



## Luxury Vineyard & Villa For Sale in Colonia las Rosas Mendoza



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,762,532.49

### Locatie

Aanbevolen Auto Onderdelen:	Argentina
Staat/Regio/Pronvincie:	Mendoza
Postcode:	M5663AHA
Geplaatst:	17-02-2025
Omschrijving:	Luxury Vineyard & Villa For Sale in Colonia las Rosas Mendoza Argentina

Esales Property ID: es5553813

### Property Location

Epitome Vineyard  
Tabanera Street  
Colonia las Rosas  
Mendoza  
Argentina

### Property Details

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Argentina is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world. Stunning villa including a functioning 4.45-hectare Vineyard (Malbec, Merlot, Cabernet Franc and Syrah)

Property is the largest lot (6.1 hectare) in a Managed Vineyard project in the Prima Zona of the UCO Valley (produces 90% of the wine in Argentina). The Project is named Dolce Vita. The property comes



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with a clear title and deed, legal rights to all common areas and including access roads and legal ownership to the water wells within the project. Common and vineyard maintenance costs are shared with the other landowners in the Project. This property often provides additional maintenance making it a premier vineyard in the area.

The Villa is 290 m2 including 20 m2 Galerías, an outdoor kitchen, large swimming pool located adjacent to the main Galería and Great Room. Villa is landscaped with underground irrigation and is surrounded by vineyards of four sides as well as the majestic Andes.

The Vineyards total 4.45 hectares planted in 2008 with Malbec, Merlot, Cabernet Franc and Syrah. The Vineyards have a drip irrigation system, VSP and two trestles. Grapes are handpicked for wine production and the remaining grapes are machine harvested and sold to fund the Villa and Vineyard costs and wine making and aging.

A true Valle de Uco gem, Amongst the Vines, is a modern three-bedroom vineyard home with an ideal location for wine & mountain adventures.

Both the master and second bedroom have king-size beds, while the third bedroom has two twin beds that can also be joined to make an additional king bed. All bedrooms have ensuite bathrooms with the master boasting a jacuzzi bath perfect for rest & relaxation after a long day of wine tours.

This holiday home has high ceilings with a spacious living room that opens up to the patio and pool areas; all perfect spaces for gatherings and enjoying those mountain views. The kitchen is well equipped to handle your cooking needs and the outdoor barbecue area is the perfect setting to learn how to make your own Argentine Asado.

The estate is beautifully landscaped with fully grown trees (a rare sight around these desert lands), contains 5 lagunas, and an organic vegetable garden. Your neighbors on the estate are the vineyard owners themselves who love to share their vineyard lifestyle with Guests. As far as Guest access goes, you'll have full privacy within your private garden and pool spaces and will also enjoy the landscape areas within the vineyards, which are perfect for picnics, walks, and outdoor living.

This home is located in Colonia Las Rosas, Tunuyán, Valle de Uco. A 15 minute drive from the estate you'll find world famous wineries such as The Vines of Mendoza and Clos de los Siete. Just off of the main picturesque tree lined road you'll find a number of local small-town markets and kiosks as well as a gas station and additional vineyards.

#### Orientation

House is primarily large glass windows mirrored on the exterior providing a 360° view from inside the house and a view of the Vineyards when looking at the house for the exterior.

#### Distance from the sea

1.5+ hour Pacific Ocean is 350km away over the Andes.

#### Distance from the Airport



1.5 hours

Distance from Golf  
45 minutes

Distance from Main Attraction  
Small Villages  
Colonia Las Rosas 3.4 km  
Los Sauces 4.0 km  
Vista Flores 6.1 km

Larger Cities Hospitals, Banks, Services, Larger Groceries stores  
Tunuyan 13.1 km  
Tupungato 34 km  
Mendoza 93 km

To the Andes Hiking  
Historico Munsano 25 km

Skiing  
Las Lenas 263 km  
Penitntes 212 km  
Los Puquios 217 km

## ABOUT THE AREA

Located in Mendoza, Argentina, Colonia Las Rosas is home to an impressive selection of attractions and experiences, making it well worth a visit. The southern half of El Nuevo Cuyo is taken up by Mendoza Province. Within its borders, you find dramatic mountain landscapes, where you can try all sorts of adventure pursuits, from mountain climbing to white-water rafting. Its lively capital, Mendoza, supplies much-wanted creature comforts after treks, climbs into the Andes or a day of white-water rafting. While Mendoza Province shares many things with San Juan and La Rioja – bleak wildernesses backed by snow-peaked mountains, remarkably varied flora and fauna, an incredibly sunny climate prone to sudden temperature changes, and pockets of rich farmland mainly used to produce beefy red wines – it differs in the way it exploits them. Mendoza leads the way in tourism just as it does in the wine industry, combining professionalism with a taste for the avant-garde. The two industries come together for Mendoza's nationally famous Fiesta de la Vendimia, or Wine Harvest Festival, in early March, a slightly kitsch but exuberant bacchanal at which a carnival queen is elected from candidates representing every town in the province.

### About the Uco Valley

Vines produce the best wine when they are under stress. That makes the Uco Valley one of the best places in the world to produce wine because first and foremost it has one of the highest diurnal temperatures in the world. The soil is not fertile and the climate is characterized by long, hot sunny days and cool evenings.



The contrast between the high and low temperature in a day (known as the diurnal temperature) can reach 40°C in the Valley. This allows the vines to ripen its fruit slowly but fully yet maintain acidity. The result is a wine that is complex, fruity, high in alcohol yet well balanced.

Altitude is a significant factor in the type and quality of wine produced. The higher the altitude – the cooler the evenings.

## MAiN FEATURES:

- 290m<sup>2</sup> of living space
- 60000m<sup>2</sup> plot
- 3 Bedrooms
- 4 Bathrooms
- Private Parking
- Private and a large vegetable garden and Chicken Coup used by staff and owners.
- Stunning Views & Private Pool
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Argentina
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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## Algemeen

Slaapkamers:	3
Badkamers:	4
Afgewerkte vierkante meter:	290 m <sup>2</sup>

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/UAJM-T2114/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/UAJM-T2114/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

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