



Project under  
construction

# Terramonte SUITES

Llanogrande  
Vía Don Diego



Project in stages. Images are for illustrative purposes and may be subject to change. It contains elements of aesthetic appreciation that are the artist's interpretation.

We are free and active,  
romantic and dreamy, we love  
the little details and treasure  
the small moments.

**We are a rural community,  
seeking happiness and  
self-realization, to reach  
our best selves.**

TERRAMONTE COUNTRY SUITES

Terramonte

- COUNTRY SUITES -

IN A CLOSED COMPLEX

98

UNITS

68 to 97 m<sup>2</sup>

- Total area -

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Includes finishes & common  
parking for exclusive use



Terramonte  
SUITES



Airport

Llanogrande

Instituto  
Jorge Robledo

Eafit

Clínica Campestre  
-Medical Tower -

Tierranegra

Truchas  
Sierra Blanca

HERE

Sierra Blanca

From Don Diego

Terramonte  
SUITES



## SUPERMARKETS

- 10 min Carulla Llanogrande
- 10 min Euro Jardines Llanogrande
- 10 min D1 Glorieta La Fe



## EDUCATION

- 2 min Universidad EAFIT
- 3 min Instituto Jorge Robledo
- 13 min Colegio Horizontes
- 15 min Colegio Montessori
- 19 min Colegio Theodoro Hertzl
- 20 min Vermont School



## ENTRETAINMENT

- 5 min Pádel Club Llanogrande
- 9 min Hacienda Fizebad
- 10 min Jardines de Llanogrande
- 10 min Complex Llanogrande
- 14 min Club Llanogrande
- 17 min CC San Nicolás
- varios Cine - Bolos - Gastronomía



## HEALTH

- 2 min Medical Tower Clínica campestre
- 10 min Clínica Llanogrande
- 17 min Hospital San Vicente Rionegro
- 17 min Clínica Somer



## OTHER

- 10 min Parque de El Retiro
- 20 min Aeropuerto J.M.C
- 20 min Parque de La Ceja
- 20 min Túnel de Oriente

- PRIVILEGED LOCATION -

**Llanogrande**

JUST 40 MINUTES  
FROM MEDELLÍN

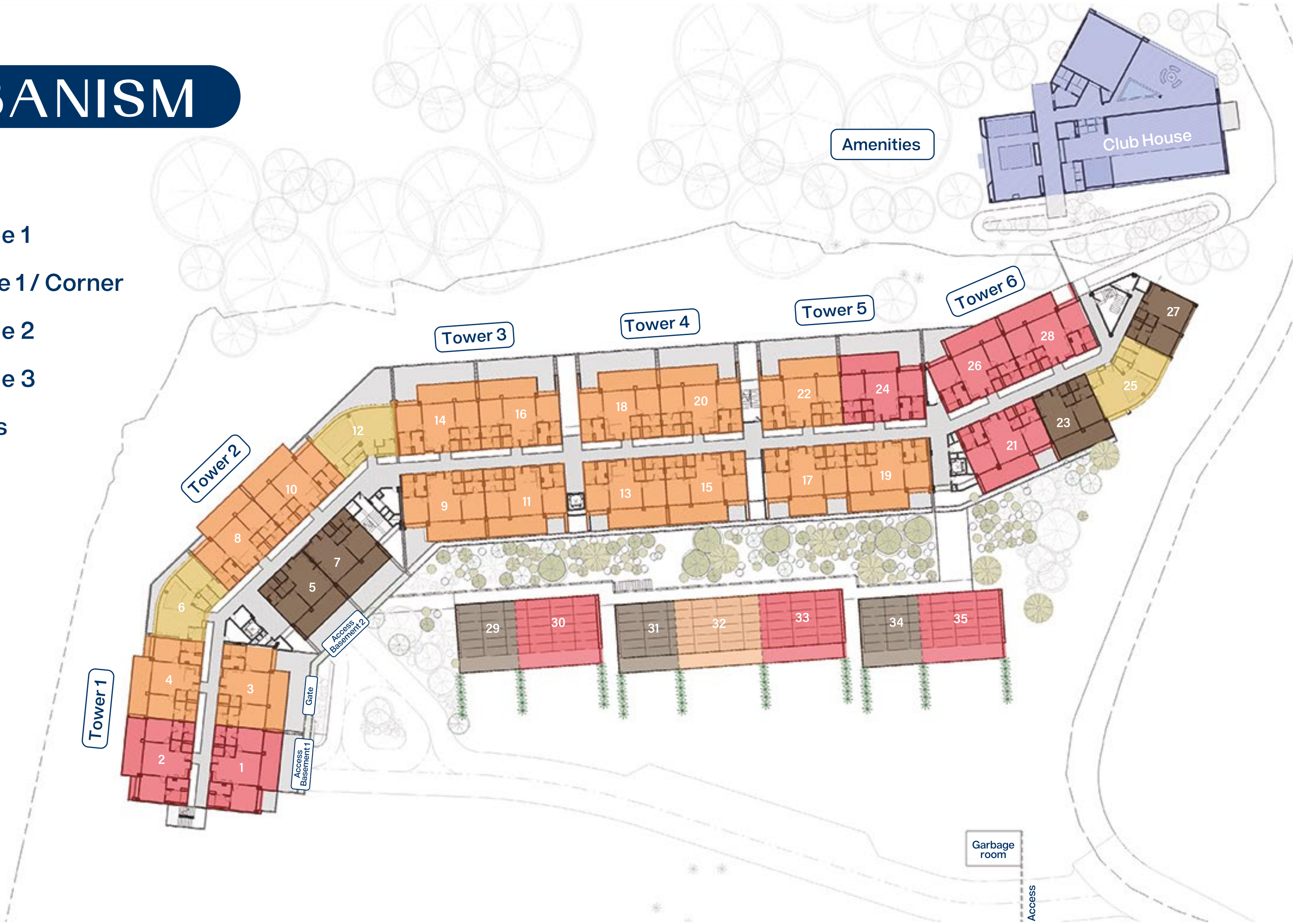
A quiet environment to  
enjoy in calm with  
everything very close

EAFIT SECTOR DIAGONAL  
TO TIERRANEGRA

\*Estimated times by car

# URBANISM

- Suite Type 1
- Suite Type 1 / Corner
- Suite Type 2
- Suite Type 3
- Amenities



- ALL THE SPACES YOU WANT -

IN A NATURAL ENVIRONMENT



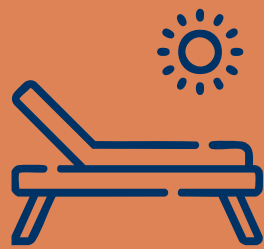
GYM



TERRACE  
WITH FIREPLACE



SOCIAL  
KITCHEN



SOLARIUM



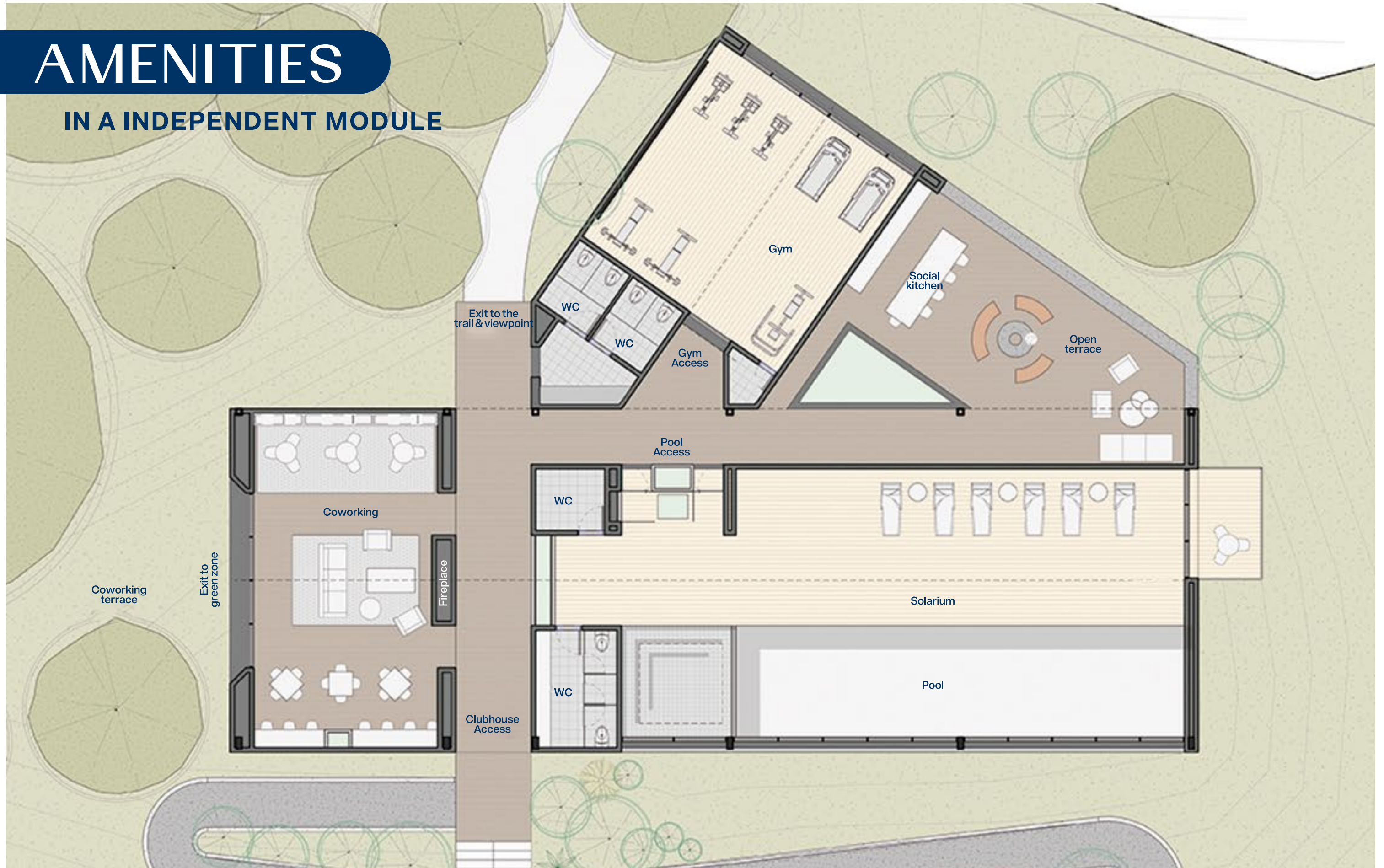
POOL  
2 SWIMMING LANES



COWORKING

# AMENITIES

IN A INDEPENDENT MODULE





POOL

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GYM

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# Terramonte

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ACCESS



# SUITE

- 219 / 319 -

**96.96 m<sup>2</sup>**

Total area

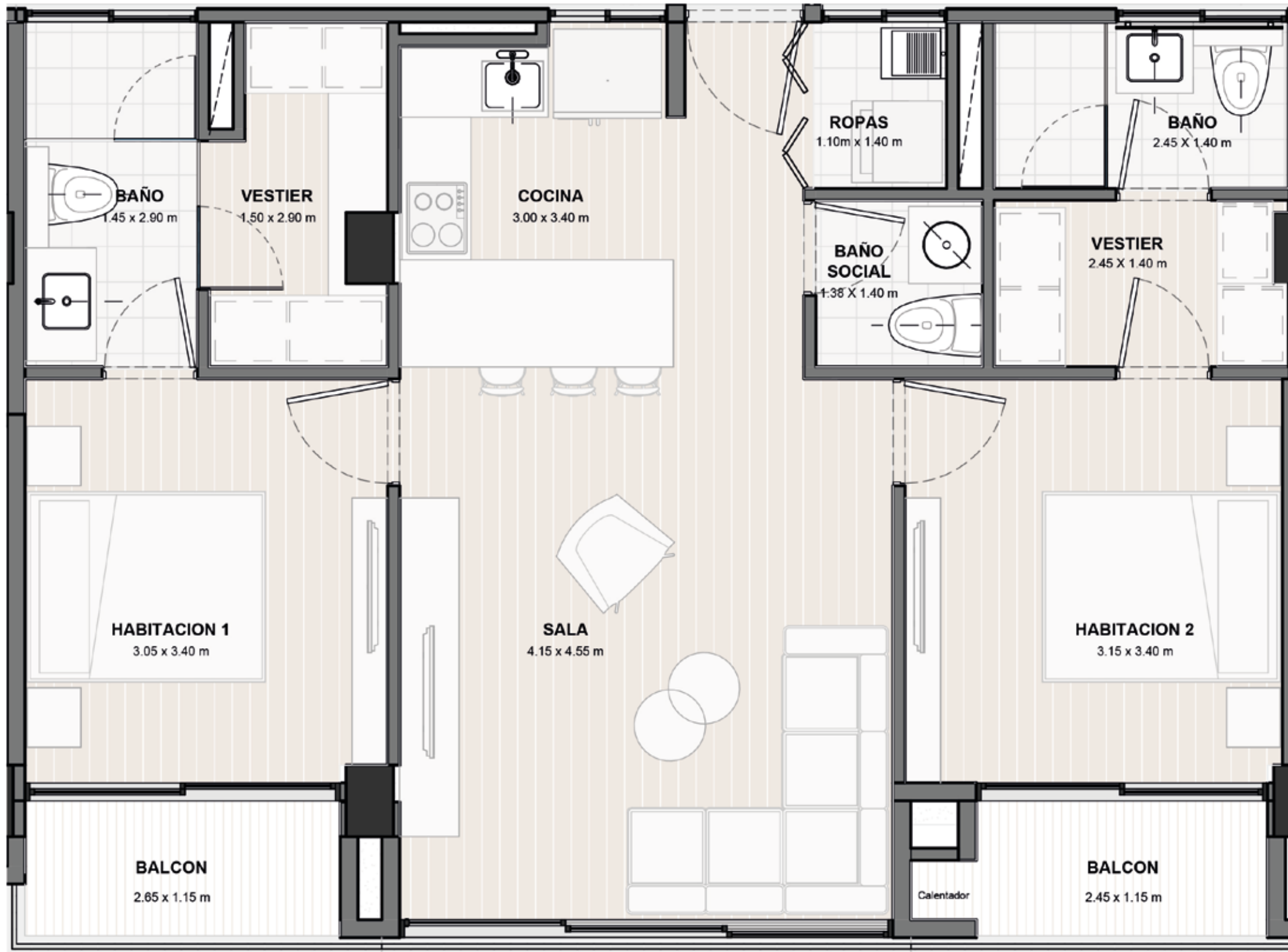
Private area

89.62 m<sup>2</sup>

  
**Terramonte**  
SUITES

The built-up area includes manholes, columns, and common walls. The private area, which will appear in the RPH and the deeds, will be calculated excluding manholes, columns, and common walls.

ACCESS



# SUITE

- 204 / 304 -

**86.01 m<sup>2</sup>**

Total area

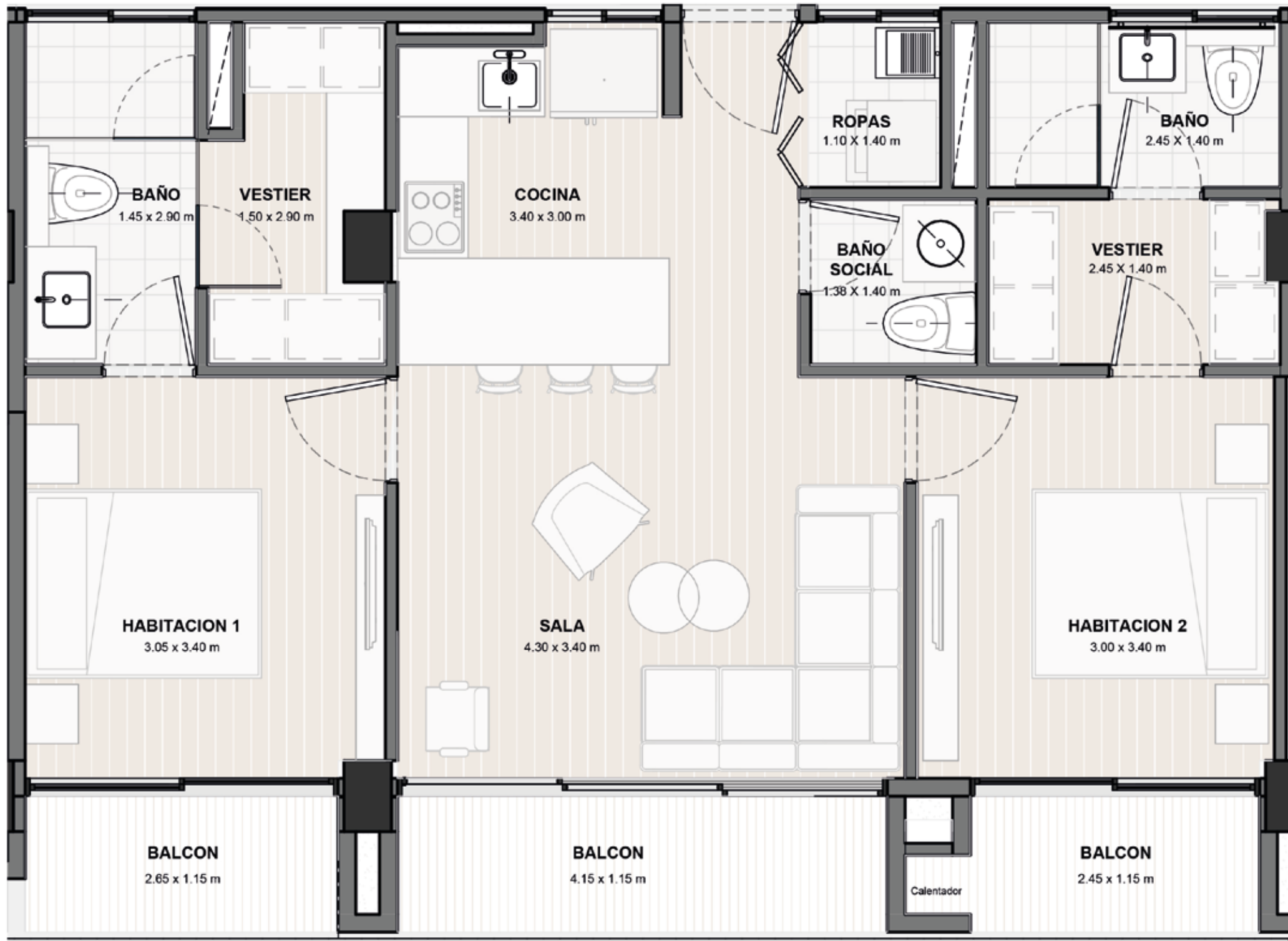
Private area

78.18 m<sup>2</sup>

**Terramonte**  
SUITES

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ACCESS



# SUITE

- 104 -

**85.85 m<sup>2</sup>**

Total area

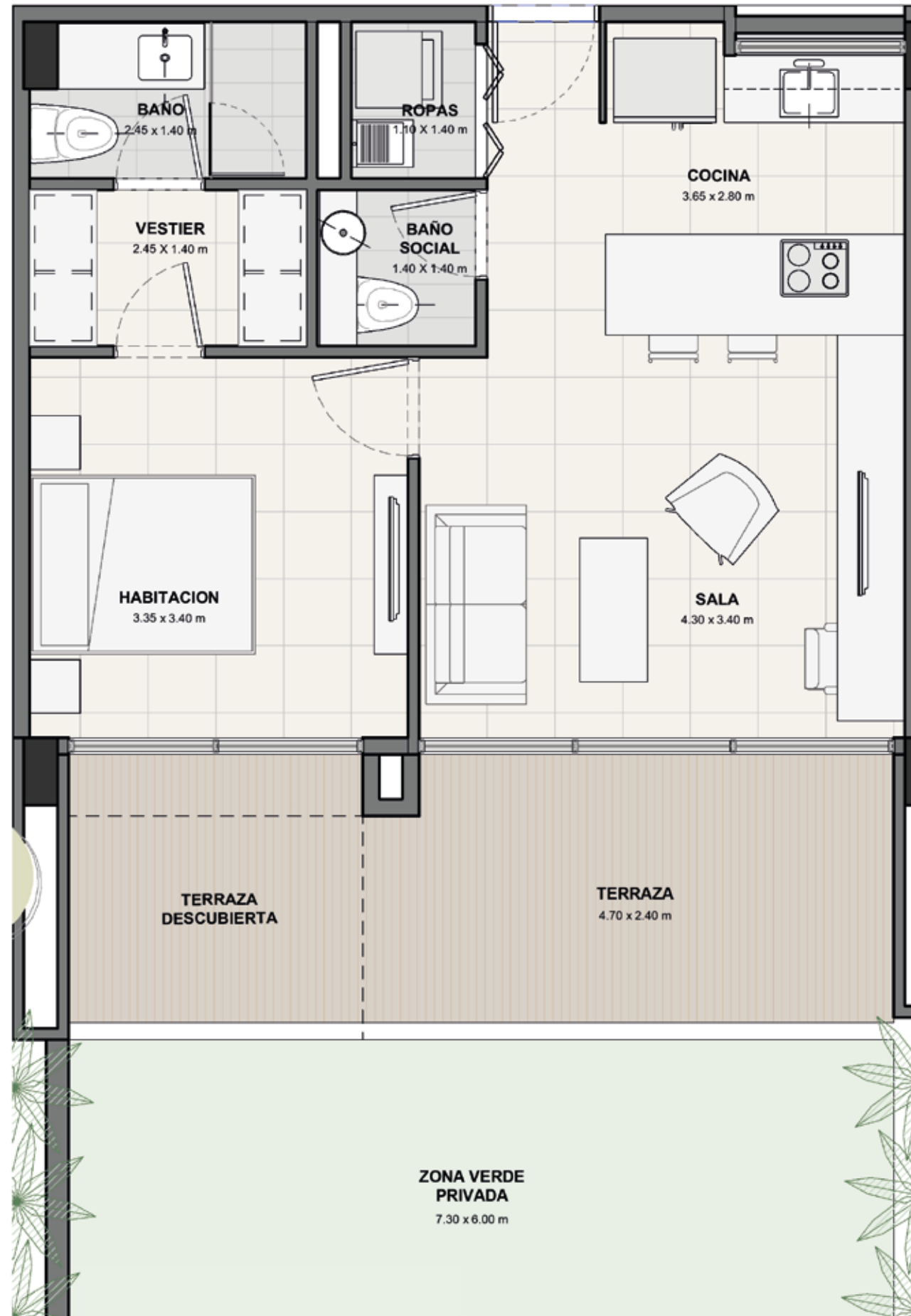
Private area

78.88 m<sup>2</sup>

  
**Terramonte**  
SUITES

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ACCESS



# SUITE

- 229 -

**68.57 m<sup>2</sup>**

Total area

Private area

61.67 m<sup>2</sup>

Green zone area

Open Terrace 5.20 m<sup>2</sup>

  
**Terramonte**  
SUITES

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ACCESS



# SUITE

- 329 -

**68.57 m<sup>2</sup>**

Total area

Private area

61.67 m<sup>2</sup>

  
**Terramonte**  
SUITES

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# WHY INVEST IN TERRAMONTE?



## Location

A rural setting and close to everything: gastronomy, shopping, services, health entertainment, Airport, etc.



## Nature

Just 20% of the lot will be built. 80% will be preserved as a green area and nature reserve.



## View

Two views: one towards the reserve with native species of the area and one towards the horizon. No record of other suites.



## Design

Layout with independent spaces and integrated social area with modern finishes. Traditional construction.



## Invest

We have a professional team with a proven track record that can help you manage your property.



## Exclusive

Low density compared to other projects in the sector, with modules of only 3 floors with elevator.



## Private green area

Exclusive suites with private green areas to enjoy.



Company with more than 40 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.



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



Company founded in 2018 dedicated to the construction, management, and promotion of real estate projects.



Construction company founded in Bogotá with more than 40 years of experience in the structuring, sale, management, and construction of real estate projects.

PROFESSIONAL  
TEAM

Terramonte  
SUITES



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

LLANOGRANDE



Terramonte  
SUITES

FROM DON DIEGO



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LET'S TALK

📞 301 570 7981