

Freedom
spirit suites

the CORNER

EL POBLADO · MEDELLÍN
LA AGUACATALA



UNDER CONSTRUCTION



The Corner is located in
Medellín's vibrant El Poblado neighborhood,
in the strategic location of La Aguacatala.

The Corner is a modern proposal where
comfort and privacy converge with the
dynamic energy of Medellín.

A project designed to adapt to **new ways
of living in the city**, connecting you with
the best of urban life while providing a
welcoming and avant-garde space.

the
CORNER
¡Freedom spirit suites!

La Aguacatala is connected by city roads such as Av. Regional, Av. Las Vegas, and Av. El Poblado.

The Corner is in a location that offers privacy and makes the project very attractive.

On the other hand, La Aguacatala is a neighborhood with a wide cultural, culinary and social offering.



Mobility



Gastronomy

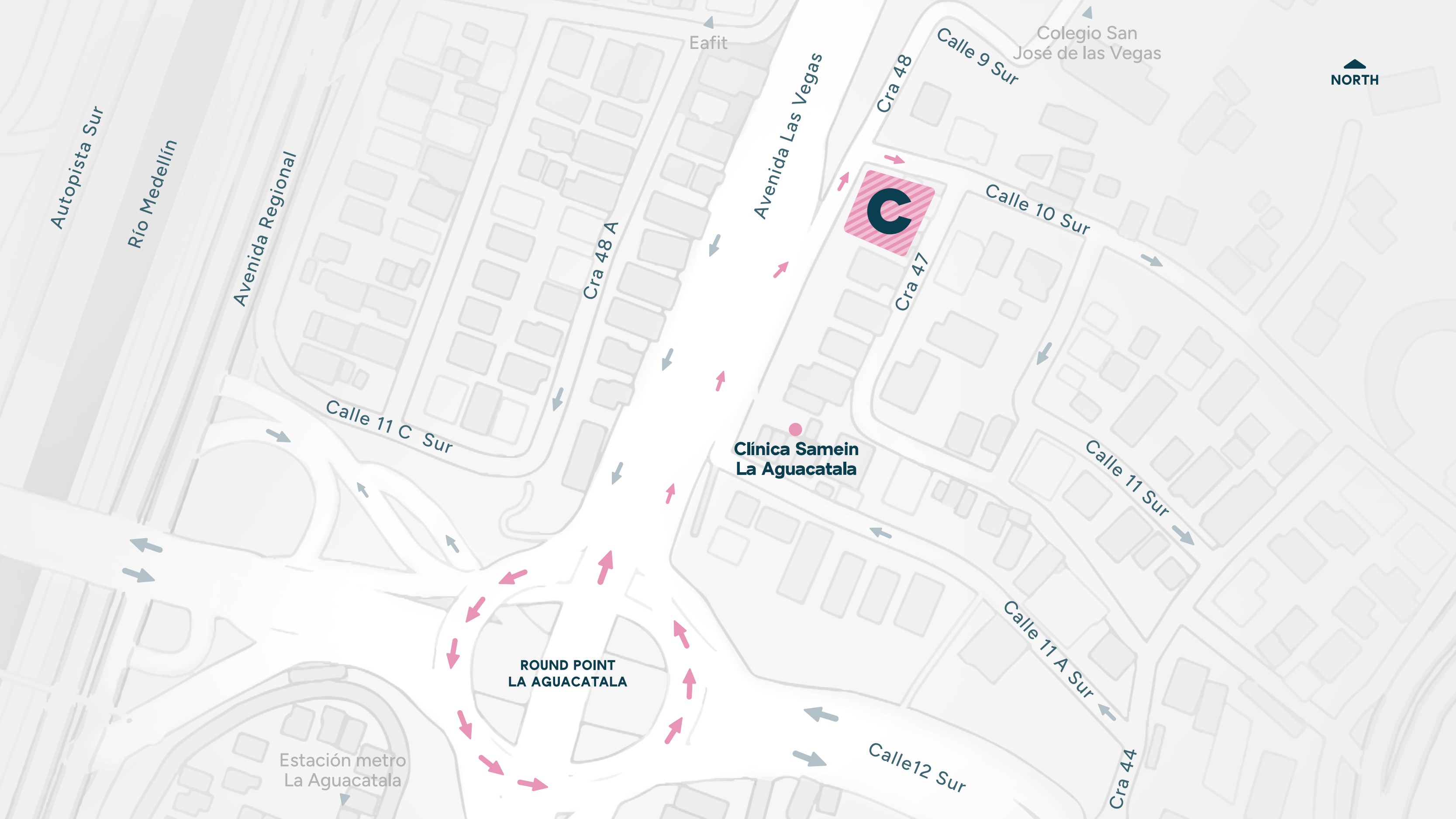


Commerce



Entertainment





Autopista Sur

Río Medellín

Avenida Regional

Calle 11 C Sur

Cra 48 A

Avenida Las Vegas

Cra 48

Calle 9 Sur

Calle 10 Sur

Calle 11 Sur

Calle 11 A Sur

Cra 44

Calle 12 Sur

Eafit

Colegio San José de las Vegas

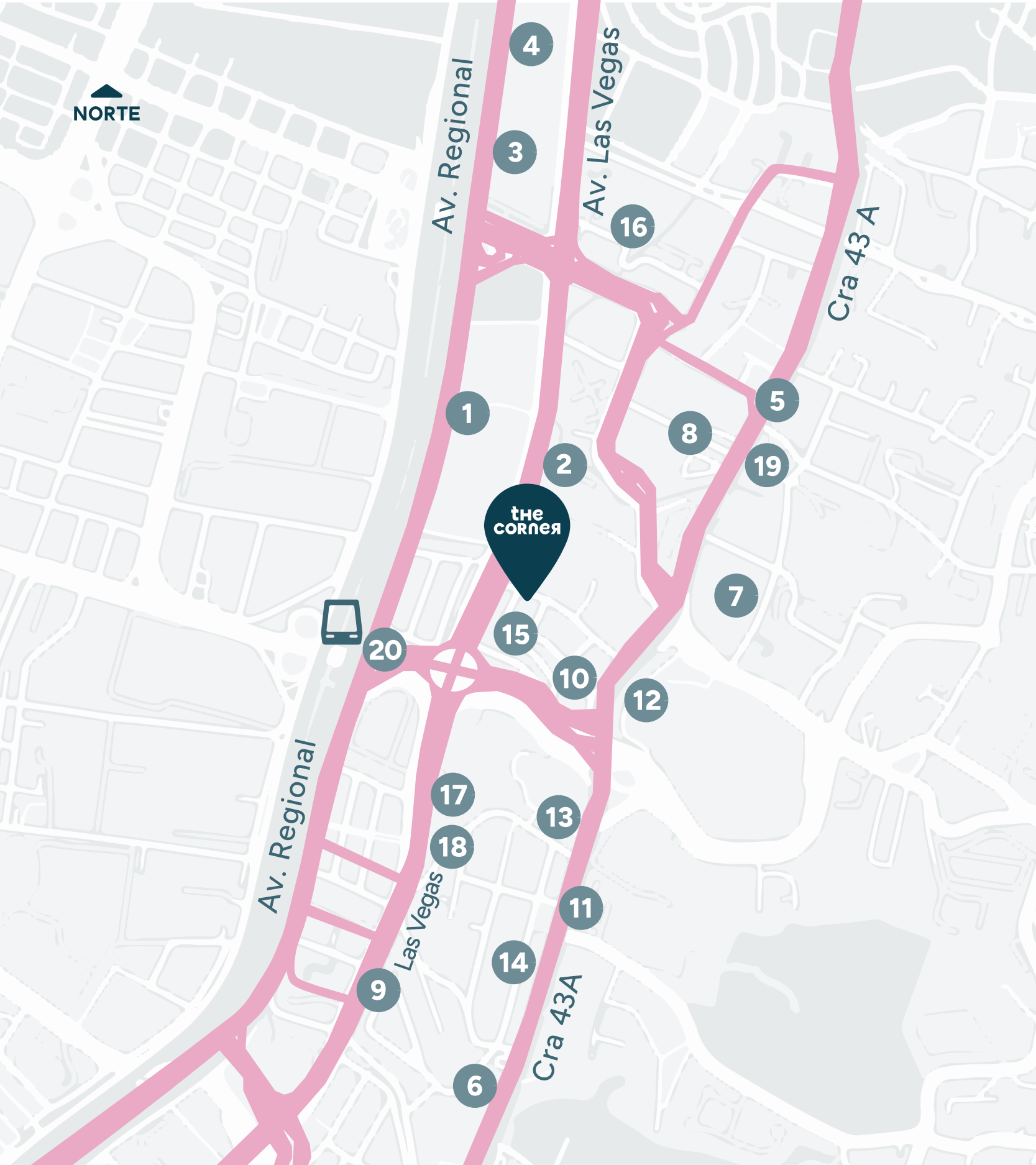
NORTH

Clínica Samein La Aguacatala

ROUND POINT LA AGUACATALA

Estación metro La Aguacatala





EDUCACIÓN

		
1 Universidad Eafit	3 min	16 min
2 Colegio San José de Las Vegas	4 min	16 min
3 Institución Educativa Inem	5 min	25 min
4 Politécnico Jaime Isaza Cadavid	6 min	30 min

COMERCIO

5 Milla De Oro Mall	3 min	14 min
6 Sao Paulo Plaza Mall	4 min	18 min
7 Cc. Santa Fé Mall	4 min	9 min
8 Cc. Oviedo Mall	5 min	12 min
9 Jumbo Supermarket	8 min	20 min

ZONAS DE INTERÉS

10 San Remo Casino	3 min	5 min
11 Club Campestre	4 min	12 min
12 Inexmoda	5 min	22 min
13 Inflexion Park	7 min	10 min
14 Cámara De Comercio	7 min	13 min

SALUD

15 Clínica Samein	3 min	3 min
16 Clínica Las Vegas	6 min	20 min

CENTROS DEPORTIVOS

17 Power Club	5 min	15 min
18 Bodytech Río Sur	7 min	13 min
19 Bodytech Las Vegas	7 min	15 min
20 Est. Metro Aguacatala	4min	10 min

the corner

LOCALIZACIÓN

COLOMBIAN TOURISM

Non-resident visitors to
Colombia by the end of 2024

10'207.713

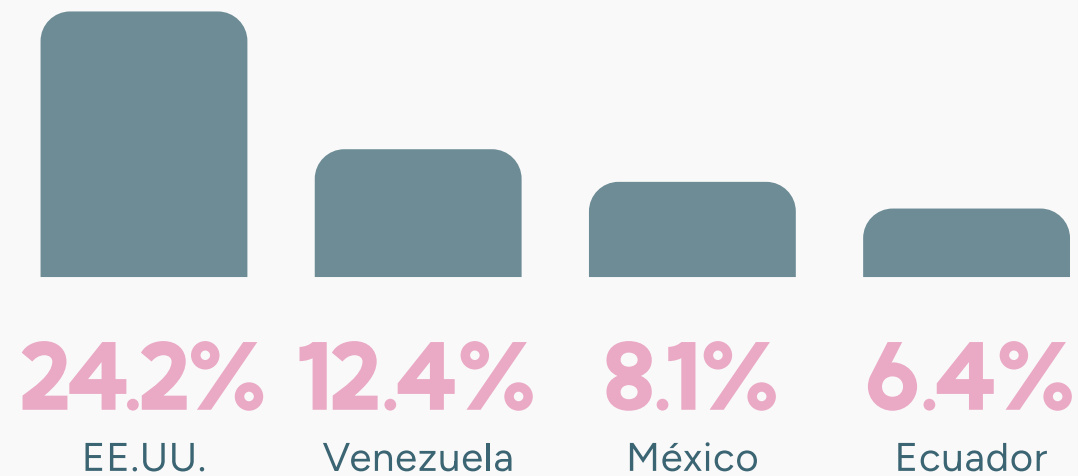


Which represents an increase
compared to 2025 of

4.3%



Distribution of the
10'207.713 visitors by origin



This resulted in a foreign
exchange inflow of

11.070
million dollar

+11%

with respect to approximately 2024

MEDELLÍN TOURISM

Guests of El Poblado
during 2025 were

67%
foreigners

33%
national

Positive hotel occupancy
during 2025 in El Poblado

72%
average

The average RevPar in El Poblado
during 2025 was

**entre \$450.000
y \$580.000**

COP



Average room rate per night for
El Poblado at the end of 2025

**entre \$680.000
y \$750.000**

COP



¡A GOOD PROJECT, A GOOD INVESTMENT!



Flexibility

Profitable suites with areas that adapt to different needs



Dynamic

Modern spaces that allow short-term rentals.



Profitable

The figures for the sector are very positive and there are benefits to investing.

the CORNER





LEVEL 11

Yoga
Gym
Open Rooftop
Coworking
Laundry



the
CORNER

LEVEL 1

Access
Lobby
Suites

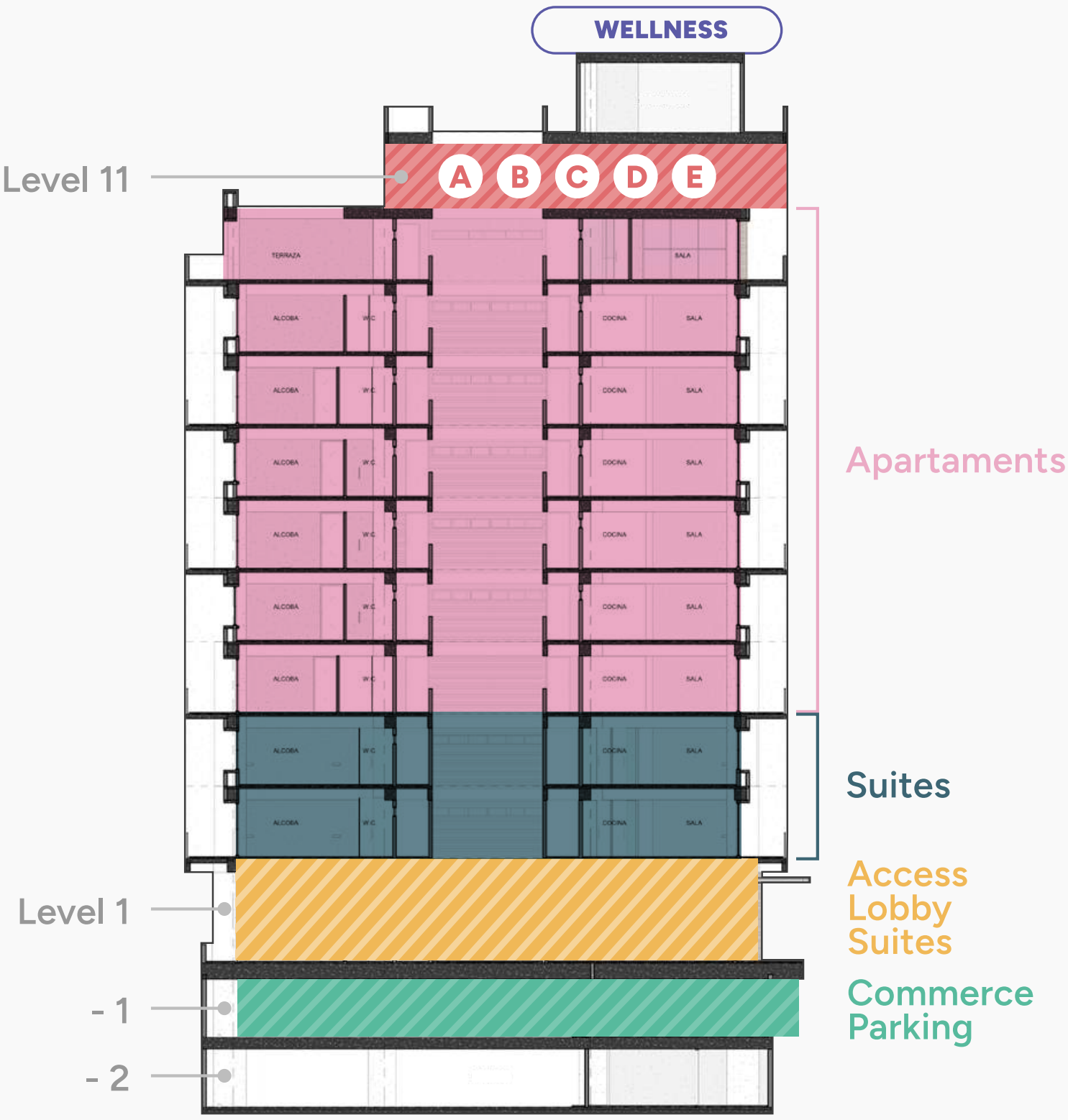
S1

Commerce
Parking

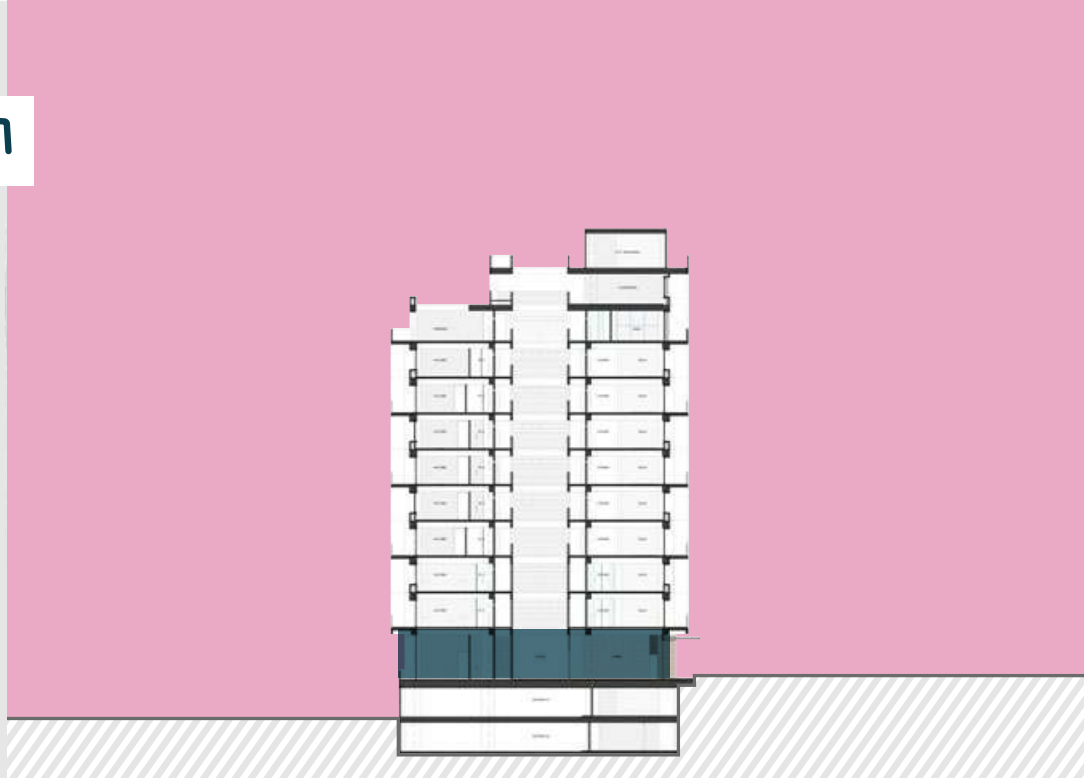
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PROJECT DISTRIBUTION

-  **A** Yoga
-  **B** Gym
-  **C** Coworking
-  **D** Rooftop
-  **E** Laundry



NORTH 



LEVEL 1

Access

- Lobby

- Suites



the CORNER



LOBBY

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AV. LAS VEGAS

NORTH ↗



LEVEL 2

Typical Plant

- Suites -

theCORNER



* Approximate built areas include columns, walls and volumes. The real estate units are delivered in gray work with the structure and divisions that are evident in the architectural plans of the project, the possibility of use in 2 or 3 units will depend on the interior design and finishes chosen by the area beneficiary. This advertising piece is illustrative and may have variations in design and finishes after publication. We suggest corroborating all the data with the sales room before signing a contract with the development company. Publication date: April 2024



LEVEL 3

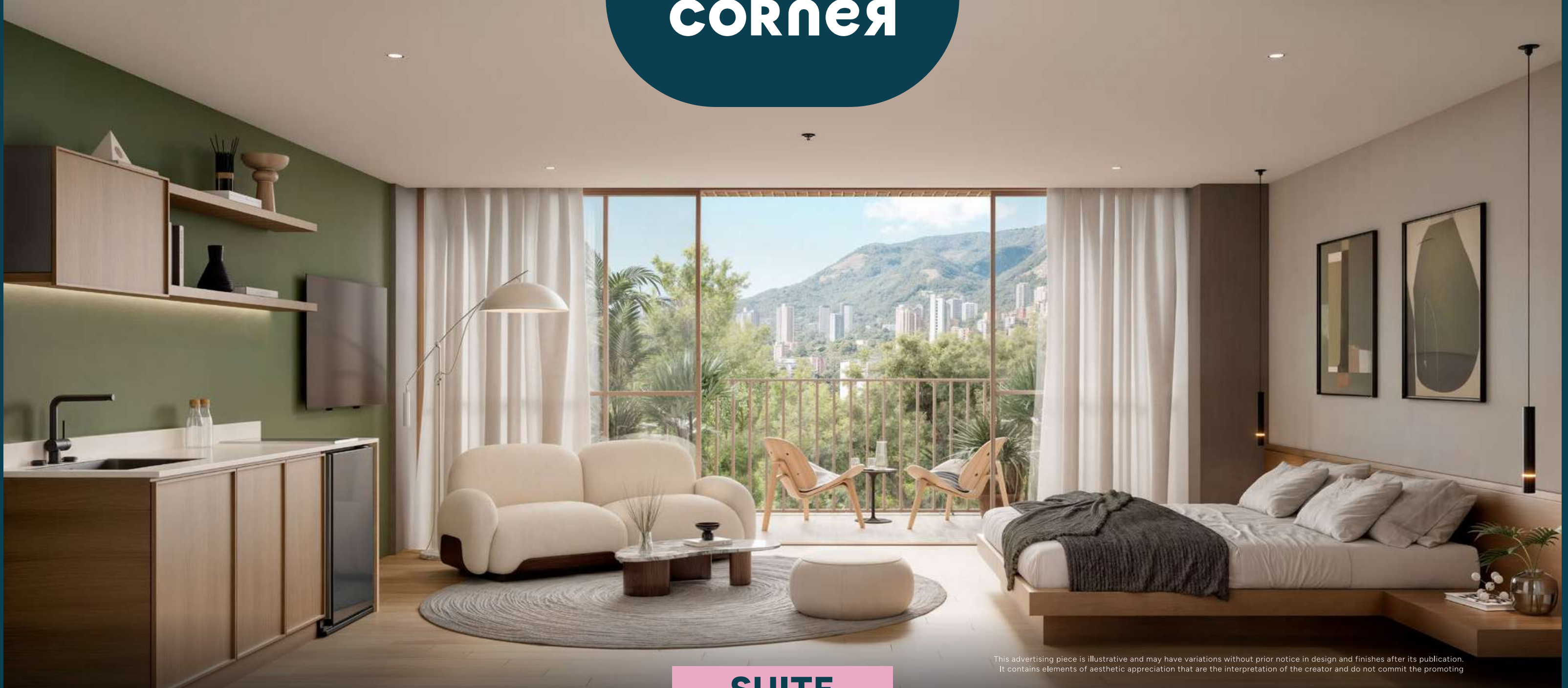
Typical Plant

- Suites -

theCORNER

* Approximate built areas include columns, walls and vaults. The real estate units are delivered in gray work with the structure and divisions that are evident in the architectural plans of the project, the possibility of use in 2 or 3 units will depend on the interior design and finishes chosen by the area beneficiary. This advertising piece is illustrative and may have variations in design and finishes after publication. We suggest corroborating all the data with the sales room before signing a contract with the development company. Publication date: April 2024

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SUITE

Includes finishes

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Comfort and privacy
in a cozy and
avant-garde space

SHORT TERM
C
RENTS



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AV. LAS VEGAS

NORTH ↗

Duplex terraces / 9th floor



2

CALLE 10 SUR

1

5

LEVEL 10

Typical Plant

Apartment 1005
92.4 m² + Terrace 36.9 m²

Apartment 1001
50.6 m² + Terrace 20.2 m²

Apartment 1002
60.2 m² + Terrace 63.5 m²

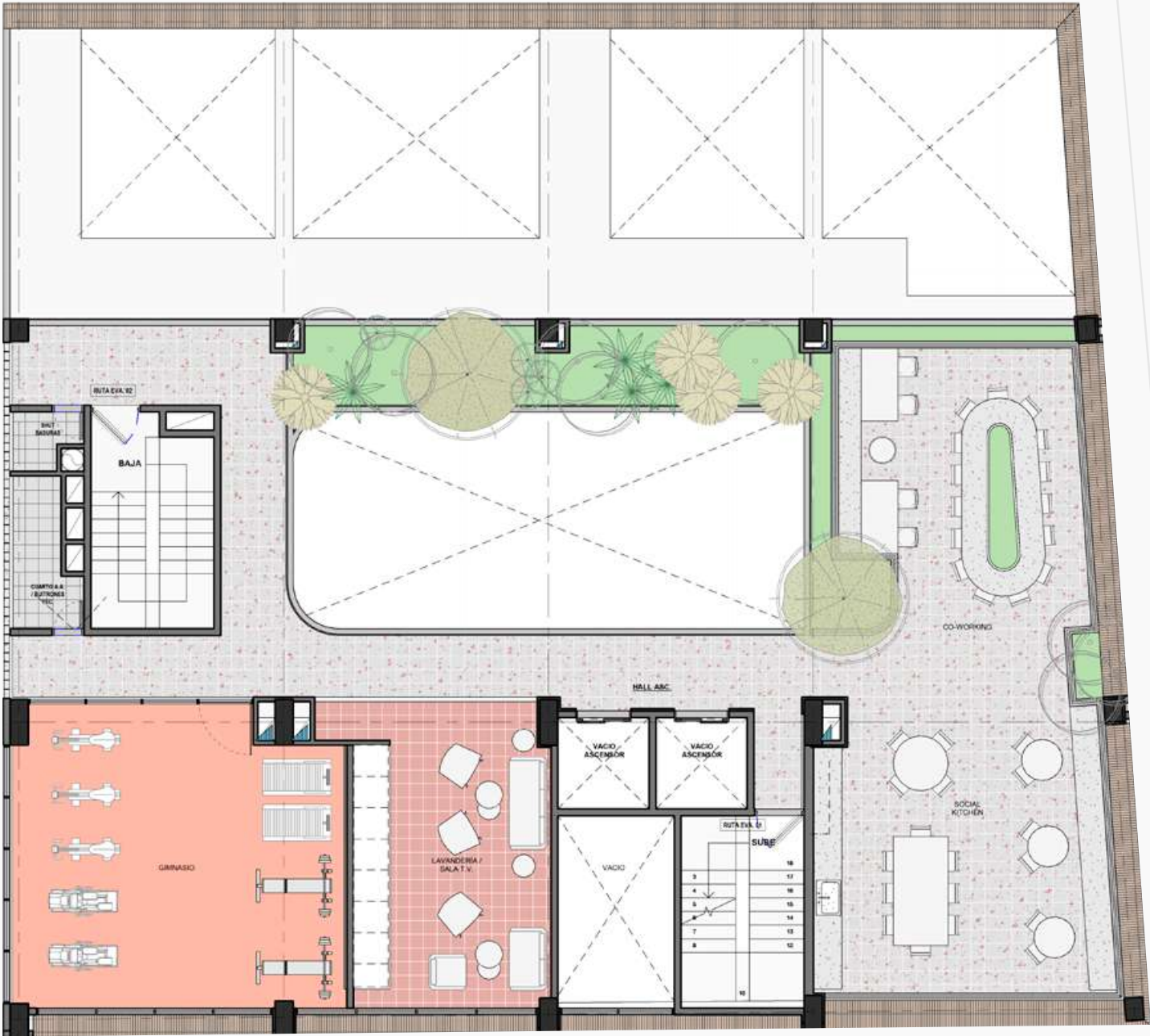
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AV. LAS VEGAS

NORTH ↗



CALLE 10 SUR



LEVEL 11

Typical Plant



Rooftop



Yoga



Coworking



Gym



Laundry

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ROOFTOP

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GRUPO PROFESIONAL



MANAGEMENT / SALES

Company with 45 years of experience in the real estate, dedicated to the structuring, management and sales of real estate projects, additionally has a line of leasing and used sales in Medellín and Bogotá.



CONSTRUCTION

Company with 37 years of experience, dedicated to the construction, auditing, architecture and structuring of medium and large format projects, highlighted for its quality, seriousness and transparency.



ARCHITECTURE

Architecture company that has more than 35 years of experience developing large-format projects in hotel, residential, office and mixed-use uses.



Alianza
Fiduciaria

Alianza Fiduciaria y Alianza Valores are leading companies in the colombian market in Trust and Investments.



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