

PLAZA

BY CIVIS



01. OUR HISTORY



CIVIS
SOLUCIONES INMOBILIARIAS

CIVIS MANIFESTO

Architecture that connects. Projects that make a lasting impact.

We create spaces that connect people with their city through architecture, sustainability and smart urban planning. Every project begins with vision and passion, designed to inspire new ways of living, build community and leave a legacy.

Today, we build the places where the future will unfold: vibrant, efficient and human-centered.

We are Civis.
Connections that last.
Legacies in the making.

CIVIS ECOSYSTEM

Specialists connecting every stage of the project.

CIVIS SOLUCIONES INMOBILIARIAS
Real estate development.

COMUNIDAD CIVIS
Social and community development.

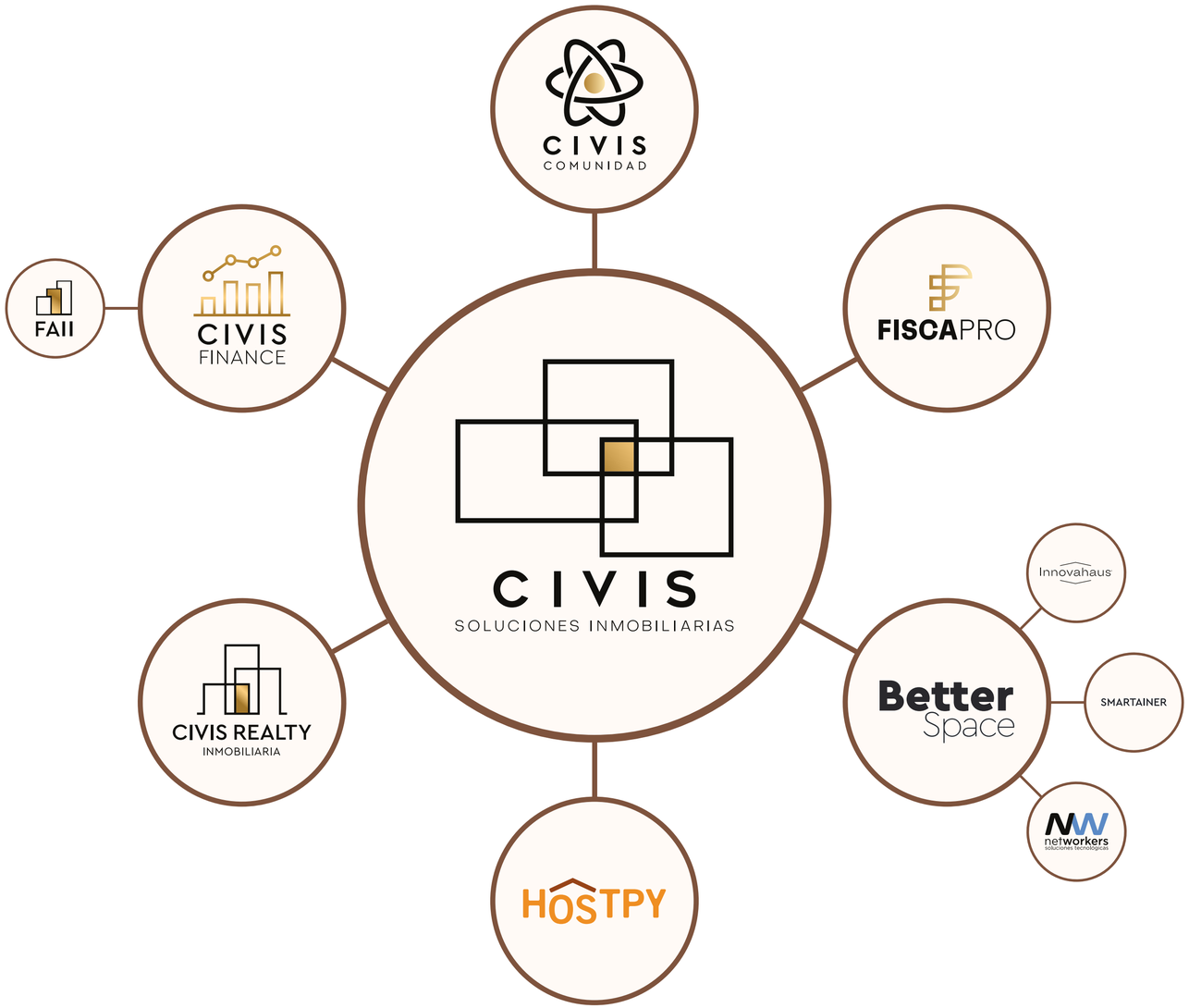
CIVITAS CAPITAL
Financing and investments.

FISCAPRO
Construction oversight.

BETTER SPACE
Smart furniture and technology.

HOSTPY
Property and rental management.

CIVIS REALTY
Real estate brokerage.



A TRACK RECORD BUILT ON VALUES

MBURUCUYA
FLATS
Built area M²: 2.350
Units: 22
PB + 16 levels

FLATS
DEL SOL
Built area M²: 5.500
Units: 50
1SS + PB + 8 levels

FLATS
LAS MERCEDES
Built area M²: 4.650
Units: 30
1SS + PB + 7 levels

CIVIS
ALPHA
Built area M²: 12.600
Units: 95
2SS + PB + 16 levels

VILLA MORRA
FLATS
Built area M²: 3.250
Units: 25
1SS + PB + 8 levels

JARDINIA
Built area M²: 4.200
Units: 54
1SS + PB + 7 levels

CIVIS
MARISCAL
Built area M²: 6.600
Units: 53
2SS + PB + 9 levels



Technology to simplify the experience.

Sustainability to conserve resources and preserve value.

Security when investing with a company with a proven track record.

PROJECTS UNDER CONSTRUCTION

ARAZÁ
Built area M²: 11.886
Units: 42
PB + 7 levels

SOHO FLATS
Built area M²: 11.470
Units: 171
2SS + PB + 16 levels

CIVIS X
Built area M²: 18.380
Units: 195
PB + 36 levels

CIVIS XI
Built area M²: 15.680
Units: 197
PB + 34 levels

ÆTHER by CIVIS
Built area M²: 26.050
Units: 239
PB + 50 levels

PLAZA by CIVIS
Built area M²: 58.600
Units:
Residential: 331 | 45 levels
Offices: 236 | 36 levels
3SS + PB | Retail Promenade



Patriotism that drives investment in the country's future.

Innovation to create new categories.

Iconic architecture to built identity



02. CONCEPT

Imágenes ilustrativas. Diseño, materiales y terminaciones sujetos a modificaciones.

ASUNCIÓN DESERVES TO BE A MORE CONNECTED CITY.

A city that evolves without losing its identity.

Asunción is growing, transforming and embracing new ways of living and working. The next step is to create places where that evolution can be experienced every day: open, connected, contemporary spaces deeply rooted in the Paraguayan way of coming together.





SUSTAINABILITY ALSO SHAPES THE CITY'S FUTURE

A new way to connect spaces, people and

Plaza by Civis brings together architecture, nature and mixed uses to create a more efficient, dynamic and connected urban environment.

Its concept brings homes, workplaces, retail and experiences closer together, making the city more accessible and enhancing quality of life.

Every space reflects a vision: to develop responsibly, optimize resources and build a legacy that evolves in harmony with Asunción.

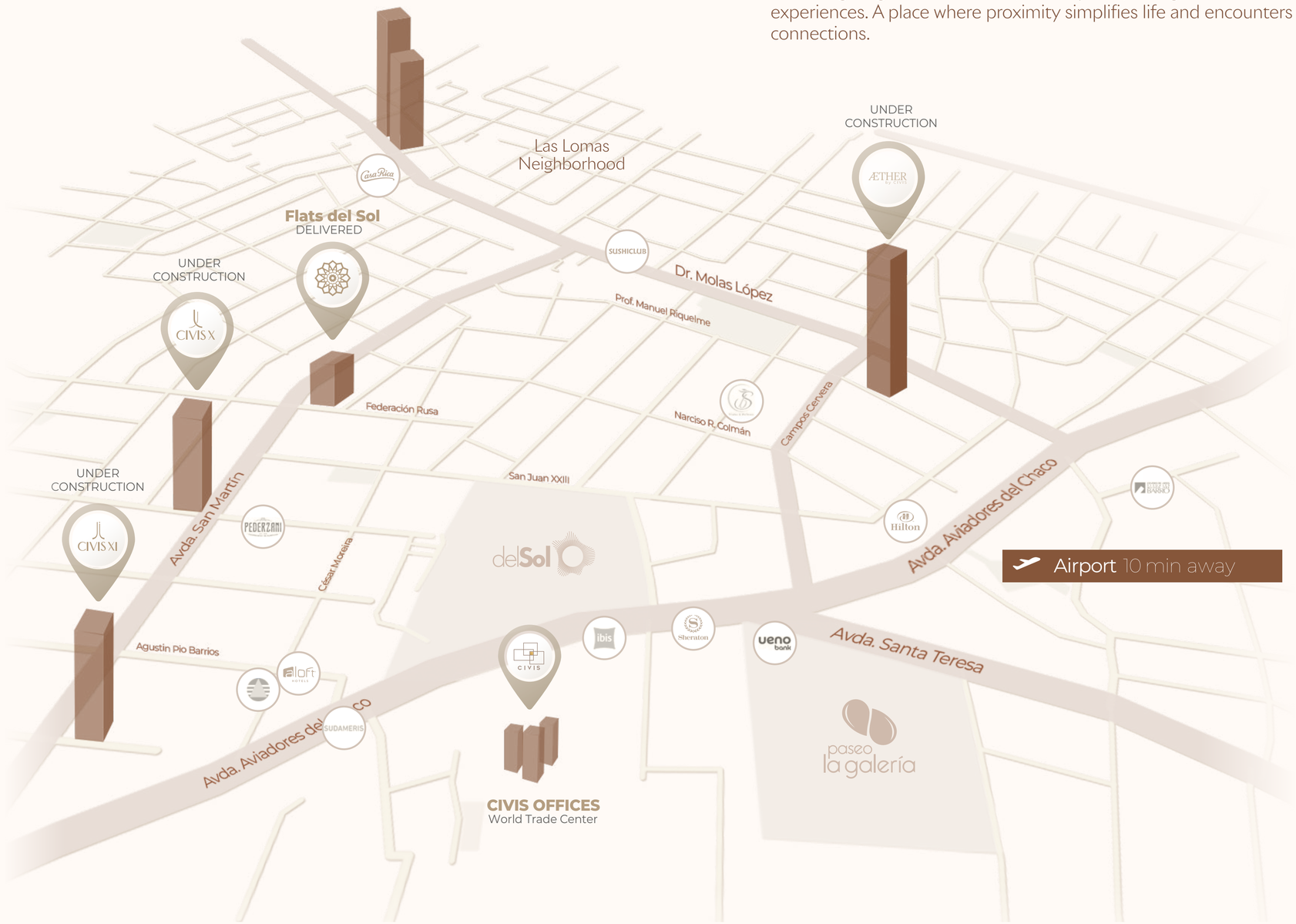
Edge



03. PROYECT

PLAZA
BY CIVIS

Strategically located in the Las Lomas neighborhood, PLAZA by CIVIS introduces a new dimension in mixed-use urban development. An ecosystem that brings together residences, office spaces, dining, services and experiences. A place where proximity simplifies life and encounters spark new connections.



SCHEMATIC SECTION

RESIDENTIAL

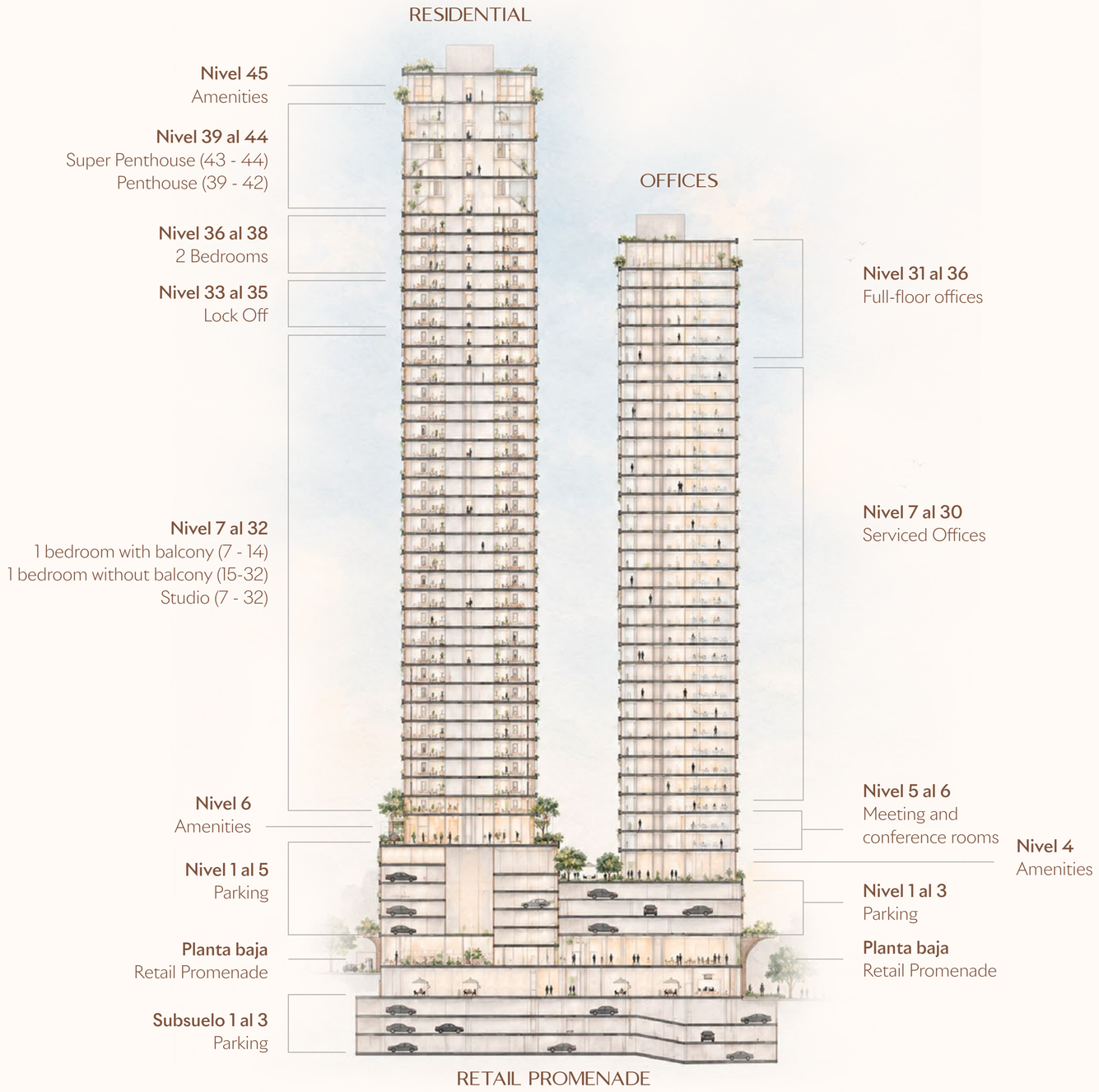
- 45 levels
- Number of apartments: 331
- Studios: 163 units
- 1 bedroom: 134 units
- Lock-off: 12 units
- 2 bedrooms: 12 units
- Penthouse: 8 units
- Super penthouse: 2 units

OFFICES

- 36 levels
- Number of serviced offices: 236
- Full-floor offices: 5

RETAIL PROMENADE

- 2 levels









EVERYTHING THAT MAKES A CITY BETTER, CLOSER TO YOU.

PLAZA by Civis brings together residences, offices and a retail promenade with dining and services, all in one location in Asunción.

CIVIS XV

Live connected. Feel balanced.

A private residential retreat connected to everything that energizes life and makes it easier. CIVIS XV Residences combines well-being, community and proximity within the complete PLAZA experience.

Activity when your body needs it. Rest when the day calls for a pause. Connection when you want to share. CIVIS XV brings together spaces and services that support these moments and enhance everyday well-being.



JACUZZI AREA

GOURMET BARBECUE LOUNGE

Images for illustrative purposes only. Design, materials and finishes are subject to change.

CLUB HOUSE

INDOOR GYM

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NODO

SERVICED OFFICES

The first office building designed for SMEs (PYMES).

Small and medium-sized enterprises (PYMES) create opportunities, jobs and innovation.

NODO makes professional offices, shared services and spaces that reflect a company's identity more accessible, helping businesses grow, welcome clients, meet and present themselves with greater confidence.

NODO combines private spaces with services that simplify day-to-day operations. Reception, equipped meeting rooms, technology, shared areas and professional support create an experience ready to serve businesses at different stages of growth.

RECORDING AREA



CAFE



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SERVICED OFFICES



SOUNDPROOF SPACE



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PLAZA

BY CIVIS

The mixed-use Asunción we deserve.

The retail promenade is the heart of PLAZA, open to all. Designed for residents, businesses, neighbors and visitors, it is a place where everyday errands go hand in hand with meeting, discovering and enjoying.

A selection of dining options, cafés and services brings convenience to those who live and work at PLAZA, while creating new reasons to visit. The retail offering caters to different times of day, turning every visit into an opportunity to connect.



RESTAURANT EXTERIOR



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RESTAURANT INTERIOR



RETAIL PROMENADE INTERIOR

SPEAKEASY BAR

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CIVIS PARTNERS



QUALITY GUARANTEED IN ALL YOUR PROJECTS

Codas Vuyk is a renowned Paraguayan construction company with more than 40 years of experience in the market. Its reputation is built on technical excellence, trust and a hallmark of construction quality.



FINANCIAL SOLUTIONS THAT MEET YOUR EXPECTATIONS

Investor is a Paraguayan financial services group with more than a decade of leadership in the local market, specializing in providing access to diversified, tailored investment solutions.



SECURITY IN EVERY INVESTMENT

FAII stands for Fideicomiso para el Adelanto de Inmuebles en Implementación, a financial instrument created in Paraguay to protect buyers and investors in real estate projects.



RENTAL MANAGEMENT

Hostpy specializes in professional short-term rental management, hospitality, and property and condominium management. Its focus is on optimizing returns for property owners and providing quality guest experiences.



WE ADAPT SPACES TO EVERY NEED

A company specializing in functional furniture, space optimization and making the most of every space, offering comprehensive solution packages tailored to all your spaces, developments and projects.

PLAZA BY CIVIS

The city we deserve begins with what we dare to imagine. We believe in Asunción. In its history, its people and the immense potential of everything we can still build.

In a city where more people can access better housing, where businesses find the momentum to grow, and where every encounter can become a new possibility.