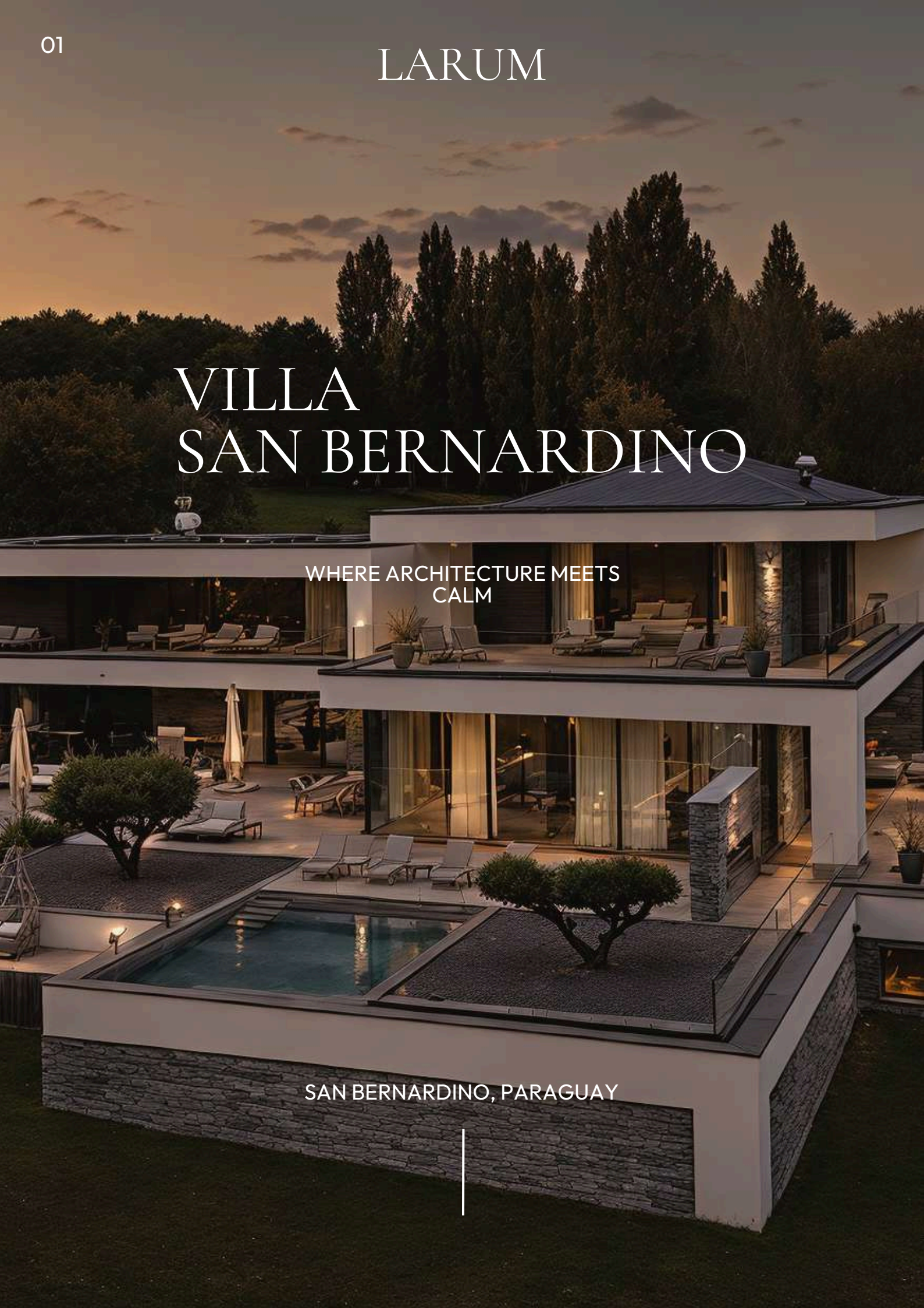


VILLA SAN BERNARDINO

WHERE ARCHITECTURE MEETS
CALM

SAN BERNARDINO, PARAGUAY

A photograph of Villa San Bernardino at dusk. The villa is a modern, multi-level structure with white walls and large glass windows. The interior lights are on, and the outdoor spaces are illuminated. In the foreground, there is a swimming pool with a stone wall around it. To the right of the pool is a gravel area with a small tree. In the background, there are tall trees and a sunset sky.

There are places that
cannot be explained.
They are felt.

Villa San Bernardino was conceived for those seeking more than square metres: a way of living.

With 847 m² of built space across 2,889 m² of grounds, it offers a rare sense of scale, privacy and connection to nature.

Every room has been shaped by light, quiet and an enduring feeling of wellbeing.

Here, luxury is not
displayed.
It is lived.



6

BEDROOMS



5

BATHROOMS

2,889 m²

GROUNDS



1

INFINITY POOL

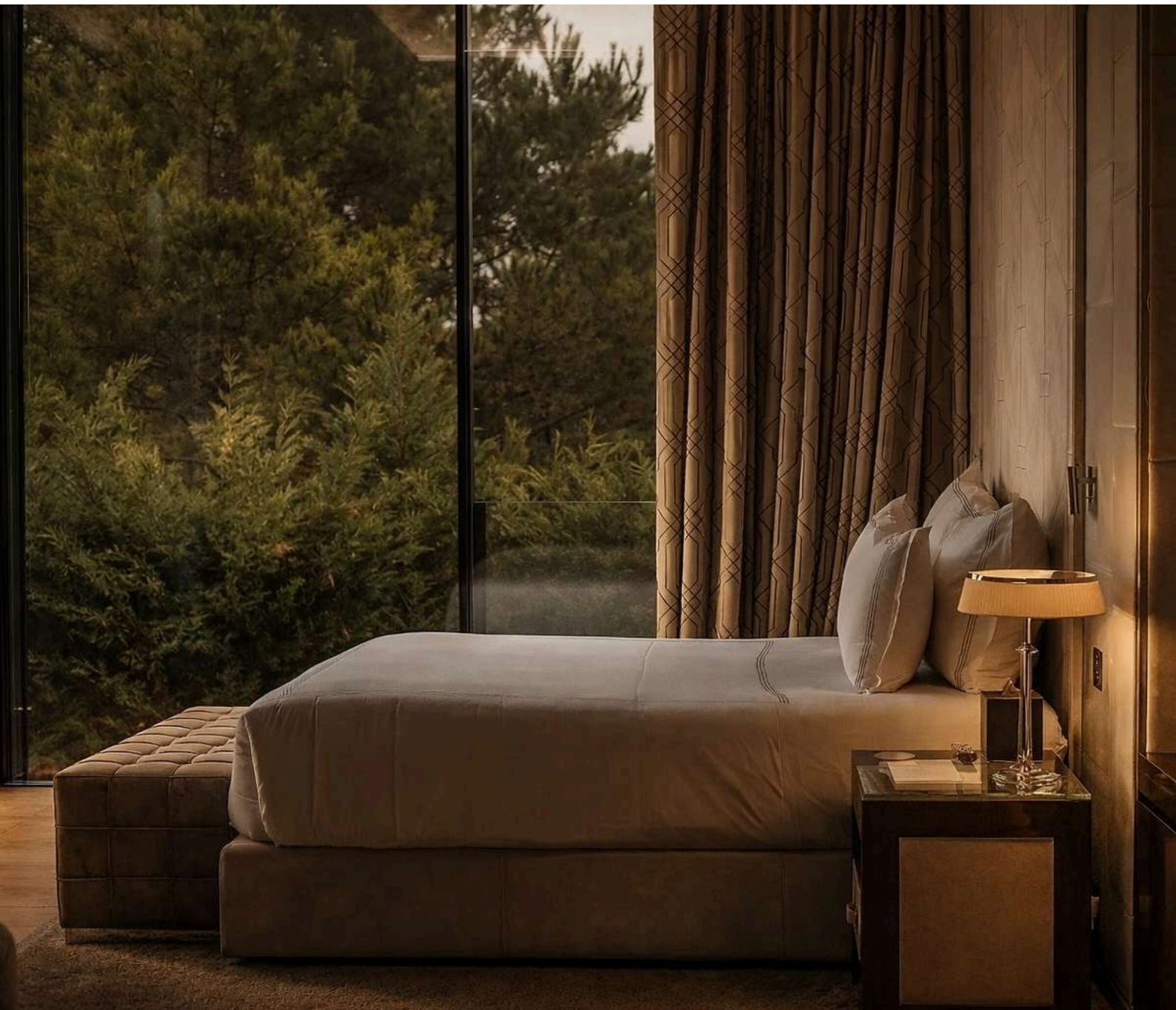
Living immersed in
nature.
Without giving
anything up.

The residence opens naturally to the outdoors. Light moves
through its rooms, mature greenery becomes part of the home,
and calm takes centre stage.

A design that invites you to slow down and savour every moment.

The privilege
of calm,
every day.

Wake to the light of the lake,
take in the deep green, and
feel time move at its own
pace.



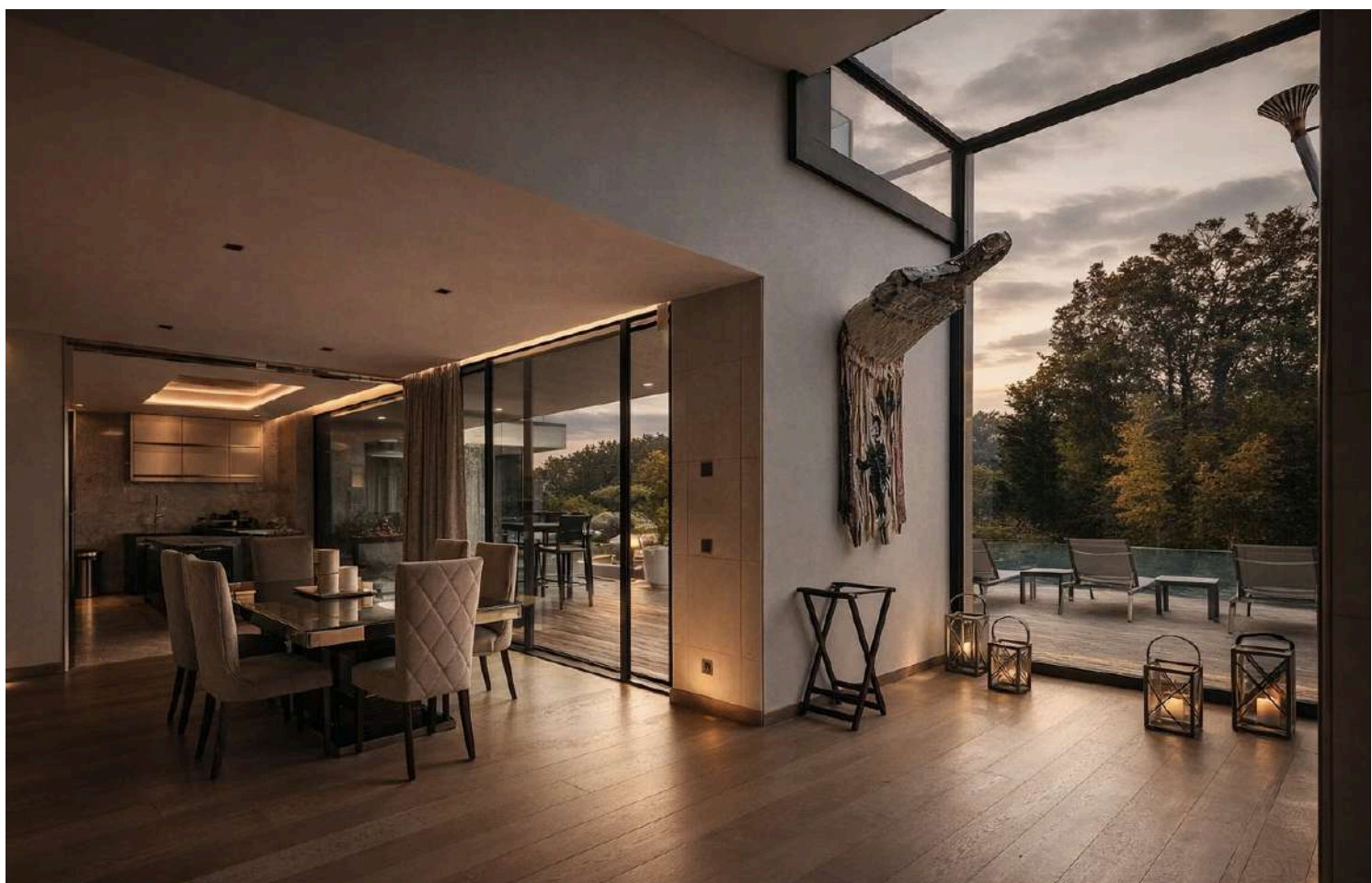
This residence was designed to reconnect you
with what matters.

ARCHITECTURE

Designed to breathe.

Clean lines, natural materials and a restrained palette create an atmosphere of harmony and quiet sophistication.

Every room was considered to offer visual generosity, connection and absolute comfort.



SPACES THAT FLOW

Connection, light and space.

The social spaces flow organically into one another, creating a seamless experience between indoors and out.

An intelligent layout that places family life, entertaining and ease at its centre.



OUTDOOR EXPERIENCE

A private oasis.

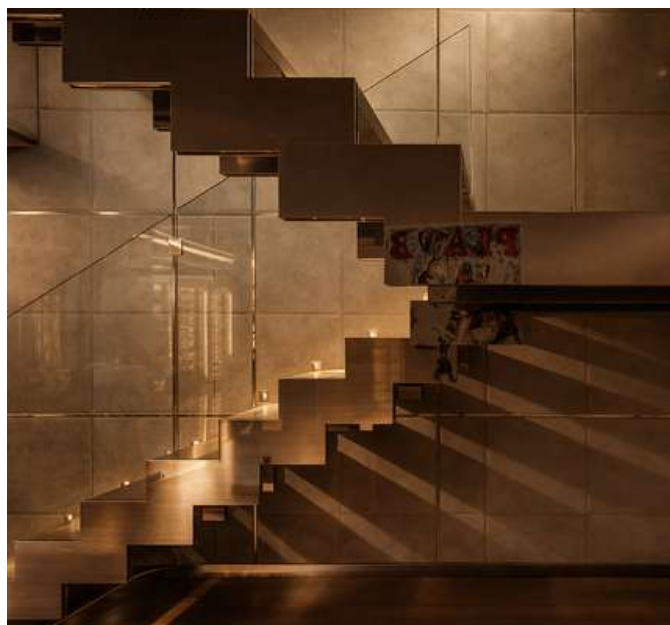
The pool, garden and outdoor spaces were created to be enjoyed throughout the year.

Places to slow down, welcome friends and enjoy San Bernardino's privileged climate.



DETAILS THAT DEFINE

Noble materials. Timeless finishes.

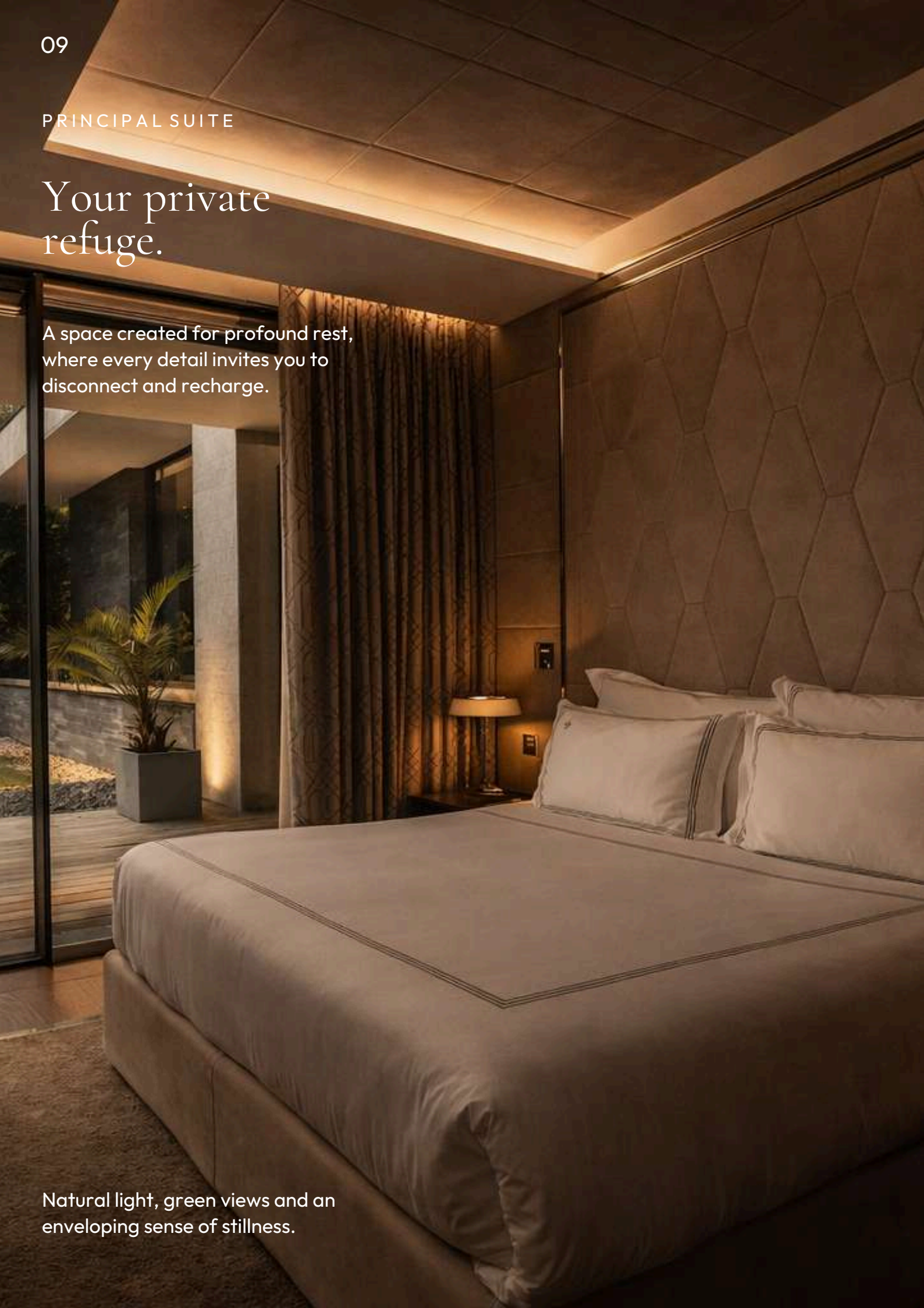


Every choice reflects a commitment to quality,
durability and beauty in its most enduring form.

Your private refuge.

A space created for profound rest,
where every detail invites you to
disconnect and recharge.

Natural light, green views and an
enveloping sense of stillness.





PRIVILEGED VIEWS

Wake each day to a horizon of green.



EN-SUITE BATHROOMS

Noble materials, timeless design and absolute comfort.



HIGH-TECH GYM

Performance and design brought together in a private setting.



COMPLETE PRIVACY

An intimate, quiet and entirely independent environment.



INDOOR SPA

Rituals of calm, design and complete disconnection.



DETAILS THAT ELEVATE THE ESSENTIAL.

HOSTING & SOCIAL LIVING

Spaces for meaningful gatherings.

Generous, connected spaces that adapt to celebrations, family gatherings and quiet evenings with friends.

A kitchen designed to inspire.
A dining room made for gathering.
A living space that invites you to stay.

DESIGNED TO ENTERTAIN

Where every gathering becomes a memory.



ATMOSPHERE

Warm, elegant and welcoming.



VERSATILITY

Spaces that adapt to every occasion.



CONNECTION

Indoors and out, in perfect harmony.

WELLNESS

Wellbeing you can feel.

The jacuzzi and pool were conceived to bring wellbeing, calm and nature into your daily rhythm.

**PRIVATE JACUZZI**

A place to slow down,
at any hour.

**INFINITY POOL**

Elegant design that blends
into its surroundings.

**GREEN SETTING**

Privacy and connection
to nature.



SAN BERNARDINO LIFESTYLE

A place that inspires every day.

San Bernardino brings together nature, the lake and an established residential community, less than an hour from Asunción.

**BEACHES & CLUBS**

Access to private clubs and lakeside beaches.

**DINING**

Restaurants and cafés that enrich daily life.

**NATURE**

Trails, fresh air and distinctive landscapes.

**ACTIVITIES**

Sailing, sport and wellbeing throughout the year.



SPECIFICATIONS

Details
that matter.

GROUNDS	2,889 m²
BUILT AREA	847 m²
BEDROOMS	6
BATHROOMS	5
POOL	Infinity
JACUZZI	Indoor
PARKING	4
YEAR BUILT	2018
ARCHITECTURE	Contemporary
CONDITION	Impeccable
DOCUMENTATION	Current



CLOSING

Some properties
cannot be described.
They are lived.

We invite you to discover
this residence through a
private viewing.

REQUEST A PRIVATE VIEWING

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San Bernardino, Paraguay



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