

PRESENTATION FOLDER

2026



Hosteria El Durazno

El Durazno · 19 Units · Cordoba · Argentina

Three Stars · Infinity-Edge Pool · Sierras Grandes



In the heart of the Sierras Grandes

Located in the charming area of El Durazno, in Calamuchita, the inn blends naturally into the mountain slope, with unique views of the Sierras Grandes and the El Durazno river.

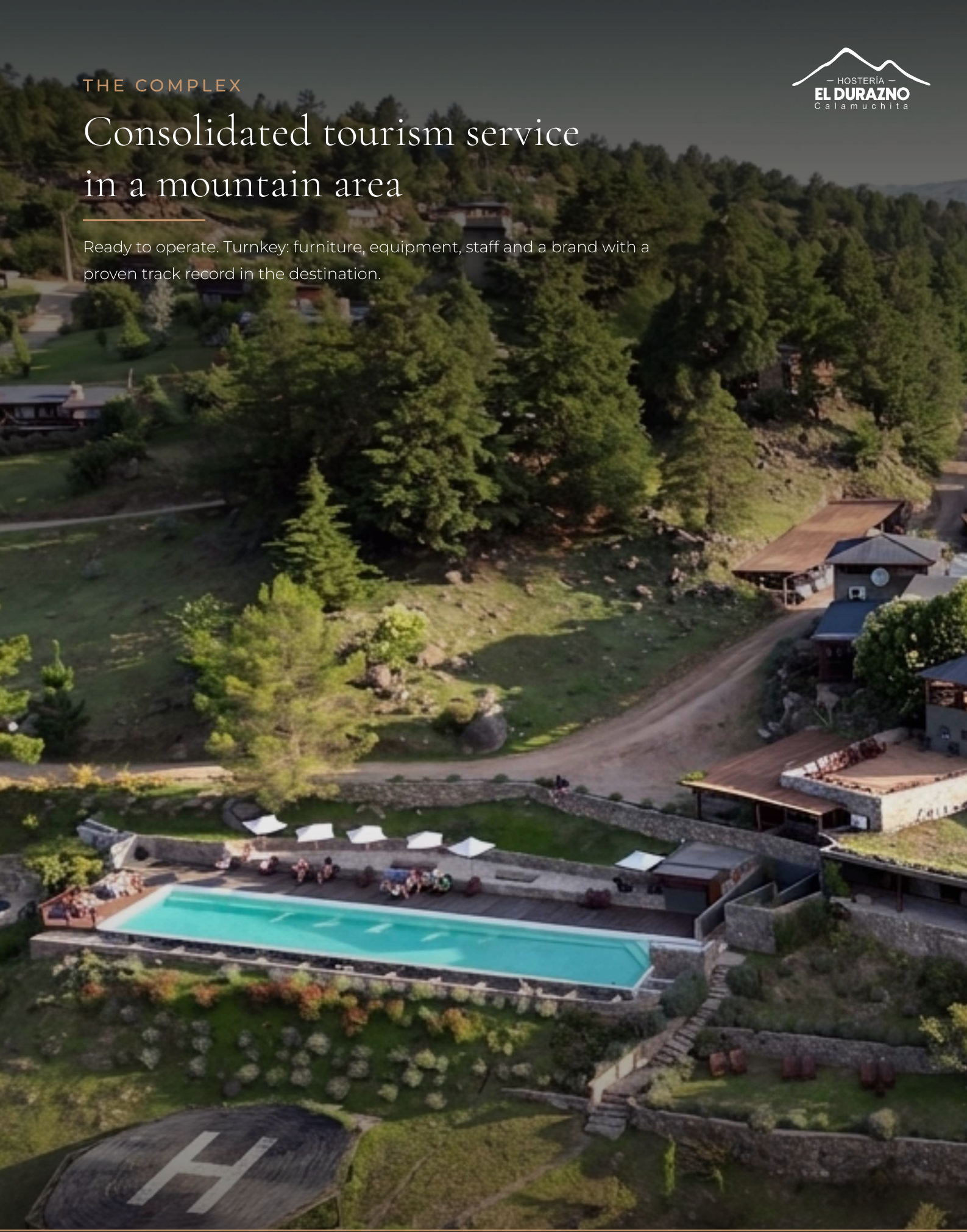
37 km	Santa Rosa de Calamuchita
130 km	Cordoba City
140 km	✈️ Cordoba Airport
798 km	Buenos Aires



THE COMPLEX

Consolidated tourism service in a mountain area

Ready to operate. Turnkey: furniture, equipment, staff and a brand with a proven track record in the destination.



1 ha
Total area

1,127 m²
Covered area

300 m²
Semi-covered area

★★★★
Category

Stone, wood and mountain.

Distinctive architecture. The rustic and welcoming construction combines stone and wood, blending harmoniously with the natural surroundings.

Contemporary design that allows guests to appreciate the natural views at their fullest expression.

Each space was designed so those who inhabit it are not merely observers.



"Every corner tells the story of the place."



19 Units · 3 Categories

All units are equipped with King beds, hot/cold air conditioning, Smart TV, high-speed Wi-Fi and minibar.

8

STANDARD

Comfort integrated into the mountain setting. King bed, full private bathroom, views of the natural landscape.

10

VIEW AND TERRACE

Large windows with terrace and deck. King bed, full bathrooms.

One unit adapted for reduced mobility.

1

PANORAMIC SUITE

Almost 360° panoramic view. Bow-shaped deck. Scottish shower. The most exclusive unit in the complex.

PANORAMIC SUITE



To enjoy
a more exclusive
experience.



The most exclusive unit in the complex

- Almost 360° panoramic view of the Sierras Grandes
- Large bow-shaped deck
- Experience Scottish shower
- Spaces adapted for reduced mobility

Exclusive feature

Deck · Scottish shower · 360° view

Heated infinity-edge pool

28 meters · Own heating system · Ionizer · UV filters



HEATED POOL

28-meter infinity edge. Own heating system, ionizer and UV filters.

TERRACES

Located in different areas of the complex. Covered and uncovered, with panoramic views.

DINING ROOM

Capacity for 45 covers. Privileged mountain views.

NATURAL SETTING

1 hectare integrated into the mountain landscape of the Sierras Grandes.



◆ Private
helipad.

El Durazno has an authorized helipad on the property. An arrival that makes a difference for guests who demand limitless experiences. Direct air access to the complex in the Sierras Grandes of Cordoba.

Authorized	Direct access	140 km
On site	To the complex	Cordoba Airport

STRATEGIC BUSINESS DIFFERENTIATORS

5 competitive advantages that position "Hosteria El Durazno" as a leader in premium tourism in Calamuchita



Few establishments in the region bring together these five competitive advantages at the same time, positioning El Durazno as a unique investment opportunity within the mountain tourism market.

1 COUNTER-SEASONAL ADVANTAGE: ACCESS TO 22 HEATED THERMO-MINERAL POOLS

El Durazno is the only complex in the area with direct access to a thermal system located on the mountain slope. During summer, it offers a 28-meter pool fed by spring water. In winter, its pools heated to 38°C support an active wellness proposal throughout the year, with privileged views of the Sierras Grandes.

This distinctive feature helps sustain demand and reduces the seasonality typically associated with the tourism sector.

2 OPERATIONAL SCALE AND EXCLUSIVE POSITIONING

With 19 premium units, a thermal complex, a restaurant with capacity for 45 covers and a helipad, El Durazno combines sufficient infrastructure for a profitable operation with a level of exclusivity that is difficult to replicate in the region.

The combination of scale and differentiation creates a clearly positioned value proposition within the upper segment of the market.

3 A TRULY UNREPEATABLE LOCATION

The property is built on the mountain slope, with direct and permanent views of the Sierras Grandes. Its strategic location, 37 km from Santa Rosa de Calamuchita, 130 km from Cordoba City and 140 km from Cordoba International Airport, offers accessibility and natural surroundings in equal measure.

The combination of landscape, spring water and thermal offering is a scarce attribute that is difficult to replicate.

4 PREMIUM POSITIONING IN A MARKET WITH LIMITED SUPPLY

The Calamuchita tourism market shows growing demand for higher-quality wellness experiences. In this context, El Durazno holds a differentiated position, supported by consolidated infrastructure, brand identity and a proposal oriented toward the premium segment.

Its competitive profile allows it to operate with limited direct competition within the region.

5 OPERATING ASSET WITH GROWTH POTENTIAL

More than an inn, El Durazno represents an operating business platform, with an established brand, operational structure, trained staff and market recognition.

A turnkey opportunity for investors seeking to enter a consolidated tourism destination, with expansion potential and leadership in its segment.

Hosteria El Durazno

El Durazno · Calamuchita · Cordoba

An investment in an unforgettable experience.

19 units
3 categories

1 ha.
Of nature

★★★
Three stars

◆ Turnkey
Ready

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