



"The best club for your home,  
in the World Capital of Polo"

Real Estate Project



Welcome to **TechnoPolo Resort & Country Club**, where you can be part of an exclusive community pones of 350 families, live in harmony in a natural environment and enjoy a distinguished lifestyle. Its facilities meet the highest international standards of sports and service quality.



ENJOY ENJOY WITH YOUR FAMILY A NATURAL ENVIRONMENT THAT COMBINES SOPHISTICATION AND TRANQUILITY

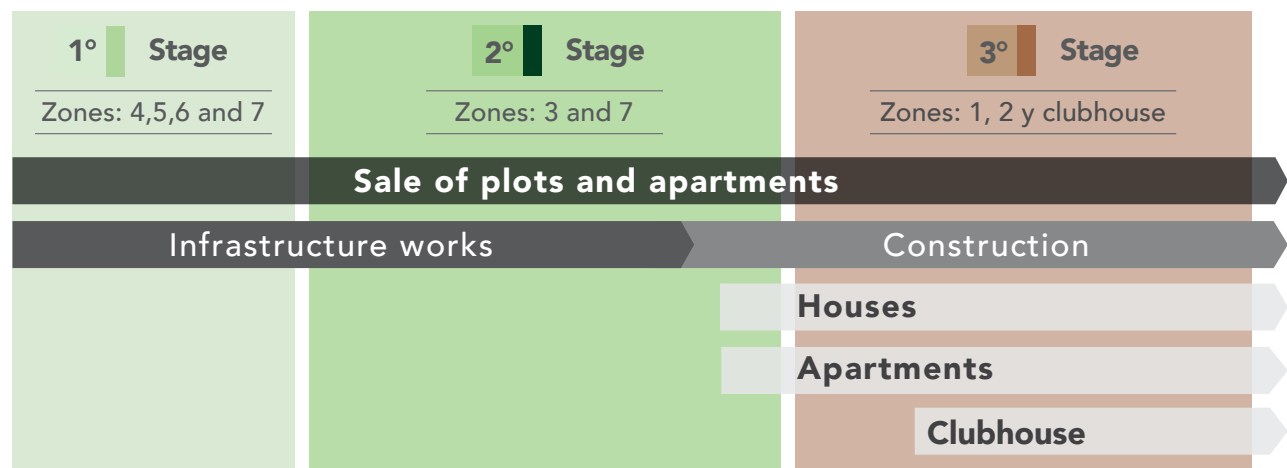
### TechnoPolo, a high-end country club of approximately 285 acres

- **5 professional polo fields** (2 in operation)
- **Stables** (2 already built) and **exercise track** (already built)
  - **Equestrian zone**
    - **Polo club** (in operation)
    - **Polo school** (in operation)
    - **Laguna** (in operation)
  - **240 Houses and 107 apartments**
    - **Commercial area**
    - **Clubhouse**
- **Five-star hotel, Cheval de Feu:** part of the **Curio Collection by Hilton**



GET ACCESS TO THE PREMIUM SERVICES THAT WILL BE PROVIDED BY CHEVAL DE FEU HOTEL AND PARTICIPATE IN EXCLUSIVE EVENTS AT THE CLUBHOUSE

### The project will be developed in 3 stages



"JOIN THE TECHNOPOLO RESORT & COUNTRY CLUB FAMILY"

- Participate in training sessions and matches with high-handicap polo players.
- Buy, breed, care, and train your horses with the assistance of the most recognized breeders in the world of polo.
- Meet the best instructors to learn or improve your riding skills.
- Enjoy the quality of the premium services that will be offered at Cheval de Feu and build unforgettable memories with the community.





“An icon of French style  
in the heart of TechnoPolo”

[www.chevaldefeu.com.ar](http://www.chevaldefeu.com.ar)

**Cheval de Feu is a 5-star hotel part of the Curio Collection by Hilton** due to its unique and distinctive character. Its luxurious and modern facilities will provide the highest service quality to guests and residents. Its gardens will make you feel as if you were walking through the Palace of Versailles. Get ready to live a unique experience that will live forever in your memory. All images shown here are for illustrative purposes only and may differ from reality.

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## ARGENTINA A WORLDWIDE ROLE MODEL

### Why is TechnoPolo in Argentina?

**Franck Dubarry, a successful businessman who played polo for three decades and traveled to several continents and many countries pursuing his passion for this sport, chose Argentina for being a worldwide role model. Here are the best polo tournaments, players, and horses.**

**Players:** The highest possible handicap in polo is ten goals. Currently, only a handful of players in the world have achieved it. They are all Argentines, except for one, who is Uruguayan. In the TechnoPolo team, we have our ambassador, Pablo Mac Donough, a ten-goal player who has won The Argentine Open Polo Championship ten times. With his team, La Dolfina, the most successful team in the 125 years of polo history, Pablo won nine of the last ten editions of this tournament, eight of them consecutively

**Tournaments:** The Argentine Open Polo Championship is considered the main competition in the world and grants the most coveted trophy in polo. Together with the Tortugas Open and the Hurlingham Open, it forms part of the Triple Crown (Triple Corona) —a set of three tournaments where only the best players in the world compete.

**Horses:** Argentina is also a leading country when it comes to horse breeding innovation, using highly complex techniques (embryo transfer, artificial insemination, cloning); and the Polo Argentino breed is a fine example of it.

TECHNOPOLO  
 “BEST FIELDS, BEST PLAYERS, BEST HORSES  
 IN THE WORLD CAPITAL OF POLO”



*Franck Dubarry, breeder of the best Polo Argentino purebred product at the 2013 Open.*



*Pablo Mac Donough, a very important figure in the polo world, is already part of TechnoPolo community.*



*Prize-giving ceremony.*



# BUENOS AIRES, POLO CAPITAL OF THE WORLD

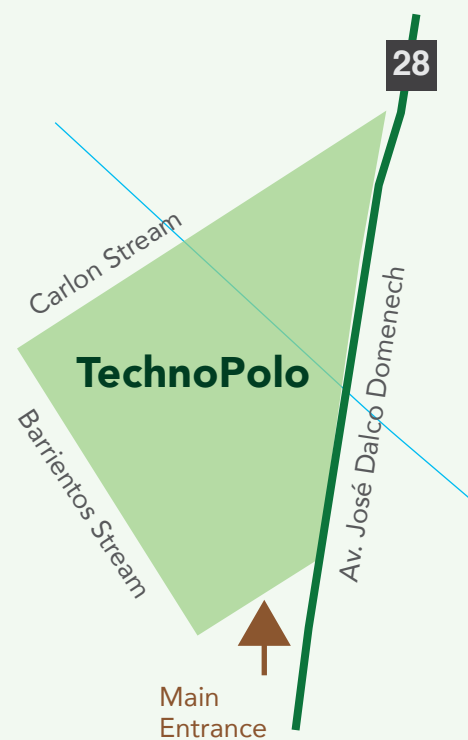
## Location and Surroundings

### Provincial Route 28, km 3,44 General Rodríguez - Buenos Aires

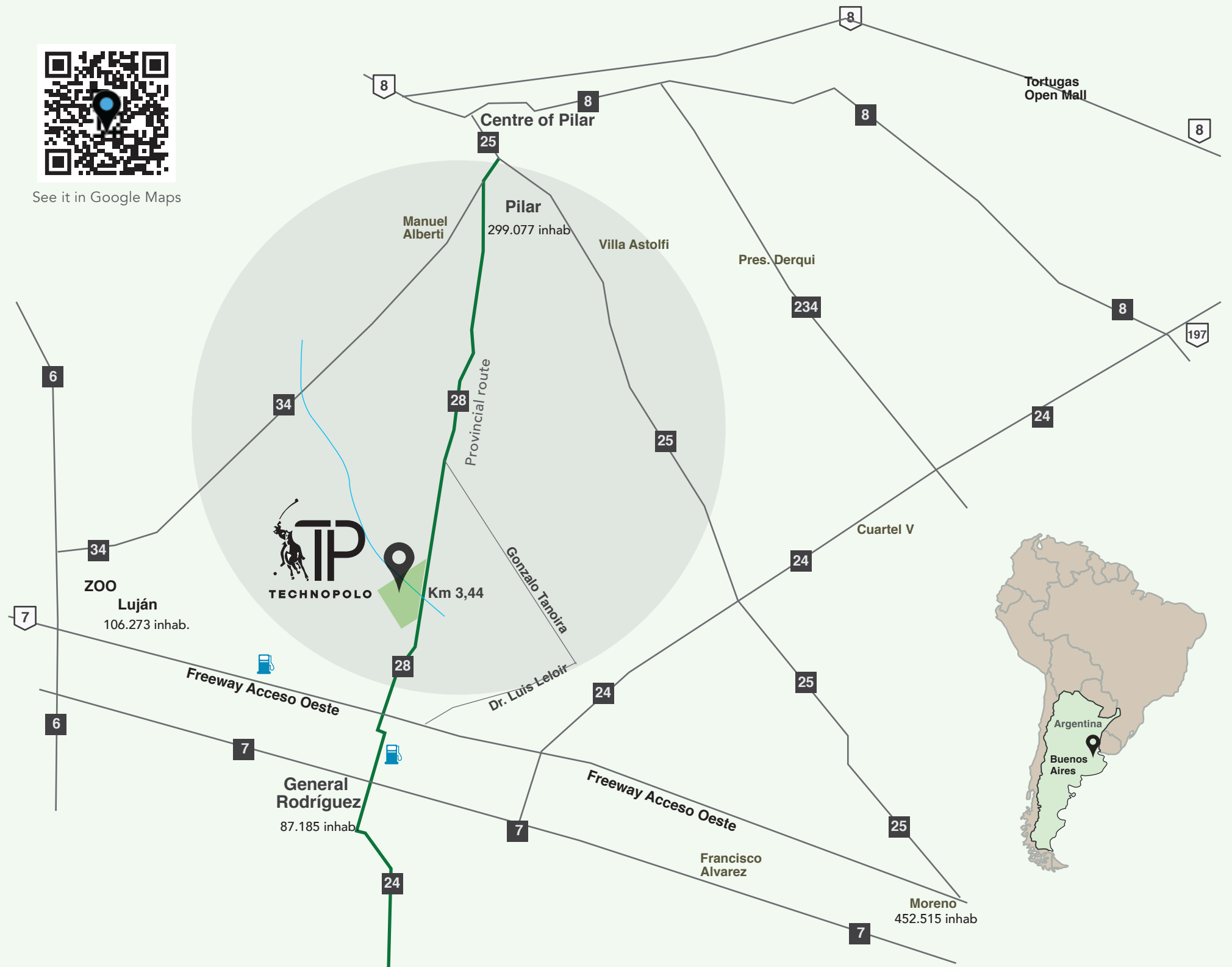
Strategically located in the district of General Rodríguez, in the western zone of Greater Buenos Aires, where approximately 950,000 people live, TechnoPolo is being developed in an area surrounded by prestigious polo clubs, such as Ellerstina, Centauros, Cuatro Vientos, among others.

At just five minutes' drive from Autopista Acceso Oeste/RN7 and twenty minutes' drive from Ramal Pilar/RN8, the property is conveniently located and practically equidistant from the main points of the Buenos Aires Metropolitan Area.

TechnoPolo offers sport entertainment and high-quality lifestyle. It provides a space for integration, in which its inhabitants coexist with nature without being far from the city.



See it in Google Maps



### References

- 65 km from Ezeiza International Airport (53 min.)
- 64 km from Palermo polo fields (53 min)
- 62.2 km from Jorge Newbery Airport (55 min)
- 61 km from La Boca neighborhood (53 min)
- 61 km from the Tigre delta (54 min)
- 60 km from Puerto Madero (50 min)
- 39 km from Hurlingham Polo Club (38 min)
- 21 km from Jumbo Pilar Shopping Center (28 min)

Major area of Polo development

Provincial routes



National routes







**TECHNOPOLO**  
Resort & Country Club



TECHNOPOLO



TECHNOPOLO LIFESTYLE





JOIN TECHNOPOLO  
Share the values of this community



LUXURY



EXCLUSIVE



LIMITED  
COMMUNITY

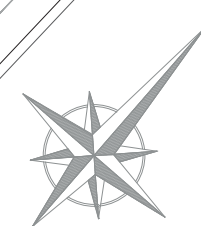


FRIENDLY



Arroyo Blanco Street (unpaved road)

Service entrance



Arroyo Barrientos Street (unpaved road)

1° Stage

2° Stage

3° Stage

Provincial Route 28, km 3.44

Main entrance

### Master Plan

- 1 45 plots and 1 polo field
- 2 38 plots and 1 polo field
- R 107 apartments
- 3 29 plots and 1 polo field
- 4 23 plots and equestrian zone
- 5 27 plots and 1 polo field
- 6 35 plots and 1 polo field
- 7 30 plots and lagoon
- 8 Cheval de Feu hotel and clubhouse
- A Sector - stables and exercise track
- B Sector - commercial area





## ZONES, DETAILS & SURFACES

|                              | Zones                     | Details   | Total Surfaces per Zone              |
|------------------------------|---------------------------|---|--------------------------------------|
| <b>Cheval de Feu Hotel*</b>  | <b>8 (VIP Area)</b>       | Circuit spa, wellness center, fitness center, sky bar/rooftop, restaurant, cafeteria, bakery, winery, cigar room, swimming pool, hairdresser, grand salon for events, French garden, heliport   | <b>Total</b> 113,600 hectares        |
|                              |                           |   | <b>Zone 1</b> 131.116 m <sup>2</sup> |
| <b>Clubhouse*</b>            | <b>8 (VIP Area)</b>       | Outdoor terrace for social events, swimming pool, tennis courts, football fields, kids recreational area  | <b>Zone 2</b> 127.066 m <sup>2</sup> |
|                              |                           |   | <b>Zone 3</b> 117.465 m <sup>2</sup> |
| <b>Houses</b>                | <b>1 to 7</b>             | Three types of modern-style houses with surfaces ranging from 250 m <sup>2</sup> to 550 m <sup>2</sup>  | <b>Zone 4</b> 99.636 m <sup>2</sup>  |
| <b>Apartments</b>            | <b>2</b>                  | The construction of 5 buildings is projected: 1 ground floor and 2 upper floors. They will include units from 40 m <sup>2</sup> to 180 m <sup>2</sup> + extension   | <b>Zone 5</b> 125.118 m <sup>2</sup> |
|                              |                           |   | <b>Zone 6</b> 125.428 m <sup>2</sup> |
| <b>Lagoon</b>                | <b>7</b>                  | A water surface of around 13,500 m <sup>2</sup> and 25,000 m <sup>3</sup> is projected  | <b>Zone 7</b> 77.241 m <sup>2</sup>  |
| <b>Polo Fields</b>           | <b>1, 2, 3, 5 and 6</b>   | Polo fields with Tifton grass —imported from the USA— and suitable for professional competition   | <b>Zone 8</b> 113.317 m <sup>2</sup> |
|                              |                           |   | <b>Area A</b> 80.000 m <sup>2</sup>  |
| <b>Exercise track</b>        | <b>Sector A</b>           | 438 m/14 m  | <b>Area B</b> 7.317 m <sup>2</sup>   |
| <b>Green Spaces</b>          | <b>All zones</b>          | Native plants; a natural heritage that is blended into the landscape. They create ecosystems of high aesthetic value and contribute to the sustainability of the project.   | <b>Stables</b> 616 boxes             |
| <b>Stables</b>               | <b>Sector A</b>           | Polo club (sixty shares available). Participation in practices. Invitation to tournaments. 2-floor stables. Access to the construction of a 14-box and 28-box stable, depending on the level. Apartment for the grooms. Use of the plot of land where the stables are located | <b>School</b> 40 boxes               |
|                              |                           |   |                                      |
| <b>Stick &amp; ball zone</b> | <b>Non exclusive zone</b> | A field with specific schedules will be allocated to the members of the polo club.  |                                      |
| <b>Commercial Area</b>       | <b>Sector B</b>           | Cafeteria, veterinary clinic, bio-organic food and TechnoPolo offices   |                                      |
| <b>Equestrian Zone</b>       | <b>4</b>                  | 80 boxes. 1 jumping track of 80 x 110 meters and another one of 35 x 70 m will be constructed. The club will also have 2 round pens, 6-horse and 8-horse walkers, feed rooms, and manure storage facilities. A box must be rented for horse accommodation                     |                                      |
|                              |                           |   |                                      |

\*Cheval de Feu and clubhouse will share the reception spaces, gastronomic venues and amenities.



A LIFE WITH STYLE

## THE GLAMOUR OF POLO in a homey and relaxed atmosphere



### The project set a triple objective to accomplish

- To build a natural and distinguished environment where you can enjoy the highest service quality with family and friends
- To generate a space for amateurs and professionals to enjoy polo
- To create an exclusive club where you can participate in practices and tournaments with the best players and improve your polo skills



*Franck Dubarry, playing with the best player in the world, Adolfo Cambiasso*

### Attend social and cultural activities at TechnoPolo Resort & Country Club

- Watch international Polo tournaments
- Participate in social events at the clubhouse
- Enjoy a country barbecue (asado) with family and friends
- Refresh yourself in the pool after playing tennis
- Relax in the five-star circuit spa.



EXPERIENCE POLO IN ALL ITS DIMENSIONS

## CLUBHOUSE



Polo is so much more than a sport. It is a place for players, families, and friends to meet  
The owners will have exclusive access to the clubhouse, the swimming pool, and the two tennis courts

- Participate in social activities and family celebrations
- Have fun playing tennis with friends
- Enjoy a cocktail by the pool
- Build unique memories during a tango-show
- Enjoy a Mendoza wine tasting and the gastronomic offer of the restaurant

“BUILD NEW BONDS IN  
A SOPHISTICATED ENVIRONMENT”

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## CHEVAL DE FEU

A five-star hotel that will be part of **TechnoPolo Resort & Country Club**  
The guests can enjoy its facilities, which will guarantee a unique and unforgettable experience



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AN ICON OF FRENCH STYLE

## CHEVAL DE FEU

**TechnoPolo** provides the infrastructure to experience and enjoy the practice of polo, and **Cheval de Feu** offers the necessary services to lead polo's luxury lifestyle, with a French tone. Running in perfect synergy, both enterprises offer the best of France and Argentina

The building will have 3 floors, 1 central body, and 2 lateral wings

**TechnoPolo** owners will have free access to the hotel's common areas and will be able to enjoy all the services at a special value

### Services

- Bakery
- Restaurant
- Piano bar
- Winery
- Cigar room
- International buffet
- Skybar/Roof top
- Wellness center
- Circuit spa
- Fitness center
- Swimming pool
- Hairdresser
- Grand salon for events
- French garden
- Tennis courts
- Heliport



Cheval de Feu is associated with the international brand Curio Collection by Hilton. Each hotel in this collection embodies the culture and unique spirit of the location

### Values of Cheval de Feu

- ★ Excellence
- ★ Innovation
- ★ Customer orientation
- ★ Originality
- ★ Passion



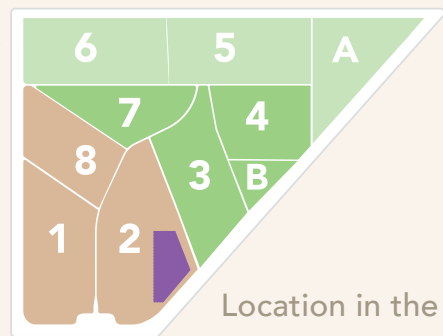


## APARTMENTS

- 107 apartments
- 3-floor buildings: ground floor, first floor, and second floor, and rooftop
- Apartments with one, two, and three rooms
- Covered surfaces from 40 m<sup>2</sup> to 118 m<sup>2</sup> + extension
- 177 parking spaces

### Amenities

- Outdoor pool
- Only-children outdoor pool
- Mini golf
- Multi-purpose room
- Gym and spa
- Paddle court
- Underground parking (optional)



Location in the country club







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## DESIGN & ARCHITECTURE

The architectural landscape will combine the refined and classic touch of **Cheval de Feu** hotel with the modern and functional design of the houses and apartments. All the spaces built will be connected to the surrounding nature through extensive gardens and equestrian paths, giving life to a unique alchemy of character and sophistication, which embodies the **TechnoPolo** lifestyle

There are different types of houses and apartments designed by Architect Ricardo Balzano, adaptable to the needs of the buyer. The developer is José Luis Gregor, Eng.

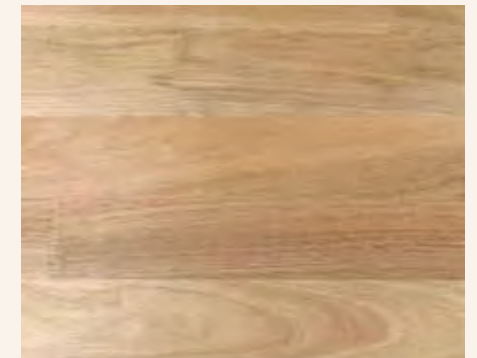
### Technical Report / Finishes

- Double wall projects
- Anodized aluminum frames
- Double glazed windows (DGW) hermetically sealed with security laminated glass
- Security laminates
- Porcelain floors
- High-quality finishes

All construction projects that the owners want to develop must comply with the building code and be pre-approved by the Architecture Commission to ensure compliance with the urban planning guidelines, in order to preserve the style of the site.

### Materials

- Wood
- Stone
- Crystal
- Metal
- Porcelain
- Concrete



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See the houses

# CASAS

Three types of houses of 1 or 2 floors, with surfaces from 300 m2 to 550 m2. In zone 4, the minimum surface is 250 m2

1



2



3



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## Why Invest in TechnoPolo?

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- It is the largest property in the area dedicated to polo, with approximately 115 hectares
- It is the only luxury polo development and meets international standards
- It gives the opportunity to belong and live in a polo hub, where the season brings together the best players, horses, and foreign fans
- Capitalization and return on investment
- Excellent location with multiple connections

A safe and reliable investment because it is a **Real Estate Trust: TechnoPolo Club de Campo**. Its trustors, **TechnoPolo Real Estate S.A. and Franck Dubarry**, have no debts

## Terms

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- When the owners start the construction work within a period of six months following the delivery of the plot, the co-proprietary expenses will be free of charge for twelve months
- Interest-free financing is provided to players with, at least, a 3-goal handicap (for 50% of the total value in 24 monthly installments)
- Assistance from the architecture studio
- Legal and tax advisers.

## Current Status

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- Zoning approved by the Municipality of General Rodríguez
- Documentation from the Territorial Planning Directorate of the Province of Bs. As.
- Stream to be piped (urban planning already approved)
- Significant investments already made
- 24x7 security
- Filled lagoon
- Internal roads already finished
- Cul-de-sac roads already finished
- Landscaping
- Main road lightning
- 2 stables already built
- Commencement of water and sewage piping works
- Commencement of electrical grid works
- Commencement of the construction of houses and apartments: November 2022

## In Operation

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- 2 professional polo fields where international championships have been organized for the last ten years and the best polo players have competed
- 2 stables: 1 forty-box stable (polo school) and 1 fifty-six-box stable already finished
- Exercise track of 438 m and a width of 15 m
- Sports events
- Corporate events

## 5-Year Projection

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Cheval de Feu hotel, in operation, provides five-star international services. Clubhouse, swimming pool, and two tennis courts already built

Each member of the polo club will have the possibility to build a stable with 14 and 28 boxes in **Sector A - Stables**.

Corporation type: Fideicomiso TechnoPolo. Trustee: DB Fiduciaria



## URBAN ZONES / AREAS

8 Urban Zones

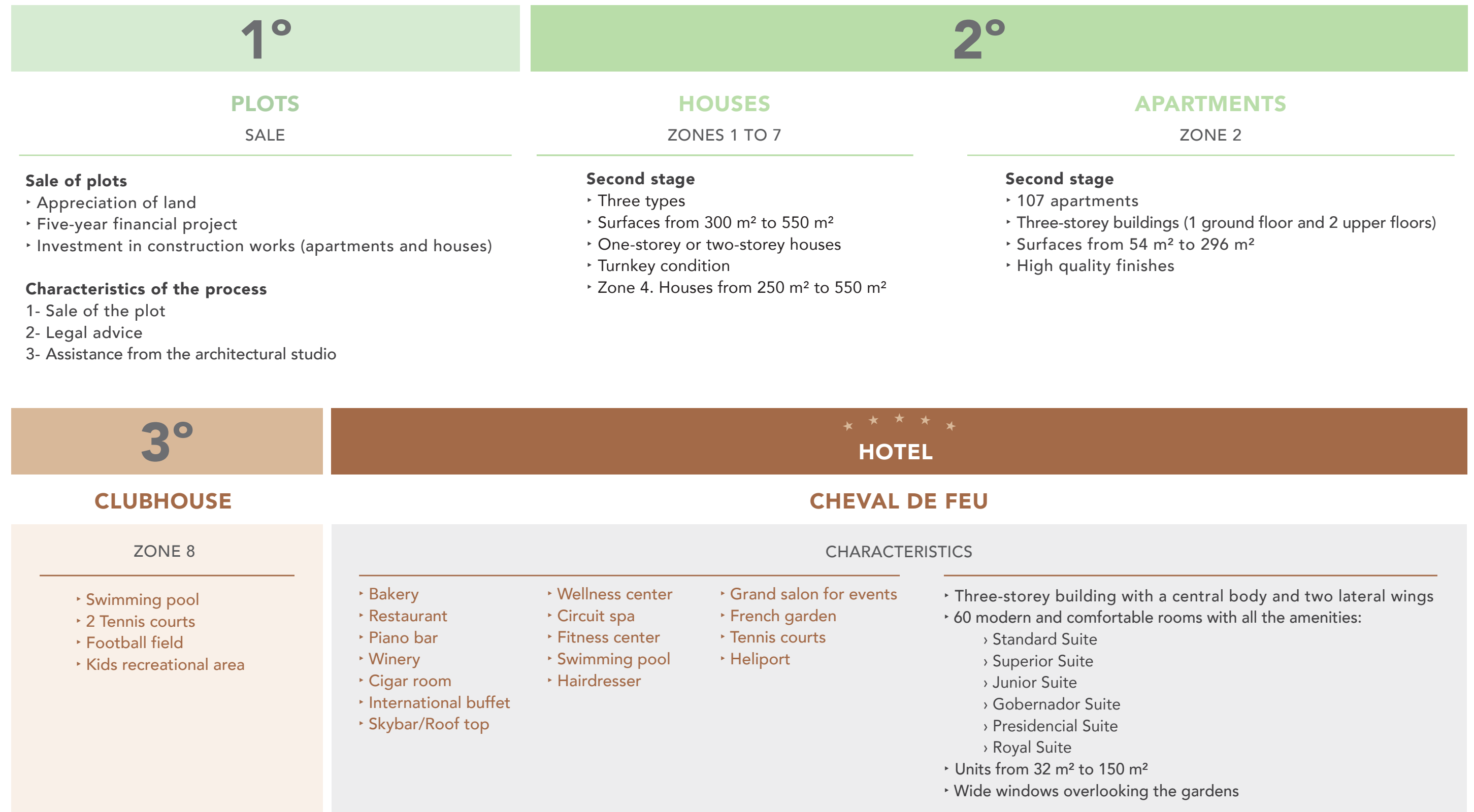
| Zones  | Number of Plots | Plots                   | Apartments | Sectors                          | Surface From / to                          | Approx. Value of m <sup>2</sup> in dollars 2020 |
|--------|-----------------|-------------------------|------------|----------------------------------|--|---|
| Zone 1 | 45              | 187 to 231              |            | POLO FIELD                       | 1331 m <sup>2</sup> to 1864 m <sup>2</sup> | 65 to 70  |
| Zone 2 | 38              | 149 to 186              |            | POLO FIELD                       | 1000 m <sup>2</sup> to 1999 m <sup>2</sup> | 65 to 70  |
|        |                 |                         | Apts.      |                                  | 107  | 40 a 120m2                                      |
| Zone 3 | 29              | 122 to 148, 239 and 240 |            | POLO FIELD                       | 1093 m <sup>2</sup> to 1977 m <sup>2</sup> | 55 to 65  |
| Zone 4 | 34              | 58 to 80                |            | EQUESTRIAN ZONE                  | 1026 m <sup>2</sup> to 1947 m <sup>2</sup> | 45 to 60  |
| Zone 5 | 27              | 29 to 56                |            | POLO FIELD                       | 1006 m <sup>2</sup> to 1768 m <sup>2</sup> | 55 to 60  |
| Zone 6 | 35              | 1 to 28 and 232 to 238  |            | POLO FIELD                       | 1393 m <sup>2</sup> to 1866 m <sup>2</sup> | 53 to 60  |
| Zone 7 | 30              | 92 to 121               |            | LAGUNA                           | 1389 m <sup>2</sup> to 1939 m <sup>2</sup> | 58 to 70  |
| Zone 8 |                 |                         |            | CLUBHOUSE<br>CHEVAL DE FEU HOTEL |  |   |

2 Sectors

|                   |                 |  |           |                                    |
|-------------------|-----------------|--|-----------|------------------------------------|
| Sector A          | Stables         | For the members of the polo club, with 14 boxes each   | 616 boxes | 656 boxes                          |
|                   |                 | For the polo and equestrian school   | 40 boxes  |                                    |
| Sector B (Zone 4) | Commercial area | Cafeteria, veterinary clinic, bio-organic food, terraces, green spaces, water surfaces, parking lot, offices and condominium. Total area for shops: 2,000 m <sup>2</sup> |           | Total Surface: 7.317m <sup>2</sup> |



## STAGES OF DEVELOPMENT



The clubhouse and Cheval de Feu hotel will be developed on a single plot of four hectares. TechnoPolo owners will be able to use the clubhouse and the common areas of the hotel.



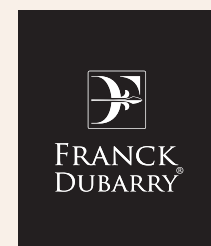
## Franck Dubarry

[www.franckdubarry.com](http://www.franckdubarry.com)

A bold visionary and successful French entrepreneur who founded and managed leading global companies and brands, including the innovative watch brand TechnoMarine.

He obtained his law degree from the University of Aix-Marseille and subsequently completed an MBA in a joint program between NYU Stern (New York), HEC (Paris) and the London School of Economics (London).

Early in his career, he has worked as an international licensing consultant, an intellectual property consultant, an advertising entrepreneur, and a graphic arts industrialist.



In 2014, after consulting on Apple's I.Watch project, he decided to return to the watch industry with his eponymous brand, incorporating new technologies and materials and applying revolutionary concepts and designs.



Picture:

From right to left: Franck Dubarry with his son Joshua, Olivier Cudmore, Facundo Sola and Pablo Mac Donough

He practiced Polo for almost three decades, crowning himself National Champion in France in 1992. Following his passion for this sport he visited different countries, participating in international tournaments until 2013. That same year, he won the trophy for the best mare of the Argentine Polo Breed "RAZA POLO ARGENTINO" with the MARE CALLED "EMOCIONADA", which played the 3 Argentine Polo Open Tournaments with Pablo Mac Donough from with La Dolfina team. He also wrote a the book "Birth of a passion" about the birth of Polo in Mongolia.

Throughout his career Franck managed to overcome the challenge of turning something complex into simple and accessible; daring to give life to his dreams. His restless spirit, entrepreneurial vocation and love for Polo led him to his latest venture: TechnoPolo. This project embodies his vision of creating an environment where you can live a full experience which includes, and at the same time transcends, the practice of this wonderful sport.





## POLO CLUB

Join the exclusive polo club (60 shares available)



- Participation in practices
- Invitation to tournaments (subject to club conditions)
- Access to practices in professional polo fields
- Use of the exercise track and the stick & ball zones
- Access to 2-floor stables: 1st floor, dwelling; 2nd floor, gym or clubhouse for the team
- Use of the plot of land where the 14-box or 28-box stable -depending on the level- is located

Applications for membership will be evaluated by the Polo Club Commission

The future member must pay the fee for the purchase of the share and the polo club's expenses



Oiki field 2

## EQUESTRIAN CLUB

Join the equestrian club (70 shares available)

- Box hire service to accommodate your horse
- Access to the track to practice horse jumping
- Practice in the main training field of 80 x 110 m or the secondary field of 35 x 70 m

The future member must pay the fee for the purchase of the share and 1/70th of the equestrian club's expenses



Prize-giving ceremony

## POLO SCHOOL

Those who do not own a share in the Polo or Equestrian Clubs can access the services provided by the Polo School:

- Polo and horse riding lessons
- The possibility of training and playing with the family: men's, women's, and kids' polo

| Polo School   |  | Prices in dollars 2021 |
|---------------|--|------------------------|
| <b>Rental</b> | 1 box with maintenance and food included | <b>300 USD</b>         |
| <b>Lesson</b> | 1 hour with horse rental included        | <b>150 USD</b>         |
|               | 1 hour with your own horse               | <b>75 USD</b>          |

“BE PART OF THE TECHNOPOLO FAMILY”



Best horses,  
best grounds,  
best players.

## POLO FIELDS

Train and play on the fields where the best polo players in the world compete

### Technical Specifications

- 5 Polo fields (2 in operation)
- Suitable for professional competitions
- Highly resistant Tifton grass imported from the USA
- Automated irrigation system
- Maintenance plan, for high goal Polo



## STABLES

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At TechnoPolo, we can help you select your new horses and advise you on how to care, breed, and train them. We offer the infrastructure, technology, and professional advice necessary to acquire the most appropriate techniques on horse breeding. Contribute to the quality and prestige of the Polo Argentino purebred horse

- Obtain your new horse, which will give you all the confidence to start practicing polo
- Keep and take care of your horses in your private box —as member of the club— or of your first horse in the school
- Practice polo or horse jumping with your family
- Receive professional advice from breeders and veterinarians

“BUILD A LIFE WITH NEW SPIRIT”



### Features

2 stables: 1 forty-box stable (polo school) and 1 fifty-six-box stable already finished

Eleven stables are planned, with capacity for 56 horses and 14 and 28 boxes for 60 polo club members

The design of the stables is in charge of Ricardo Balzano, Arch., recognized worldwide in the polo environment for the safety and functionality of his facilities



FEEL THE CONNECTION WITH THE HORSE





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### Discover TechnoPolo



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