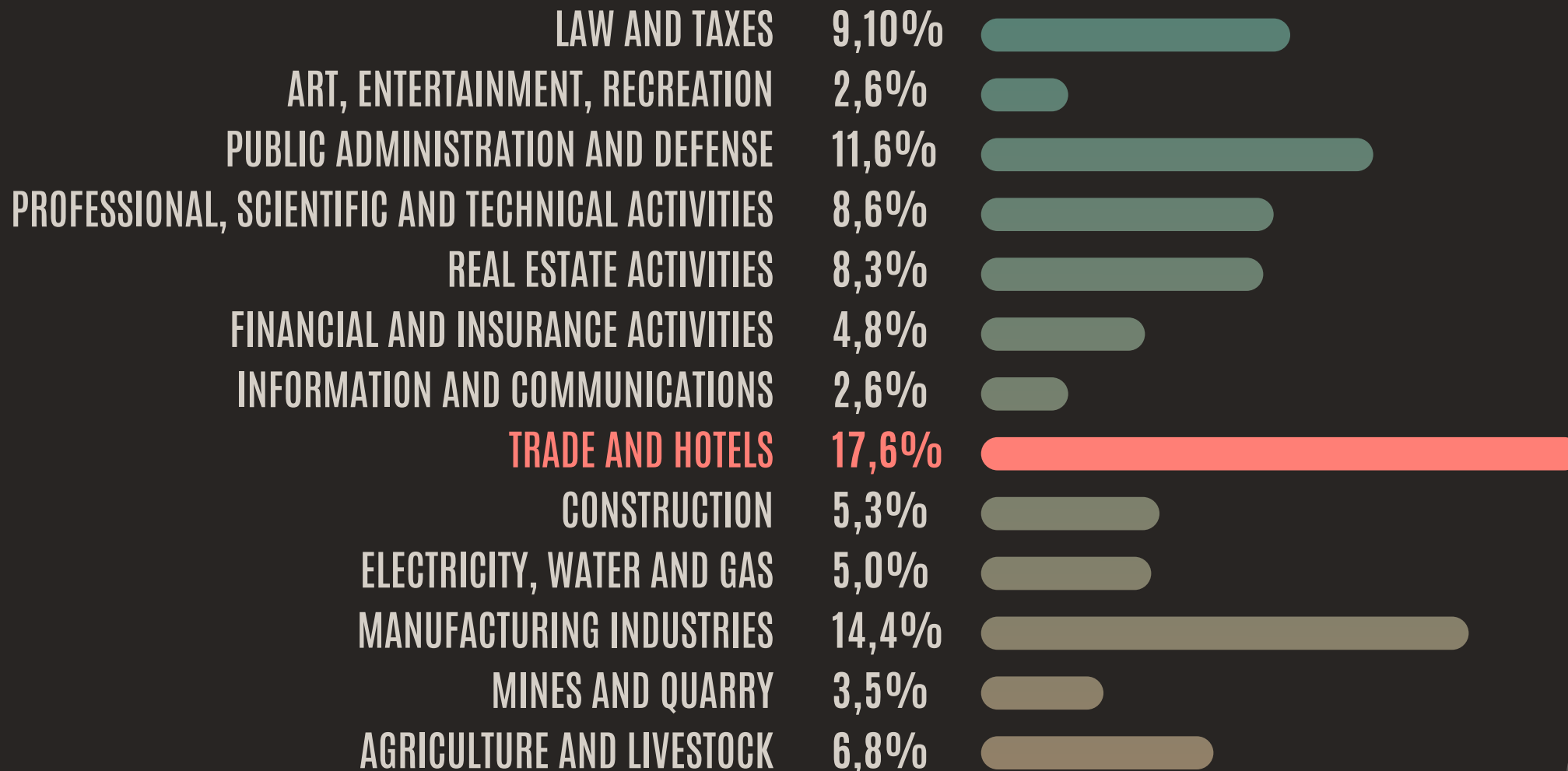
South

East

North



ANTIOQUIA'S ECONOMIC FIELDS:



*Past performance does not guarantee or indicate future results; market variations and external factors may alter these results.

TOURISM AND HOTELS IN MEDELLIN

1'400.000

RECORD IN VISITORS

In 2022, Medellin had almost 1,400,000 visitors, 200,000 more than projected by the Mayor's Office.

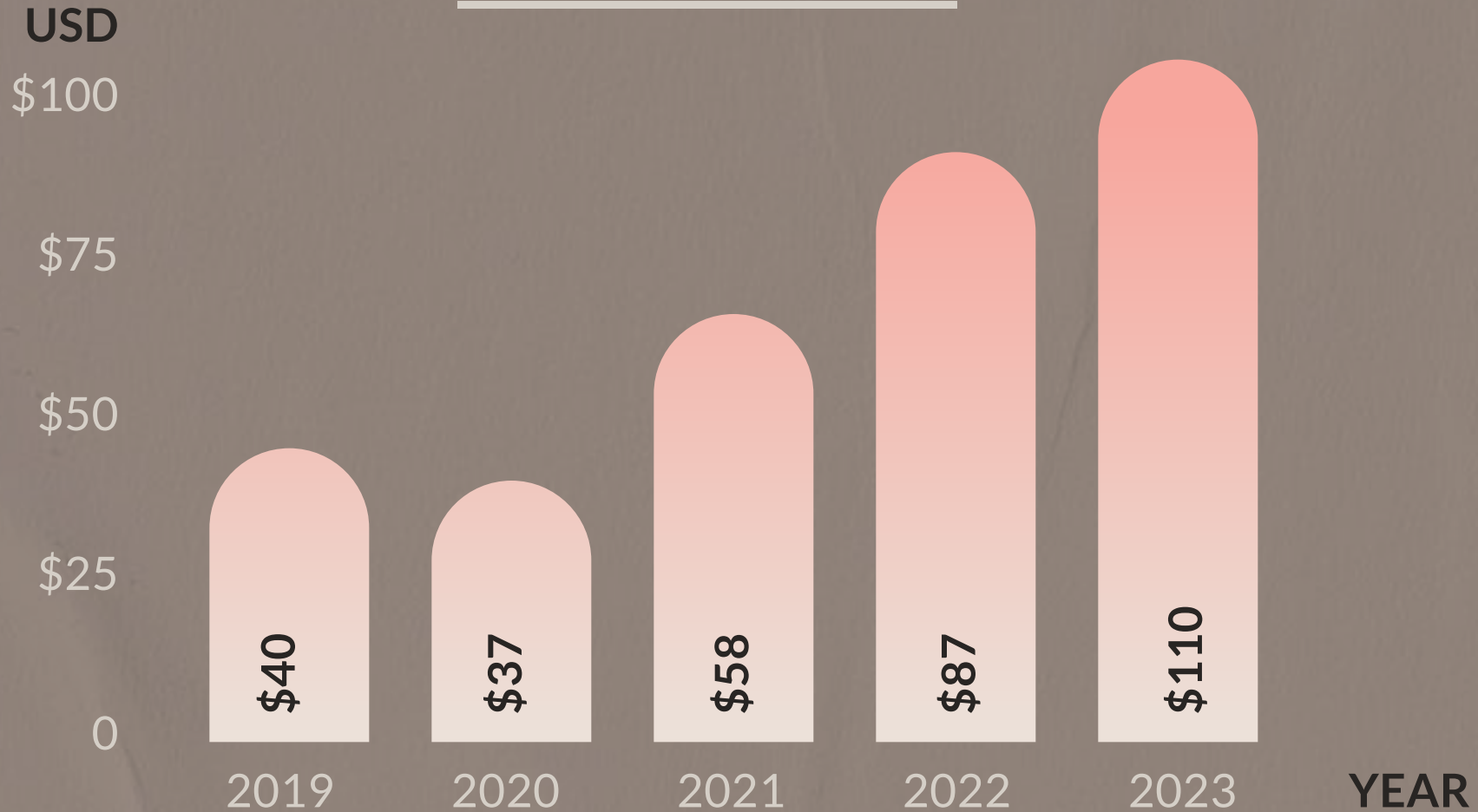
93,3%

\$215 MILLION USD

Between January and October 2021, tourists spent the equivalent of \$215 million dollars, increasing 93.3% compared to 2020 and 11.6% compared to 2019.

AVERAGE HOTEL RATE / NIGHT

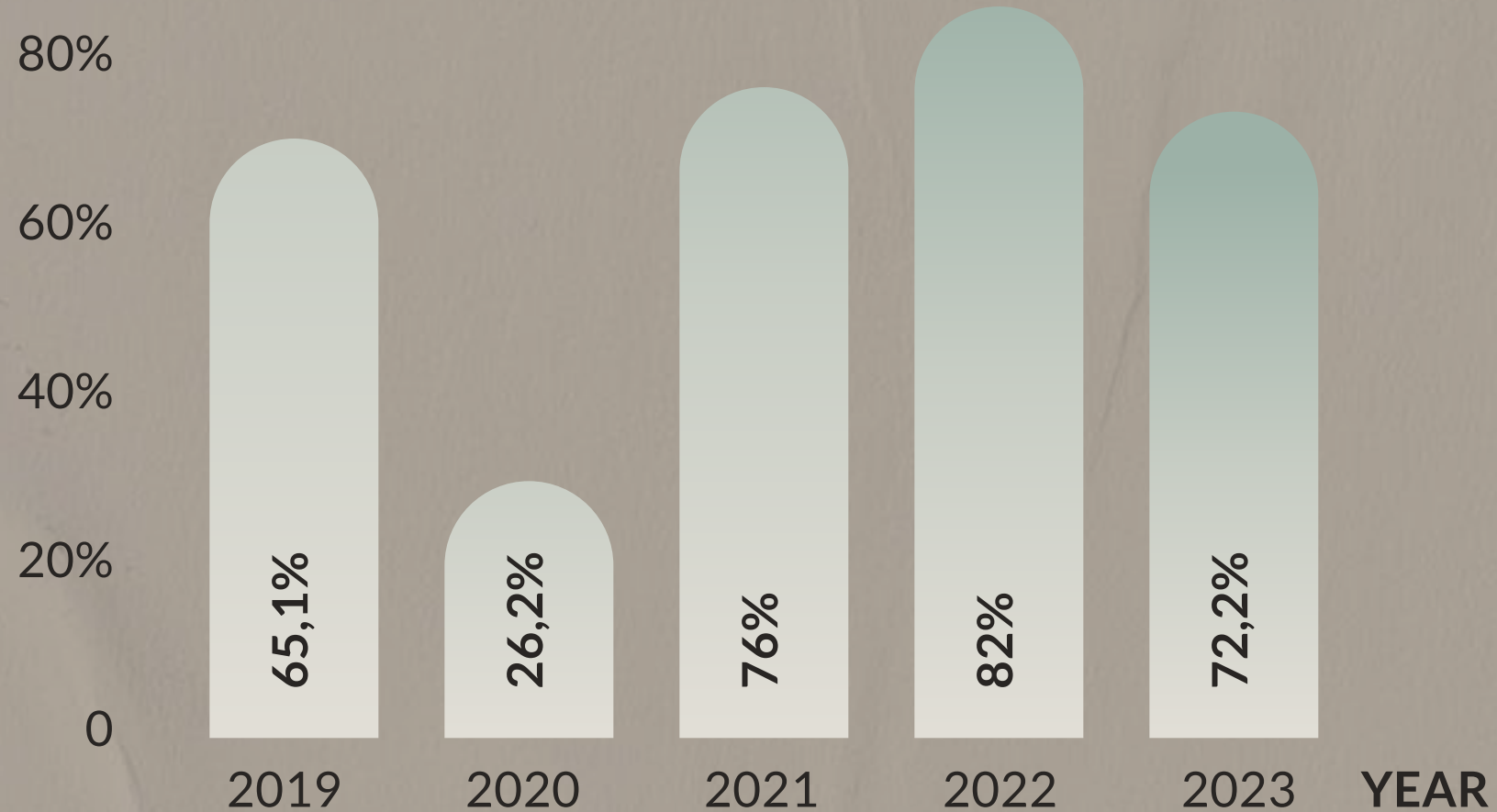
MEDELLIN



*Past performance does not guarantee or indicate future results; market variations and external factors may alter these results.

Source: Tourist Intelligence System - Medellín Mayor's Office

HOTEL OCCUPANCY IN MEDELLIN

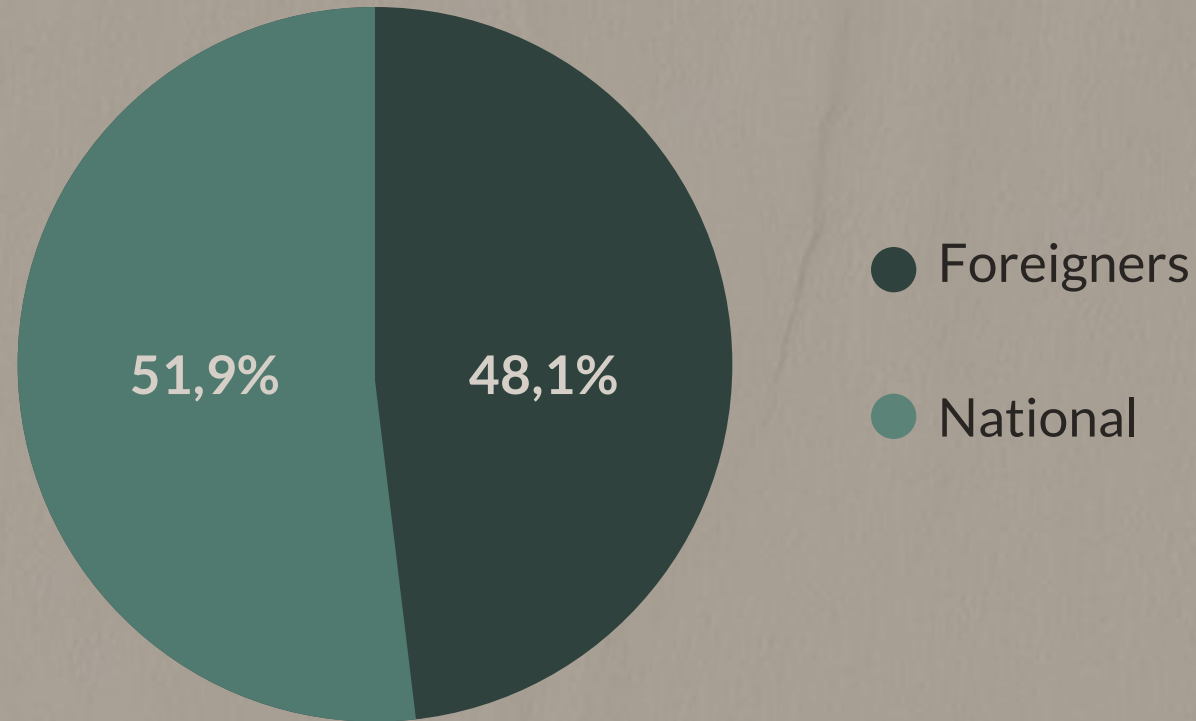


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Source: Tourist Intelligence System - Medellin Mayor's Office

FOREIGN VS NATIONAL GUEST MARKET IN **MEDELLIN**

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Source: Tourist Intelligence System - Medellín Mayor's Office

TOURISM AND HOTELS IN MEDELLIN

82%

GREATER OCCUPATION

In 2021, the average hotel occupancy was 76%. In 2022 it reached 82% on average.

21,4%

6-8 NIGHTS AVERAGE

It was reported that currently the majority of reservations in the city, 21.4% stayed 6 to 8 nights in Medellín.

11.000

3.5 MILLION TOURISTS IN 2023

The number of international travelers per day reaches 9,000, while on peak dates it is close to 11,000.

GUILD SUPPORT



La Lonja

El gremio inmobiliario



CAMACOL
ANTIOQUIA

umbral[®]

PROPIEDAD RAÍZ

In 1993, in Medellin, Colombia, a brand was born inspired by creating a new city.

We develop construction projects with sustainability. Our premise includes improving the city, including in all our developments parks, roads and architecture that combines with the beauty of Colombian nature.

At Umbral Propiedad Raíz, we will always seek to be a symbol of support, quality and service.

+30 years
working

+300 thousand
families

+130 projects
built

+20 thousand
properties built

GIN



Virtual attention by appointment

313 379 84 86 · gin@umbral.co

Carrera 44 # 16Sur · 127

Medellin · Santa Maria de los Angeles

SALES _____



CONSTRUCTION _____



MANAGEMENT &
ARCHITECTURE _____



