



AñeloUrbano

The beginning of a new large-scale development
in one of **Vaca Muerta's most strategic locations.**

A fresh vision for urban development.

Añelo Urbano is a project designed to support the expansion of Vaca Muerta, integrating modern infrastructure and development-ready land.

31

Titled hectares



Approved zoning



Lots ready for immediate use



Urban development in progress



Prime location in the heart of Vaca Muerta



Fast and convenient access to the highway



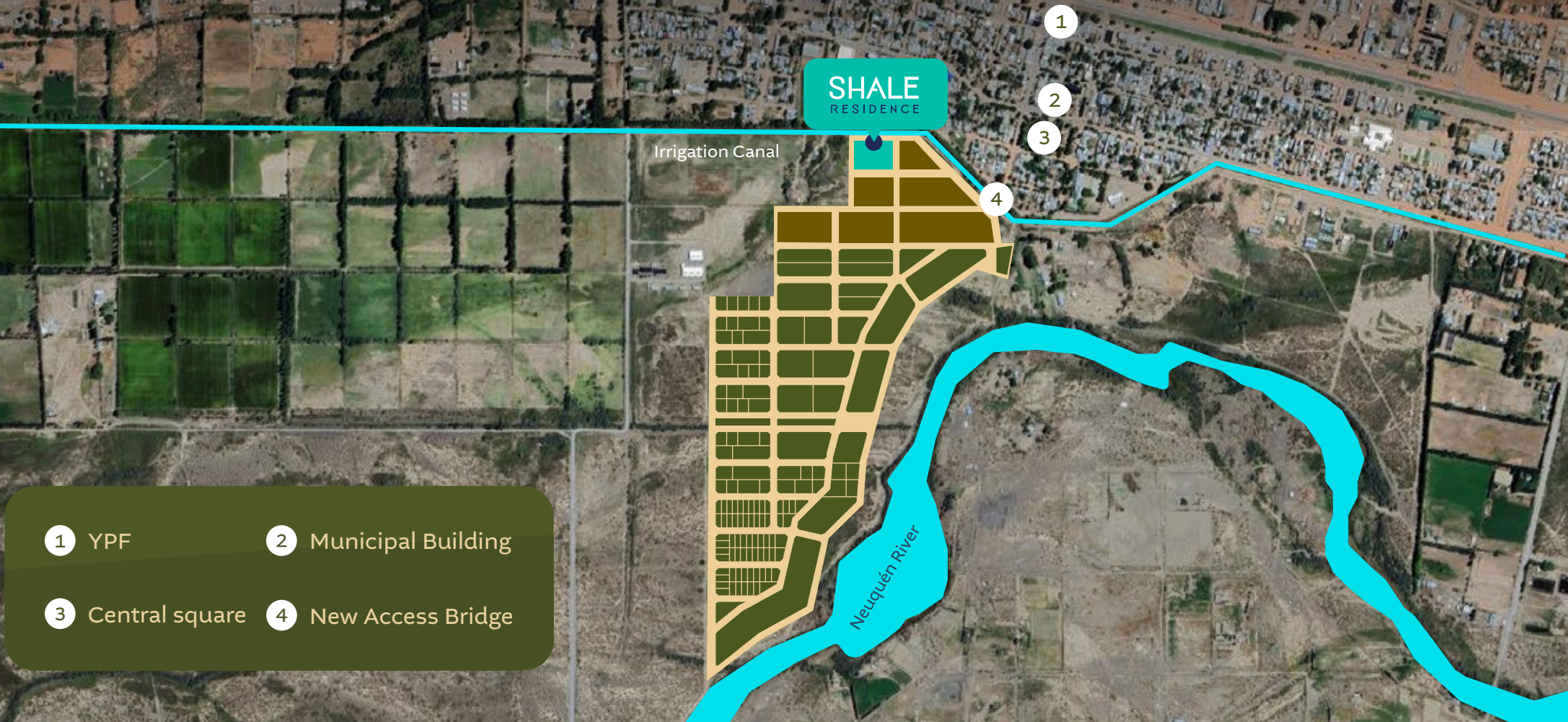
Close proximity to water and green areas (Neuquén River and irrigation canal)



The town continues to grow toward an area of high natural value

In a high-growth, high-potential area of Vaca Muerta.

Añelo Urbano is located in a strategic area of Vaca Muerta, Neuquén, close to the highway, the irrigation canal, and the new commercial hub — enhancing its value, reducing travel times, and improving the daily efficiency of work teams.



Corporate operations solutions

The project provides purpose-built spaces for companies seeking to establish or scale their operations in Vaca Muerta.



Corporate Housing



Logistics bases



Service areas for Vaca Muerta

Strategic environment

Located along the Neuquén River, with direct access to the main productive corridors.



Integrated urban development

From its first phase, the project is designed to be fully operational.



Electric power and public lighting.



Paved and fully developed streets.



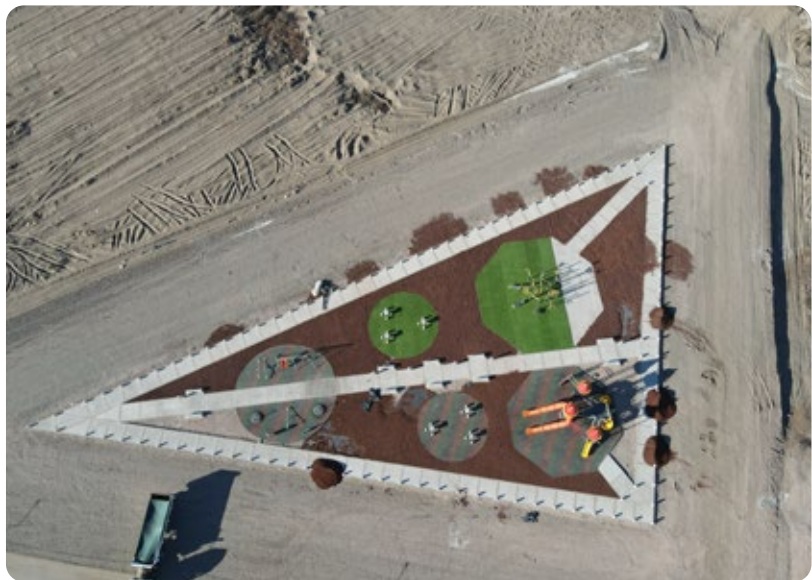
Water and sewer networks.



Planned landscaping.

Legal framework:

Lots developed under a trust structure, ensuring security throughout construction and title transfer.





A setting designed for large-scale development.

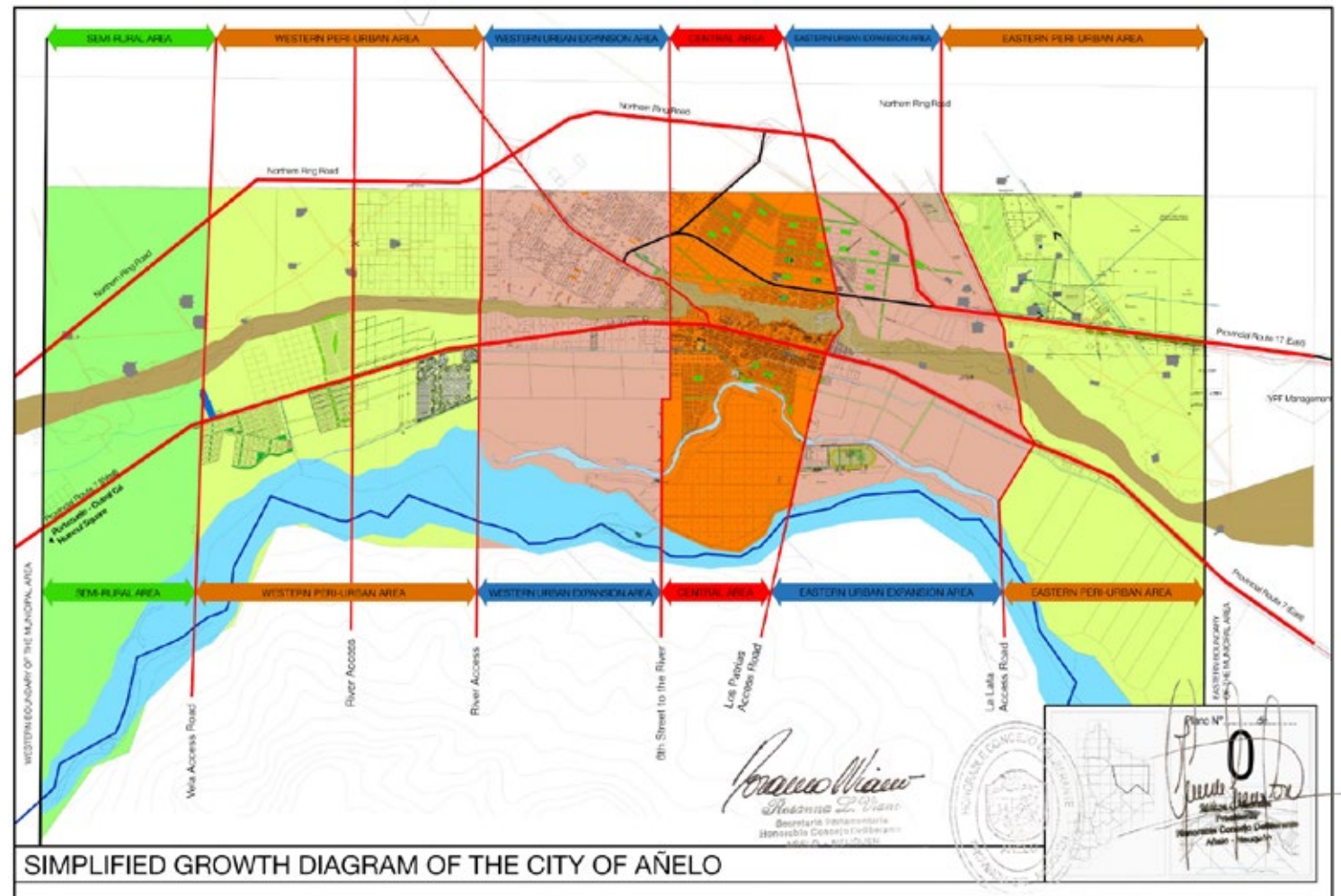
Driven by its strategic role in the national energy system, Vaca Muerta continues to generate sustained demand for housing, services, and infrastructure.

Developer advantages:

- Opportunity to acquire entire blocks
- Sites suitable for residential, commercial, or mixed-use developments
- An approved urban master plan with works already in progress

New Territorial Planning Code of Añelo


Añelo's territorial planning framework aims to protect the environment, plan balanced development, preserve areas of value, and promote fair and participatory urban management.



Añelo Urbano



For the full master plan, meetings,
or lot availability, please contact us
via WhatsApp at +54 9 11 3810-0009

 Los Gorriones 15, Añelo, Neuquén
Within the urban core of Vaca Muerta.

Developed by

ÁLVAREZ SCHNEIDER
DESARROLLOS

Master Broker

Toribio Achával

Designed by

OFICINA URBANA
ESPACIO URBANO • PLANEACIÓN • INFRAESTRUCTURA

Engineering & Infrastructure

 **BAUBER**
CONSTRUCTORA