



# CIPRIANI

RESORT RESIDENCES CASINO  
PUNTA DEL ESTE

To live in Cipriani Residences is to enjoy those signature service standards first established at Harry's Bar in 1931 and perfected through four generations. Individual tastes are indulged and needs are anticipated with an intuitive understanding of when and where their attention is required.

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## TOWER 1 OVERVIEW

- An elegant tower with a sleek geometric design
- 120 hotel suites
- A collection of only 65 residences, including exceptional half- and full-floor homes
- Resident-only dining services by Cipriani
- Sweeping views of Playa Brava and Playa Mansa framed by 9M<sup>2</sup> windows
- 24-hour staff trained by Cipriani

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## DESIGN TEAM

- Rafael Vinoly Architects
- Hassen Studio
- Cipriani

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## RESIDENCE FEATURES

- Generous, flexible living areas with ceiling heights of 3.4 meters
- An exquisite selection of flooring options included
- Eat-in, open kitchen with custom Italian cabinetry inspired by Cipriani's renowned style
- Top-of-the-line appliances from Wolf Sub-Zero, including cooktop, integrated refrigerator, freezer, and dishwasher
- Primary bathrooms with grand, stand-alone bathtubs and glass-enclosed showers; vanities with premium Italian marble; separate room with water closet
- Individually controlled, high-efficiency central air conditioning and heating systems, with linear diffusers in main areas to ensure seamless integration
- Innovative smart technology infrastructure that enables home automation
- Intelligent interface system for essential building services such as concierge and security



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## RESIDENTIAL AMENITIES

- Exclusive private entrance and elegant porte-cochere
- Signature private dining experiences by Cipriani
- Elevated resort deck with multiple swimming pools, poolside cabanas, and a beautifully landscaped sun terrace
- Poolside food and beverage services catered by Cipriani
- Holistic spa with sauna, steam, and treatment rooms
- Indoor lap pool
- Luxurious residents' lounge for special events and intimate gatherings
- State-of-the-art fitness center with pilates and yoga studios
- Golf simulator
- Pickleball court
- Padel court
- Squash court
- Screening room with cutting-edge audio visual equipment
- Serene and spacious residents' library
- Card room
- Games lounge
- Skate park
- Art studio
- Podcast studio
- Bowling alley
- Engaging children's playroom
- High-speed internet access across all public areas
- Air-conditioned storage rooms

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## HOTEL AMENITIES

- Harry's Bar with gracious outdoor dining
- Priority reservations for residents within the private dining room at Harry's Bar
- Reservable event spaces for large gatherings
- Oceanfront pool overlooking Playa Brava
- Outdoor tennis courts
- Spa with indoor pool
- Children's pool

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## SERVICES

- Designated Director of Residences
- Cipriani Residential Concierge
- In-home catering services by Cipriani, exclusive to residents
- Pet-friendly community with pet grooming and walk services available\*
- Housekeeping services on demand
- Residential services including plant care, and away-from-home maintenance\*
- In-residence spa treatments\*
- Personal training services\*
- 24-hour security guards and controlled building access

\* Available for purchase