

2 INTRODUCTION 10 THE CIPRIANI LEGACY 16 PUNTA DEL ESTE 22 RESIDENCES 48 SERVICES & AMENITIES 64 RESORT 82 COLLABORATORS



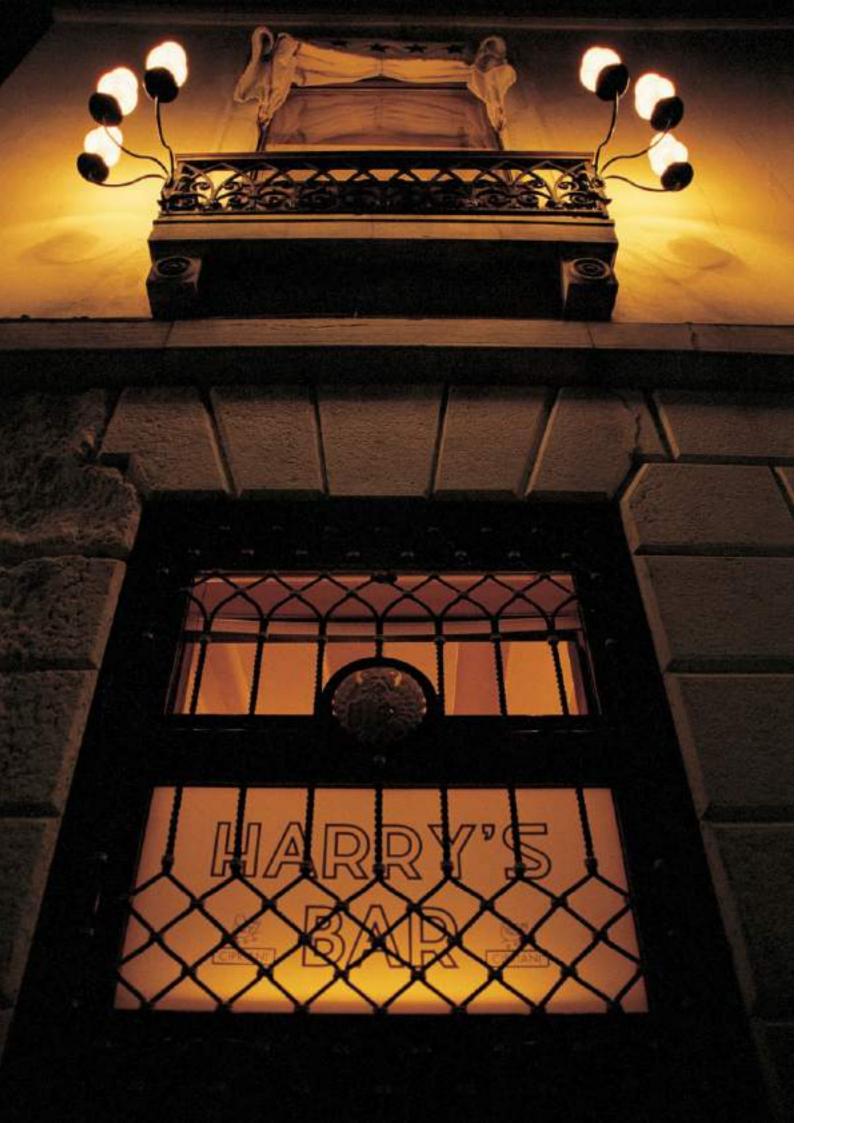
ARRIGO CIPRIANI





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.







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.



CIPRIANI PUNTA DEL ESTE



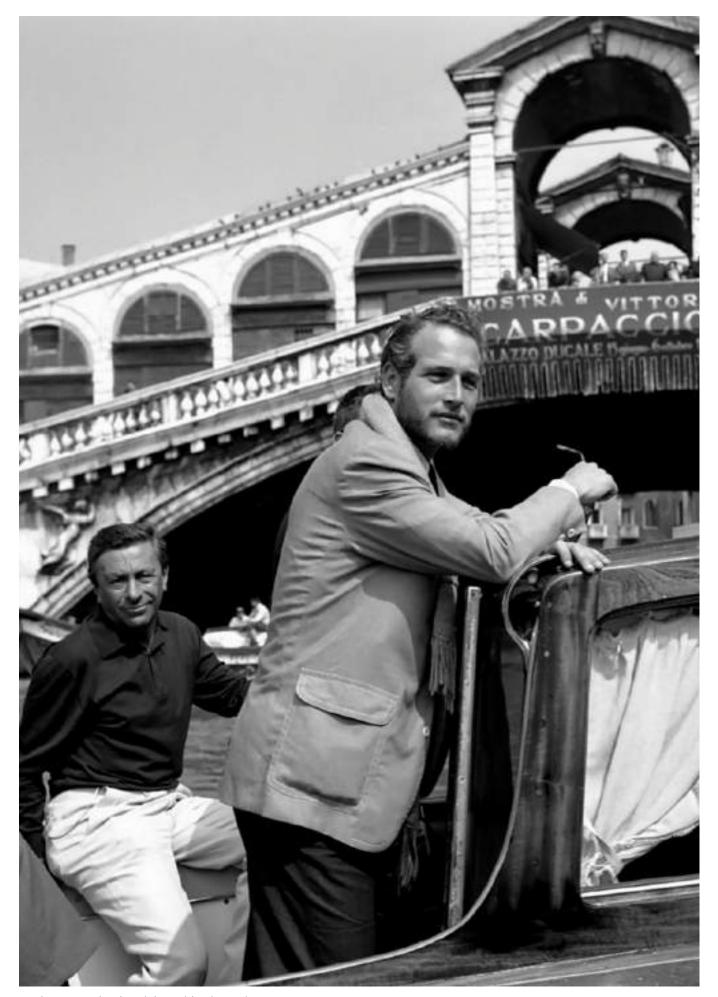




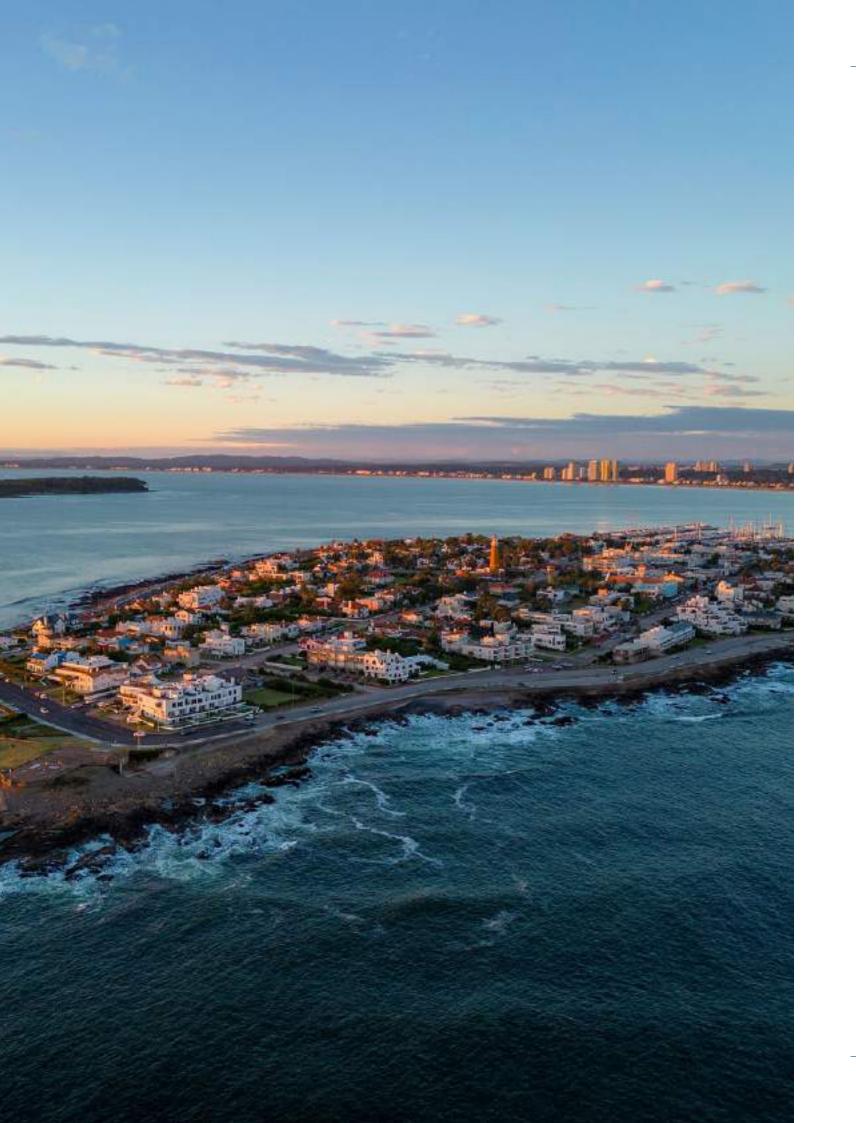
Nicole Kidman at Cipriani Restaurant



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



Paul Newman by the Rialto Bridge in Venice

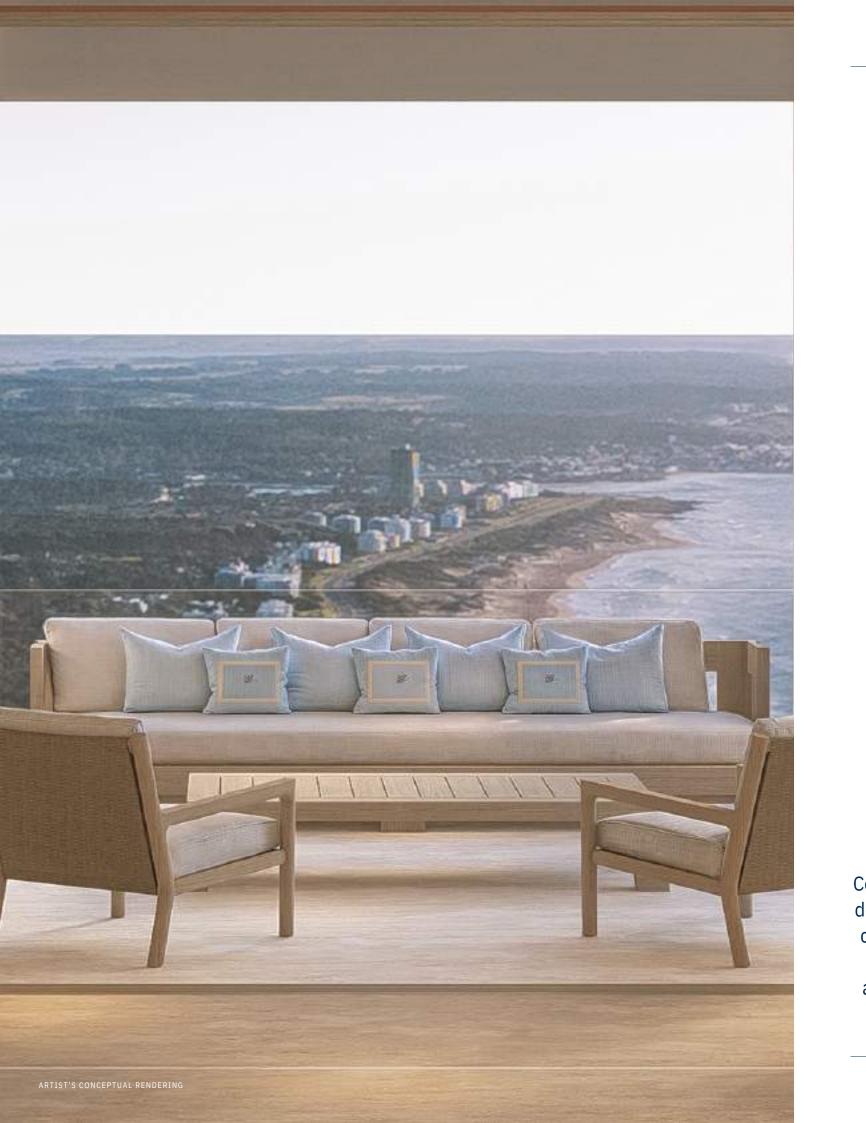


Punta del Este is one of the most exclusive destinations in Latin America. Known for its understated relaxed elegance, pleasant temperature, extensive coastline with river and ocean beaches, dramatic sunsets, and a mix of natural beauty and vibrant art, its natural charm invites travelers to delight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







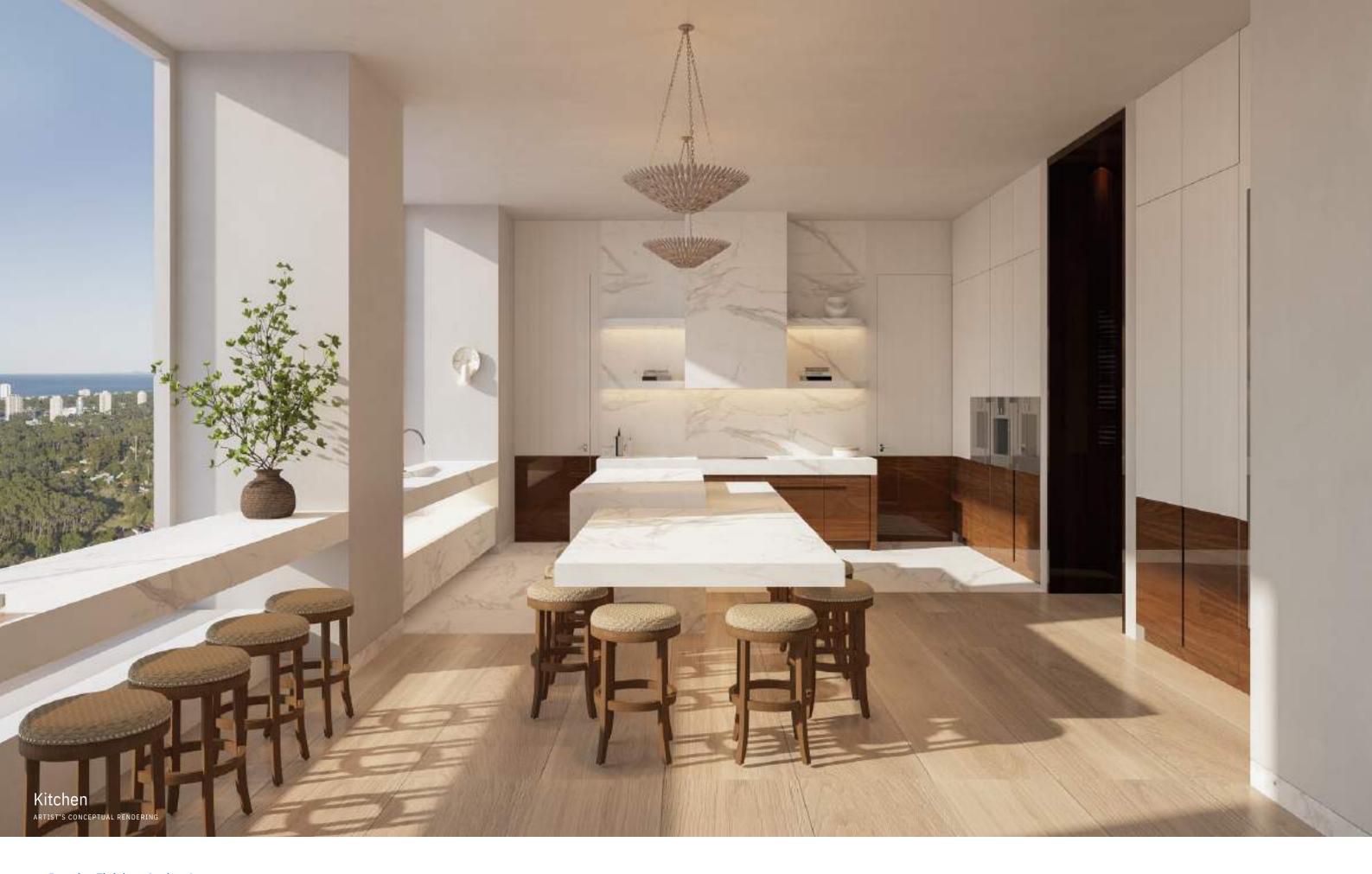


Conceived by renowned interior architect Hassen Balut, the sophisticated interiors are designed to enhance the picturesque views of Punta Del Este and beyond. Featuring custom kitchens specifically designed for Cipriani and marble floors imported from Italy, each residence offers sweeping ocean views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









TRADIZIONALE CIPRIANI



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MODERNO CONTEMPORANEO



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CIPRIANI PUNTA DEL ESTE CIPRIANI PUNTA DEL ESTE



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 availble 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



CIPRIANI PUNTA DEL ESTE

SERVICES





In-home catering services by Cipriani	
Cipriani Residential Concierge	

Maid service and housekeeping

Residential services, including plant care and away-from-home maintenance

Exclusive beach service
In-residence spa treatments
Free visitor parking upon availability
Personal training services

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 Heated indoor lap pool with cold plunge, jacuzzi, and kids pool	Cipriani Surf Club
	High speed internet access in all public areas
	Charging stations for electric vehicles
Holistic spa with sauna, steam, and treatment rooms	24-hour security guards and controlled building access
Luxurious lounge for special events and intimate gatherings exclusive for residents	Pickleball court Padel court
Private salon available to be reserved for personal beauty services	Skate park
Rooms for special events and intimate meetings exclusive for residents	Rock climbing
	Podcast studio
Screening room with cutting-edge audio/visual equipment	Art studio
State-of-the-art fitness center	Card Room
Indoor squash court	



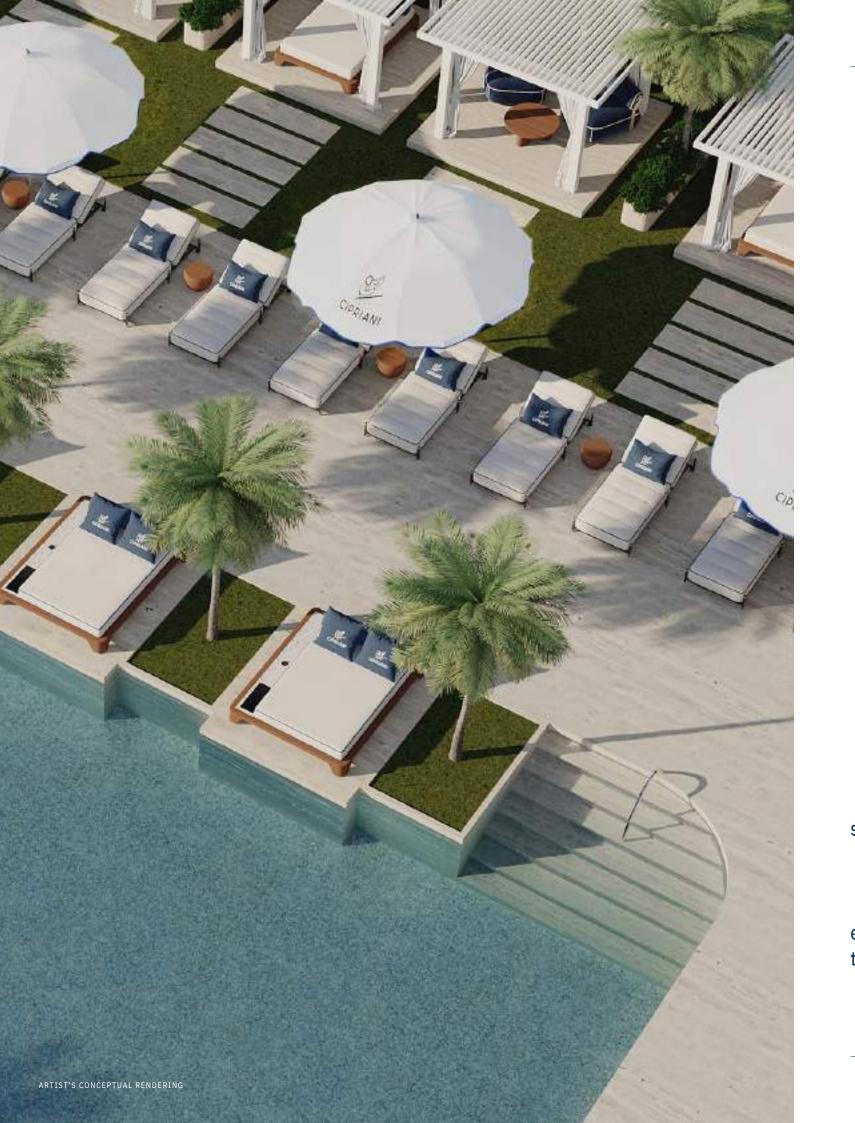




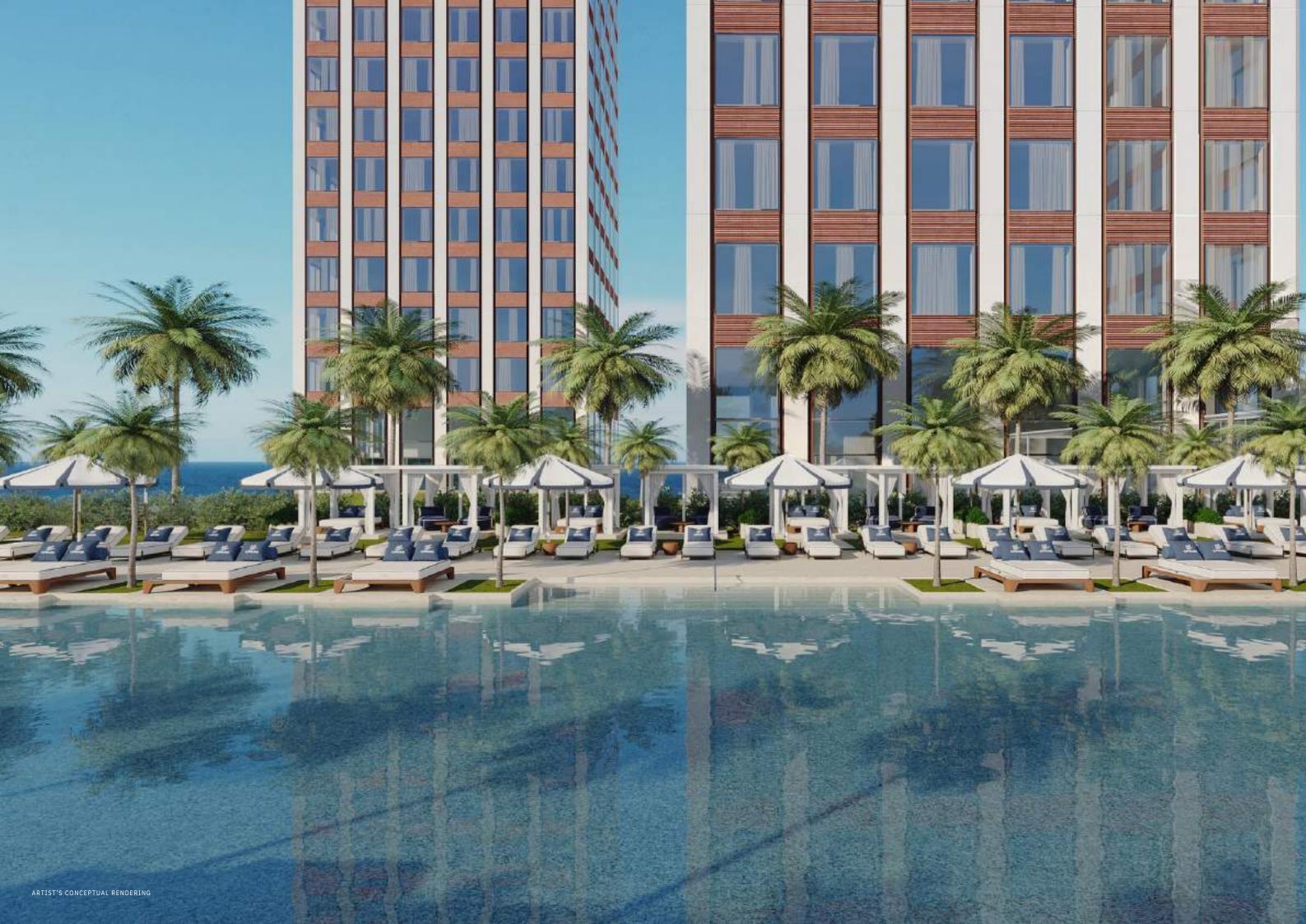








As South America's largest luxury resort, Cipriani Resort Residences and Casino promises a lifestyle where elegance meets indulgence, with extraordinary amenities spread over 17,000 square meters. Residents can enjoy on-site dining within multiple restaurants serviced by Cipriani, followed by a relaxing 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.



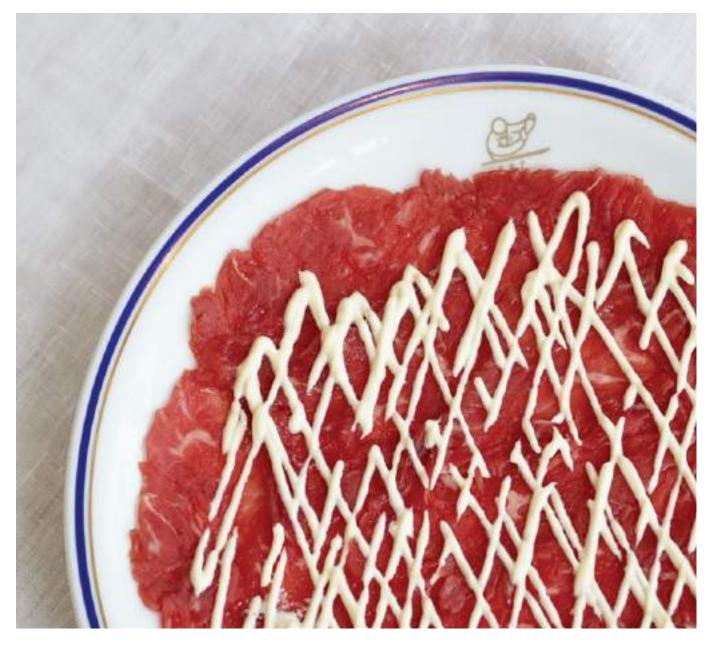


DINING

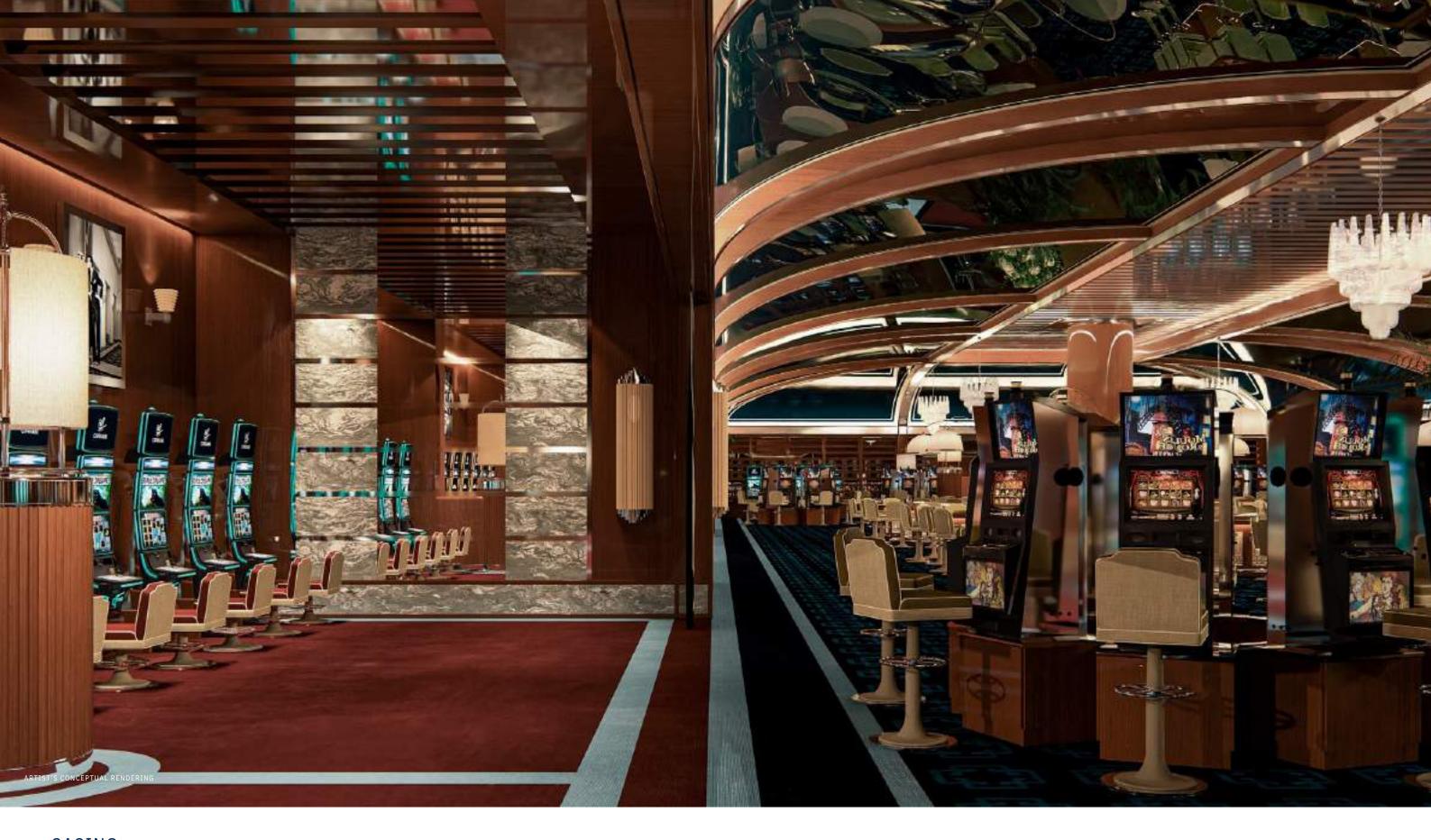
Cipriani's unique style, classic cuisine, attentive service and eclectic atmosphere welcome guests in the elegant restaurant as well as the vibrant Harry's bar, living room and across the resort. Stunning ocean views and recognizable Venetian details are the background to memorable experiences.



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



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



CASINO

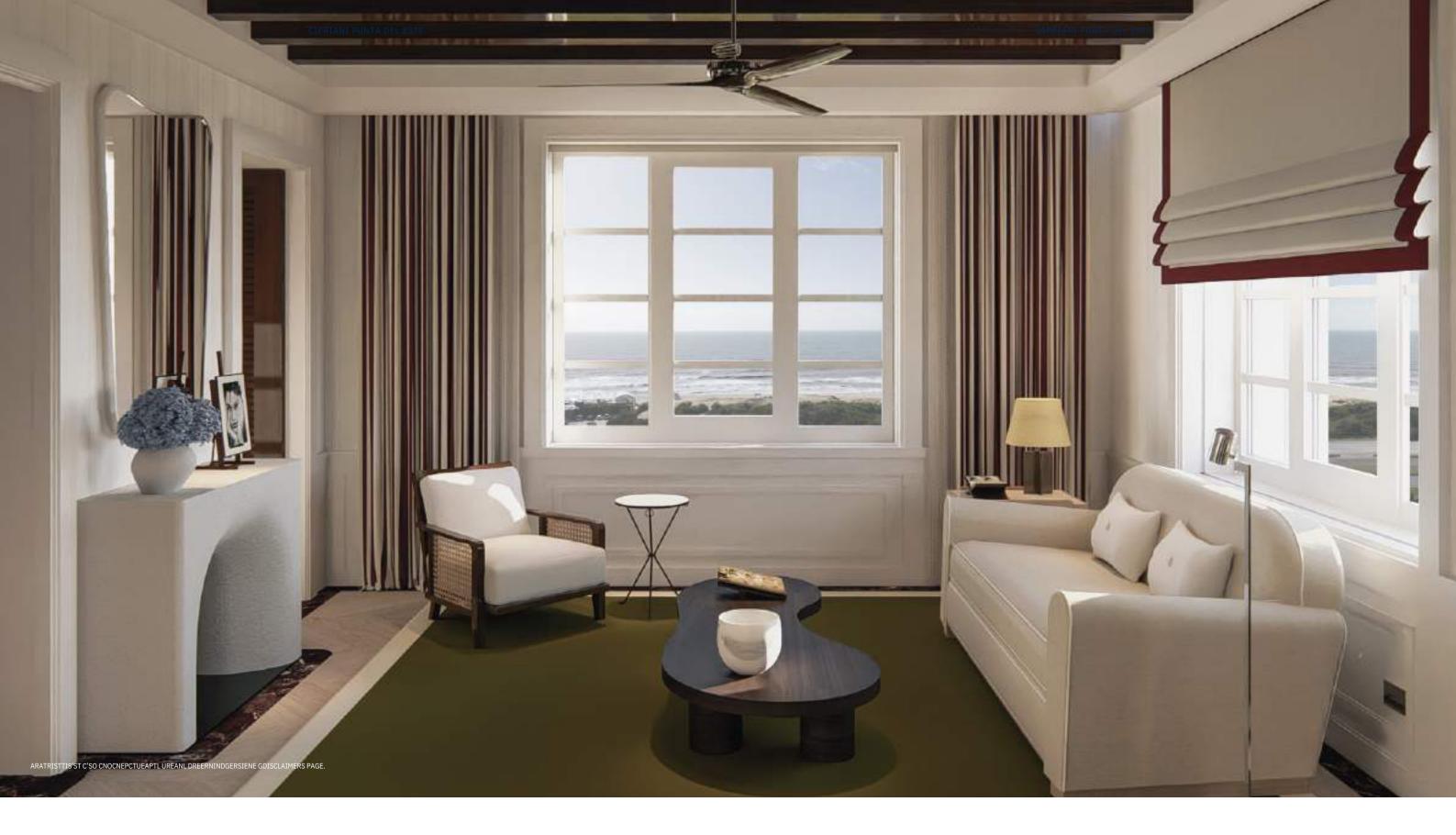
The Cipriani Casino, the first of its kind, brings together luxury and innovation in a truly extraordinary and exciting experience that brings back the allure of the golden age of playgrounds. A destination for entertainment and elegance, the casino offers the latest in gaming options with over three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



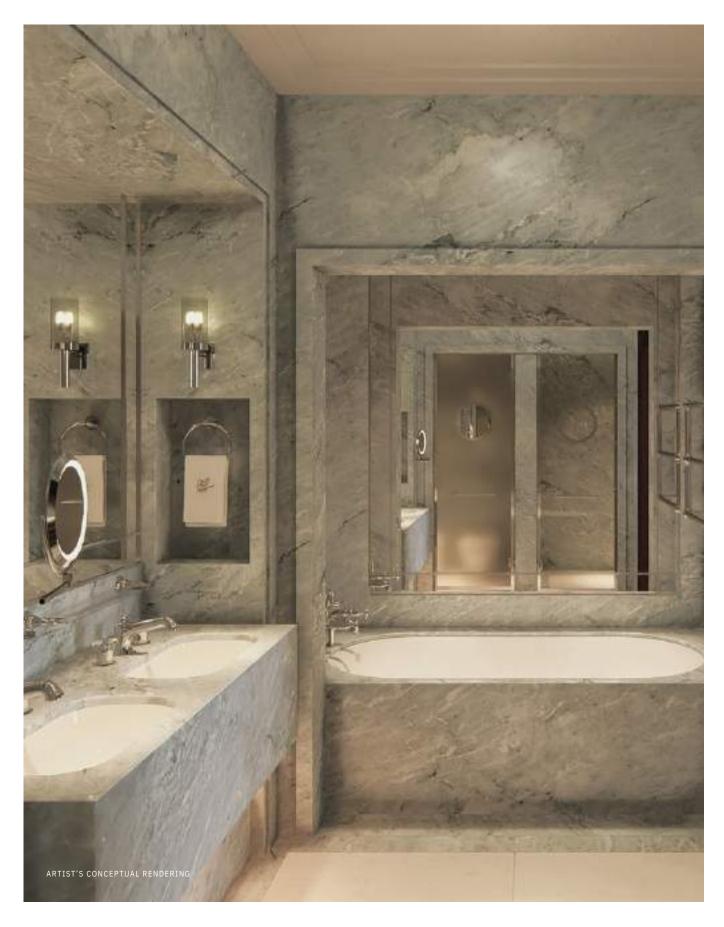
CONFERENCES & EVENTS

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.



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.



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.







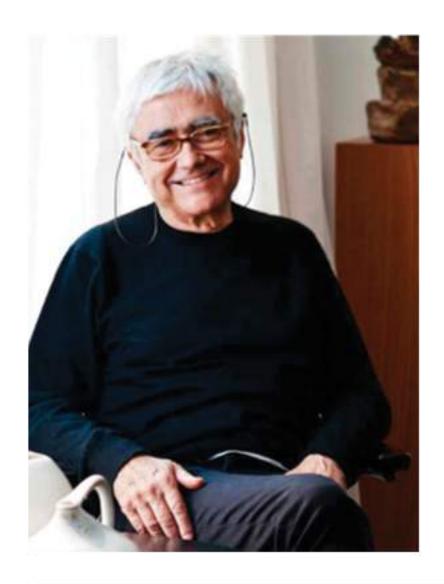


RAFAEL VIÑOLY

(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.





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.













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