



CIPRIANI

RESORT RESIDENCES CASINO

PUNTA DEL ESTE

2

INTRODUCTION

10

THE CIPRIANI LEGACY

16

PUNTA DEL ESTE

22

RESIDENCES

48

SERVICES & AMENITIES

64

RESORT

82

COLLABORATORS



“TRUE STYLE IS
SINGULAR AND
TIMELESS”

ARRIGO CIPRIANI





ARTIST'S CONCEPTUAL RENDERING

AN ICON REIMAGINED

Perched along the shores of the Atlantic Ocean within Uruguay's serene seaside city Punta del Este, Cipriani Resort Residences & Casino represents a timeless vision of classic European coastal living. Designed by celebrated architect Rafael Viñoly in collaboration with Cipriani, this transformative development will breathe new life into the historic Hotel San Rafael site, a revered symbol of sophisticated glamour in Punta del Este. Residents will enjoy a life of effortless elegance with access to a variety of experiences the resort has to offer.



THE CIPRIANI LEGACY



In 1931, a long-sought dream became reality. Giuseppe Cipriani Sr. opened the doors to Harry's Bar, now a National Landmark, in a discreet stone building just off Piazza San Marco in Venice. His vision was clear: do the simple things perfectly. His careful attention to detail, loyal devotion to his patrons, great food and drinks catered to a very international eclectic clientele who appreciated the famously relaxed atmosphere of Harry's Bar.

Over 90 years and four generations later, Cipriani has grown a single restaurant into a globally recognized lifestyle name, distinguished for exceptional service, elegant venues and unique hospitality around the world.



The intimate, welcoming Venetian atmosphere now infuses Cipriani properties worldwide.

Beloved for its convivial spirit, peerless Italian cuisine and dedicated service, Cipriani has established itself in cities across the globe, from restaurants to landmark event spaces, membership clubs, residences, hotels and lounges.



Sophia Loren at Cipriani Hotel



Nicole Kidman at Cipriani Restaurant



Ernest Hemingway and Giuseppe Cipriani Sr. at Harry's Bar in Venice



Paul Newman by the Rialto Bridge in Venice



PUNTA DEL ESTE

Punta del Este is one of the most exclusive destinations in Latin America. Known for its understated relaxed elegance, pleasant temperature, extensive coastline with river and ocean beaches, dramatic sunsets, and a mix of natural beauty and vibrant art, its natural charm invites travelers to delight all year round in a dreamlike setting.





- 1 Punta Ballena
- 2 Isla Gorriti
- 3 Puerto de Punta del Este
- 4 Playa de los Ingleses
- 5 Playa el Emir
- 6 Playa Montoya
- 7 Playa Bikini



Cipriani Resort,
Residences and Casino

ELEGANT RESIDENCES

Conceived by renowned interior architect Hassen Balut, the sophisticated interiors are designed to enhance the picturesque views of Punta Del Este and beyond. Featuring custom kitchens specifically designed for Cipriani and marble floors imported from Italy, each residence offers sweeping ocean views of Playa Brava or Playa Mansa and spacious 3.4-meter-high ceilings, with private terraces reserved for half-floor and full-floor homes.









Kitchen

ARTIST'S CONCEPTUAL RENDERING

Interior Finishes Option 1

TRADIZIONALE CIPRIANI



Primary Bath
ARTIST'S CONCEPTUAL RENDERING

Interior Finishes Option 1
TRADIZIONALE CIPRIANI



Primary Bath
ARTIST'S CONCEPTUAL RENDERING

Interior Finishes Option 1
TRADIZIONALE CIPRIANI



Kitchen
ARTIST'S CONCEPTUAL RENDERING

Interior Finishes Option 2

MODERNO CONTEMPORANEO



Primary Bath
ARTIST'S CONCEPTUAL RENDERING



Primary Bath
ARTIST'S CONCEPTUAL RENDERING

Interior Finishes Option 2
MODERNO CONTEMPORANEO







ARTIST'S CONCEPTUAL RENDERING

RESIDENTIAL INTERIORS

Spacious living areas with 3.40 metres ceiling height

Floor-to-ceiling windows and sliding glass doors with magnificent panoramic views

Elegant walk-in closets in each bedroom

Hardwood floors in all units with the possibility to choose from three available tones

Countertops and kitchen finishes in Neolith, high-tech material with marble finish, anti-stain, anti-scratch

WOLF oven and microwave, SUBZERO appliances, including cooker, refrigerator, freezer, wine cooler and dishwasher

STELLA ITALICA taps for all bathrooms and kitchens. Duravit bathroom ceramics

Main bathrooms with independent bathtubs and showers with glass partition

Vanities with Italian cabinetry, imported stone counters, backlit mirrors

Bathrooms feature separate water closet and a finish selection between two shades of marble

Smart interface for essential building services such as concierge, valet and security

Individually controlled high-efficiency central heating and air conditioning, with linear diffusers in the main areas to ensure seamless integration



SERVICES & AMENITIES

SERVICES



In-home catering services by Cipriani	Exclusive beach service
Cipriani Residential Concierge	In-residence spa treatments
Maid service and housekeeping	Free visitor parking upon availability
Residential services, including plant care and away-from-home maintenance	Personal training services

AMENITIES

Exclusive private entrance	Bowling alley
Direct access to Cipriani Resort & Casino	Golf simulator
Luxury shopping gallery	Engaging children’s playroom and Kids Club
Outdoor pool for the exclusive use of residents serviced by Cipriani	Cipriani Surf Club
Heated indoor lap pool with cold plunge, jacuzzi, and kids pool	High speed internet access in all public areas
Holistic spa with sauna, steam, and treatment rooms	Charging stations for electric vehicles
Luxurious lounge for special events and intimate gatherings exclusive for residents	24-hour security guards and controlled building access
Private salon available to be reserved for personal beauty services	Pickleball court
Rooms for special events and intimate meetings exclusive for residents	Padel court
Screening room with cutting-edge audio/visual equipment	Skate park
State-of-the-art fitness center	Rock climbing
Indoor squash court	Podcast studio
	Art studio
	Card Room



LOBBY

ARTIST'S CONCEPTUAL RENDERING



BAR LOUNGE

ARTIST'S CONCEPTUAL RENDERING



LIBRARY

ARTIST'S CONCEPTUAL RENDERING



SPORTS LOUNGE

ARTIST'S CONCEPTUAL RENDERING



SQUASH COURT

ARTIST'S CONCEPTUAL RENDERING



INDOOR POOL

ARTIST'S CONCEPTUAL RENDERING

RESORT

As South America's largest luxury resort, Cipriani Resort Residences and Casino promises a lifestyle where elegance meets indulgence, with extraordinary amenities spread over 17,000 square meters. Residents can enjoy on-site dining within multiple restaurants serviced by Cipriani, followed by a relaxing afternoon at the indoor and outdoor swimming pools, or refine their swing at the state-of-the-art golf simulator. The private bowling alley and squash court promise endless recreation, while a fully equipped fitness center keeps wellness at the forefront. After a day of seaside leisure at the exclusive beach club, the lavish spa provides a sanctuary of relaxation. Complemented by Cipriani's renowned hospitality, these refined spaces ensure an experience where every detail echoes the timeless sophistication the brand is beloved for.





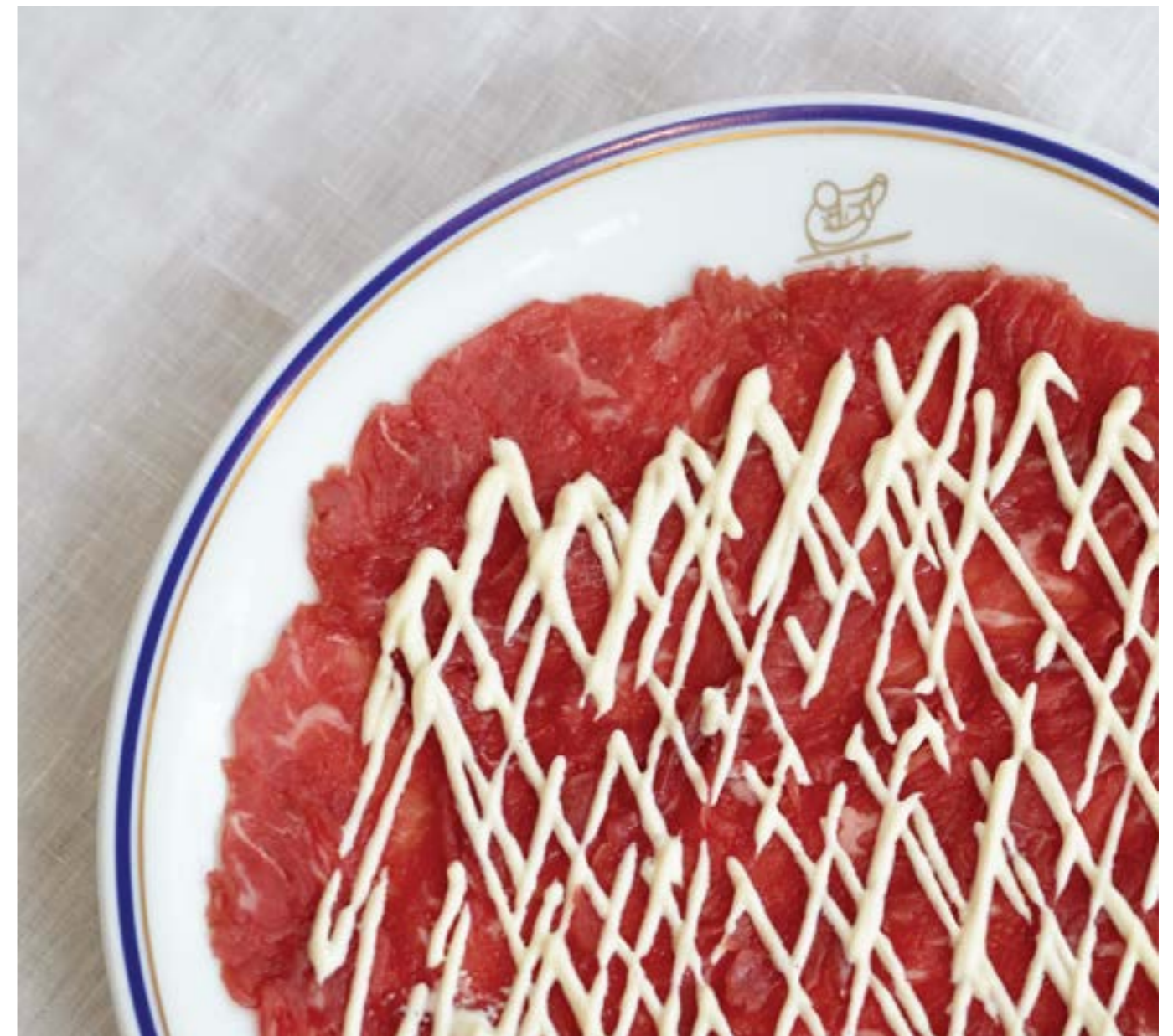
ARTIST'S CONCEPTUAL RENDERING

DINING

Cipriani's unique style, classic cuisine, attentive service and eclectic atmosphere welcome guests in the elegant restaurant as well as the vibrant Harry's bar, living room and across the resort. Stunning ocean views and recognizable Venetian details are the background to memorable experiences.



The Bellini was invented in 1948 at Harry's Bar in Venice.



Carpaccio was created in 1950 at Harry's Bar in Venice.



ARTIST'S CONCEPTUAL RENDERING

CASINO

The Cipriani Casino, the first of its kind, brings together luxury and innovation in a truly extraordinary and exciting experience that brings back the allure of the golden age of playgrounds. A destination for entertainment and elegance, the casino offers the latest in gaming options with over three hundred stations within a setting that reflects the tradition of Cipriani.



The design captures the sleek elegance of classic Italian nautical style, adding a touch of timeless Art Deco sophistication. Inside, a private club evokes the spirit of Punta del Este's historic nightlife, offering an intimate and seductive atmosphere for discerning guests, completed by a private restaurant.



CONFERENCES & EVENTS

Cipriani has become throughout the years a leader in the event business, adding the family's four generation tradition of cuisine and service, elegance, and a unique atmosphere to any function, from social to corporate, conventions, fashion and art fairs and more. This customizable space spans 2,550 square meters and is a one-of-a-kind setting for memorable experiences.



ARTIST'S CONCEPTUAL RENDERING

ROOMS & SUITES

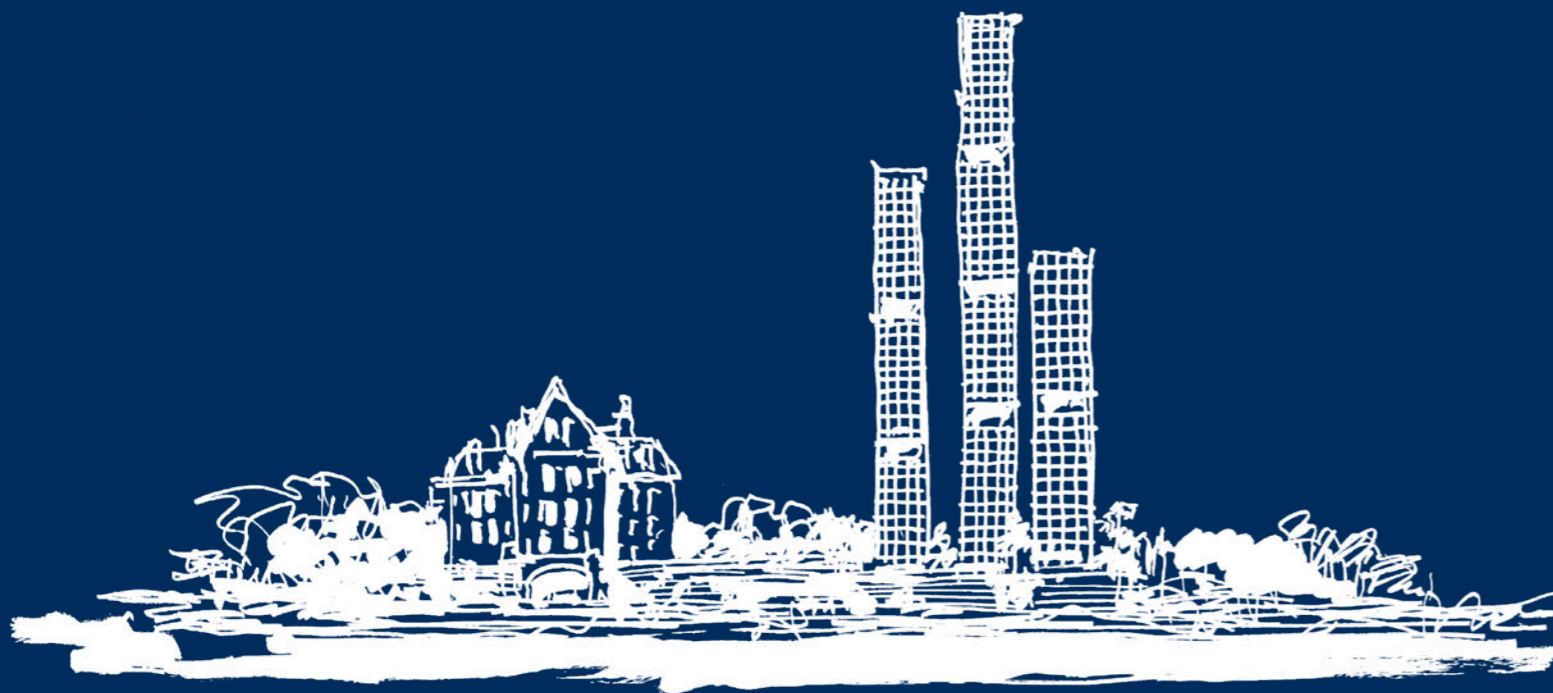
The sixty-four individually decorated rooms and suites overlooking the serene Atlantic coast offer a perfect blend of tradition and modern elegance. Each suite features spacious living areas, separate bedrooms with expansive wardrobes, and luxurious Italian marble bathrooms. The custom-made furniture complements the iconic heritage of the hotel and the essence of Cipriani's legendary hospitality while introducing a fresh, sophisticated aesthetic.





SHOPPING

A lifestyle shopping experience alongside a curated selection of international luxury brands converges at one of the most exclusive destinations in Latin America.



COLLABORATORS

GIUSEPPE CIPRIANI

With a reputation that precedes him, Giuseppe is the visionary creator of a subtle sophistication that has reached unexpected people and places. Embodying the essence of Italian values, Cipriani is synonymous with elegance, warmth, well-being and quality. The perfect combination of beaches and countryside was a natural attraction for Giuseppe, whose grandfather made his name by establishing a unique concept that has travelled the world.



Presidential Suite - Casa Cipriani, NY



Cipriani Dubai



Cipriani Residences Miami

RAFAEL VIÑOLY

(1944–2023)

The late Rafael Viñoly founded Rafael Viñoly Architects, an internationally renowned architectural practice and in over a halfcentury of built work, he realized over 600 commissions from courthouses, concert halls, and museums, to airports, stadia, and buildings for science, throughout North and South America, Europe, Asia, and the Middle East. His work is characterized by holistic attention to proportion and a sustained structural originality that transcend passing architectural fads.

The firm, based in New York City with offices in Montevideo and London, continues today as a collaborative partnership led by Partners Jim Herr, Bassam Komati, Stephanie Tsang, and Román Viñoly, who continue to uphold the core values established by Rafael, such as emphasizing civic responsibility, fostering logic-driven solutions, and prioritizing both quality and cost efficiency.



432 Park Avenue, NY

HASSEN BALUT

Based in Montevideo, Uruguay, Hassen creates minimal, absolute, and timeless architecture, interiors, and furniture. With simple lines, innovative design and classic inspirations, their projects uncover the dialogue between shape and material and reveal the poetry in the relationship between scale, light, and space. Guided by the principle that simplicity is the ultimate sophistication, the studio combines noble materials, purity of lines, and hyper-detailed architectural references with everyday functionality.



BECOME A PART OF HISTORY





CIPRIANI

RESORT RESIDENCES CASINO

PUNTA DEL ESTE

CIPRIANIPUNTA.COM

SALES@CIPRIANIPUNTA.COM

marketdeleste®

FORTUNE
INTERNATIONAL
GROUP

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. These materials are not intended to be an offer to sell, or solicitation to buy a unit in the condominium. Such an offering shall only be made pursuant to the prospectus (offering circular) for the condominium and no statements should be relied upon unless made in the prospectus or in the applicable purchase agreement. In no event shall any solicitation, offer or sale of a unit in the condominium be made in, or to residents of, any state or country in which such activity would be unlawful. This offering is made only by the prospectus for the condominium and no statement should be relied upon if not made in the prospectus. No real estate broker or salesperson is authorized to make any representations or other statements regarding this project, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the Developer. All prices, plans, specifications, features, amenities and other descriptions are preliminary and are subject to change without notice, as provided in your purchase agreement. All images and designs depicted herein are artist's conceptual renderings, which are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. All such materials are not to scale and are shown solely for illustrative purposes. Renderings depict proposed views, which are not identical from each unit. No guarantees or representations whatsoever are made that existing or future views of the project and surrounding areas depicted by artist's conceptual renderings or otherwise described herein, will be provided or, if provided, will be as depicted or described herein. Any view from a unit of from other portions of the property may in the future be limited or eliminated by future development or forces of nature and the developer in no manner guarantees the continuing existence of any view. The artist's representation of the building and any description or depiction of interior decorations, finishes, appliances, furnishings, or exterior photographic views contained herein are provided for illustrative purposes only and may be modified, altered, or changed. The photographs contained in this brochure may be stock photography or have been taken off-site and are used to depict the spirit of the lifestyle to be achieved rather than any that may exist or that may be proposed, and are merely intended as illustration of the activities and concepts depicted therein. Interior photos shown may depict options and upgrades and are not representative of standard features and may not be available for all model types. All fixtures, furniture and items of finish and decoration of units described herein are for display only and may not be included with the unit, unless expressly provided in the purchase agreement. All plans, features and amenities depicted herein are based upon preliminary development plans, and are subject to change without notice in the manner provided in the offering documents. No guarantees or representations whatsoever are made that any plans, features, amenities or facilities will be provided or, if provided, will be of the same type, size, location or nature as depicted or described herein. The sketches, renderings, graphics materials, plans, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of the same in its sole discretion and without prior notice. All improvements, designs and construction are subject to first obtaining the appropriate federal, state and local permits and approvals for same. These drawings and depictions are conceptual only and for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The developer expressly reserved the right to make modifications, revisions and changes it deemed desirable in its sole and absolute discretion. Restaurants and other business establishments and/or any operators of same referenced herein are subject to change at any time, and no representations regarding restaurants, businesses and/or operators within the project may be relied upon. Restaurants, and/or other business establishments, are anticipated to be operated from the commercial components of the project which will be offered for sale to third parties. Except as may be otherwise provided in the offering materials, the use of the commercial spaces will be in discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. All trademarks, logos and brand names are the property of their respective owners. EQUAL HOUSING OPPORTUNITY. The units or interests in the development are offered to the public and are sold or alienated without regard to marital status, sex, race, color, creed, religious principles, national origin, ancestry, affectional or sexual orientation, or any other basis prohibited by the Law Against Discrimination (N.J.S.A.10:5-1 et seq.).

