

HOTEL SAN RAFAEL

PRESENTATION A LA JUNTA DEPARTAMENTAL DE MALDONADO

- THE CIPRIANI GROUP
- RAFAEL VINOLY ARCHITECTS

30 de Mayo 2018

OBJETIVOS DEL PROYECTO:

- Recuperar el edificio original
- Crear un nuevo icono para Punta del Este
- Atraer un nuevo Mercado Internacional
- Producir un polo de actividades que permitan extender la ocupacion anual del Hotel
- Generar un efecto economico sostenible con 1000 puestos de trabajo permanentes

THE CIPRIANI GROUP

Giuseppe Cipriani CEO



CIPRIANI

*“Imagine a world made up only of objects, A world of idle tools, A restaurant of nothing but tables and chairs, A large empty theater or a deserted plaza in summer. They cry out for the service of man, the service to give them life. We call on man to display his splendid capabilities. And We observe with undivided attention, Because the little nuances in the quality of his service give a flawless measure of his mind, they tell us frankly what his soul is worth, Because, To serve is first to love.” - **Arrigo Cipriani***

CORPORATE PHILOSOPHY AND STRATEGY

“Cipriani cannot be defined by a single frame of mind; it is intangible but immediately recognizable in any Cipriani establishment around the world. It is not about what you see or touch, it is about what you feel and sense.” - **Arrigo Cipriani (2001)**

While every detail is considered in creating distinguished venues and flawless products and services, the true essence of Cipriani's success may be found in the way that it serves its patrons with loyal devotion. “The Good Life” is redefined with Cipriani care and style as the Company continually seeks to provide the world's most sought-after social experiences. It is this very essence that is the foundation of the company.

“Providing the most sought after social experiences in the world. **The Good Life - Cipriani Style.**”

Adhering to four simple values, Cipriani has established a clear and distinct identity and foundation -values that seem desperately needed in today's often imitated hospitality-service world. Specifically, the four pillars of Cipriani are:



SIMPLICITY. Do the simple things perfectly.

SERVICE. To love is to serve.

PURE. Use only the finest, purest ingredients.

FREEDOM. The availability of options with no imposition.

“It is a style altogether SUI GENERIS, bequeathed by its founder, Giuseppe Cipriani, to his successors and employees, and apparently effortlessly maintained. The very name of the place evokes not simply a cuisine, or a kind of drink, but a frame of mind.” - **Jan Morris, The Times**

TRADEMARK PORTFOLIO

Cipriani is the registered owner and/or applicant of more than 500  “Cipriani” related and other trademarks worldwide. Some of those marks include:





LOCATION: Hong Kong, China

SIZE: 3000 sf

TYPE: Restaurant/Bar

DATE OPENED: 2003

CAPACITY: 125 Restaurant, 8 Bar

Cipriani Hong Kong was developed in partnership with Sir David Tang and is a private club membership establishment. Cipriani Hong Kong offers a quintessential taste of the best Italian food, drinks, style and service. In keeping with Cipriani's ethos and love of service, Cipriani Hong Kong continues to adhere to the same time-honored traditions that make each experience unique, transporting the attitude of the good life from Italy to Asia.

CIPRIANI HONG KONG



LOCATION: Venice, Italy
SIZE: 800 sf
TYPE: Restaurant & Bar
DATE OPENED: 1931
CAPACITY: 100 restaurant, 6 bar

Harry's Bar is the original and most famous of the Cipriani establishments. Playing host to some of the century's most celebrated dignitaries, thinkers, artists and actors; Harry's Bar embodies the very essence of the cafe society that once played such a large part in the affairs of Europe. The perfect proportions (from the furniture to the glassware), the relaxed manner of the clientele and the staff's inherent love of service, combine to create the informal yet elegant atmosphere that has been so beloved amongst locals and tourists. Harry's Bar was immortalized and celebrated in 2001 when the Italian Ministry for Cultural Affairs declared it a National landmark.

HARRY'S BAR



LOCATION: Venice, Italy
SIZE: 600 interior sf/800 exterior sf
TYPE: Restaurant & Bar
DATE OPENED: 1981
CAPACITY: 70 Interior, 80 exterior

Harry's Dolci was the second establishment to open in the Cipriani portfolio. Located on the Island of Giudecca in Venice, far from the maddening crowds of Piazza San Marco, the location offers one of the most peaceful views of the City. Tables run along the front of the canal, affording patrons an unrivaled view across the water to the piazza. The perfect spot for coffee, ice cream or an elegant meal, Harry's Dolci has perfectly recreated the relaxed yet chic atmosphere of Harry's Bar just across the water from the original landmark.

HARRY'S DOLCI



LOCATION: Mexico City, Mexico
SIZE: 5000 sf
TYPE: Restaurant/Bar
DATE OPENED: 2015
CAPACITY: 100 inside, 60 outside, 200 events

Cipriani Masaryk was designed by Florentine architect Michele Bonan and features a chic blue and white nautical aesthetic, Venetian marble floors, Murano chandeliers, floor to ceiling windows and walnut wood. Located in the Beverly Hills of Mexico City, the menu offers Cipriani classics from Harry's Bar.

CIPRIANI MASARYK



LOCATION: Mexico City, Mexico
SIZE: 5000 sf
TYPE: Event Space
DATE OPENED: 2015
CAPACITY: 350 inside, 110 outside

Cipriani Masaryk Located in the heart of stylish Polanco, these beautiful private event spaces, with a unique terrace on Masaryk, are the perfect choice for any corporate, social or private affair. An elegant and timeless décor combined with the tradition of Cipriani service and cuisine guarantees the success of your celebrations.

CIPRIANI MASARYK SALON DE EVENTOS



LOCATION: Monte Carlo, Monaco
SIZE: 2000 sf
TYPE: Restaurant/Bar
DATE OPENED: 2012
CAPACITY: 150 Restaurant, 8 Bar

Cipriani Monte Carlo is located in the heart of Monaco, at the bottom of the Mirabeau building. The ultra-modern glass façade is a striking introduction to the refined and warm interior, where rich mahogany walls, polished steel, mirrors and marble floors are complemented by Cipriani's signature brown leather chairs. The ambiance is that of a luxury yacht and the nautical theme is enhanced by strong blue and white elements. The restaurant features a private bar and sea-view terrace, exclusively available for members of Club Cipriani Monte Carlo.

CIPRIANI MONTE CARLO



LOCATION: Riyadh, Saudi Arabia

SIZE: 4531 sf

TYPE: Restaurant/Bar

DATE OPENED: March, 2018

CAPACITY: 279 Restaurant

Cipriani Riyadh Cipriani Riyadh designed by Martin Brudnizki Studios in London is the first Cipriani location in Saudi Arabia and is located in one of Riyadh's most prestigious districts. It features a timeless yet lively atmosphere. It is open for lunch and dinner seven days a week offering classic Cipriani menu items originated at Harry's Bar in Venice.

CIPRIANI RIYADH



LOCATION: Abu Dhabi, United Arab Emirates

SIZE: 4240 sf

TYPE: Restaurant/Bar

DATE OPENED: 2010

CAPACITY: 360 Restaurant, 80 Bar

Cipriani Yas Island is as stylish, elegant restaurant designed by Florentine architect Michele Bonan. The location has a beautiful outdoor terrace overlooking the marina and Formula One race circuit. The menu features signature dishes from Harry's Bar in Venice and classic Italian favorites.

CIPRIANI YAS ISLAND



LOCATION: Dubai, United Arab Emirates

SIZE: 1100 sf

TYPE: Restaurant/Bar

DATE OPENED: 2015

CAPACITY: 130 Restaurant, 80 Bar

Cipriani Dubai is the second Middle East location. The restaurant includes indoor space and an outdoor terrace. Decorated in Cipriani's iconic nautical colors, the maritime interior features large linen curtains and brown leather chairs. The design is by Florentine architect Michele Bonan. An intimate bar is located on the lower level with the restaurant occupying the upper level.

CIPRIANI DUBAI



LOCATION: Dubai, United Arab Emirates
SIZE: 2645 sf
TYPE: Private Member Club
DATE OPENED: 2015
CAPACITY: 150

Socialista, is a Cuban inspired private member's lounge. From the finest cigar to the tastiest Mojito, Socialista is a representation of how the privileged pre-revolution Habaneros lived, a Caribbean playground, filled with the romance, excitement, music and the flavors of the Cuban socialite culture. This intimate and exclusive lounge is artistically decorated for those with an individual personality and a lifestyle that seeks out all that is new and uncommon, allowing those in the know to extend the exclusive experience late into the night.

SOCIALISTA



LOCATION: Ibiza, Spain
SIZE: 8503 sf
TYPE: Restaurant/Bar
DATE OPENED: 2012
CAPACITY: 275 Restaurant, 30 Bar

Set over two floors in the east wing of the Ibiza Gran Hotel, with stunning views of the harbor, **Downtown Ibiza** brings to the island simple luxury, relaxed sophistication and timeless elegance. The design of the restaurant, lounge and grill is deeply rooted in tradition but at the same time immersed in modern sensibility.

DOWNTOWN IBIZA



LOCATION: London, United Kingdom

SIZE: 3982 sf

TYPE: Restaurant/Bar

DATE OPENED: 2004

CAPACITY: 150 Restaurant, 10 Bar

C London continues the Cipriani style in the heart of London. When dining, the customer will notice several amenities that make the experience special – the tables, the dishware, the food, the cocktails and the servers all subtly subdue the diner with understated elegance and taste. C London has become one of the most sought-after reservations in London.

C LONDON



LOCATION: Miami, Florida
SIZE: 4609 sf
TYPE: Restaurant & Bar
DATE OPENED: 2013
CAPACITY: 144 restaurant, 10 bar

Cipriani Downtown Miami, designed by Florentine architect Michele Bonan, features a chic blue and white nautical aesthetic inspired by the restaurant's waterfront setting, venetian marble flooring and Murano chandeliers, floor to ceiling windows and walnut wood. It includes two levels and opens for lunch and dinner seven days a week, offering classic Cipriani menu from Harry's Bar in Venice.

CIPRIANI DOWNTOWN MIAMI



LOCATION: Miami, Florida

SIZE: 2645 sf

TYPE: Restaurant/Bar

DATE OPENED: 2018

CAPACITY: 150

Socialista, is a representation of how the privileged pre-revolution Habaneros lived, a Caribbean playground, filled with the romance, excitement, music and flavors of the Cuban socialite culture.

Inspired by the eclectic architecture of old Havana, the diverse interior combines colonial European influences with 20th century modernism. The design features French antiques and plantation style rattan furniture, covered in rich velvets and brocades, resembling a stately home that has stood still in Cuban History.

A tribute to the Caribbean island's rich cocktail history, the menu will offer a mix of quintessential Cuban drinks and Socialistista signatures.

Miami Socialistista will be open for lunch and sunset cocktails.

SOCIALISTA



LOCATION: London, United Kingdom

SIZE: 1000 sf

TYPE: Club

DATE OPENED: 2017

CAPACITY: 75

Socialista (London) is located in the heart of Mayfair. An oasis of warm colors, eclectic furniture, laid back vibe, live music, romance and excitement Socialista offers also signature dishes and authentic cocktails.

SOCIALISTA



LOCATION: New York, New York
SIZE: 12,000 sf
TYPE: Banquet Facility
DATE OPENED: 2015
CAPACITY: 875 cocktails, 590 banquet

Cipriani 25 Broadway, a New York City Landmark, located in lower Manhattan, this Great Hall is an Italian inspired neo-renaissance masterpiece. Designed by Benjamin Wistar Morris and completed in 1921, this grand space features 65 foot high ceilings, soaring marble columns, magnificent inlaid floors and murals painted by Ezra Winter. The space is the perfect complement to the four generation tradition of cuisine, service and the ideal setting for the most elegant weddings, social, non-profit or corporate events.

CIPRIANI 25 BROADWAY



LOCATION: New York, New York

SIZE: 2500 sf (2 levels)

TYPE: Restaurant & Bar

DATE OPENED: 2007

CAPACITY: 70 inside, 66 terrace, 4 bar

Located on one of the world's most famous streets, **Cipriani Club 55 Restaurant** gives new meaning to power breakfasts, business lunches and romantic dinners with an Impressive terrace overlooking its famed street. The Cipriani attitude toward a relaxing setting, fine dining and service provides an elegant background in which to conduct, celebrate or unwind from business and busy schedules.

CIPRIANI CLUB 55 RESTAURANT



LOCATION: New York, New York
SIZE: 14,360 sf
TYPE: Banquet Facility
DATE OPENED: 1999
CAPACITY: 2200 cocktails, 1100 banquet

Cipriani 42nd Street, this National, New York City landmark and Cipriani flagship formerly housed the Bowery Savings Bank. Originally built in 1921 by Louis Ayres of the architectural firm York & Sawyer, the Bowery Savings Bank was described as “easily the most sumptuous venue of its kind,” with towering marble columns, inlaid geometric marble floors, beautiful chandeliers and lofty 65 foot ceilings all invoking the classic glamour of the Italian Renaissance.

The Ballroom has a capacity of approximately 1,000 people and it is perfect for both corporate gatherings and large social events. The Ballroom is complemented by approximately 4,724 square feet of pre-function space as well as a 1,685 square-foot cocktail area.

CIPRIANI 42ND STREET



LOCATION: New York, New York
SIZE: 7500 sf
TYPE: Private Member Club
DATE OPENED: 2008
CAPACITY: 120

The **Cipriani Club** provides members everything essential to live the good life. The Cipriani Club aims to be a natural extension of an individual's professional and social lives naturally fusing the two.

The Club offers a private restaurant, bar, complete library and reading room, traditional barber shop and shoe shine, business lounge, full-service spa and hair salon, billiards room, state-of-the-art screening room, wine cellar, Cipriani retail boutique and a 24-hour concierge service. Membership is offered on a per annum basis.

CIPRIANI CLUB 55



LOCATION: New York, New York

SIZE: 2400 sf

TYPE: Restaurant & Bar

DATE OPENED: 2002

CAPACITY: 100 restaurant, 13 bar

Cipriani Dolci has fast created its very own Cipriani “scene” thanks to its chic ambience, attentive service and well- priced Venetian menu. The restaurant offers casual dining, and the bar has become a lively after work meeting place, renowned for its charming bartenders and vibrant clientele. Featuring a dramatic design by Arturo di Modica (sculptor of the famous Wall Street Bull), Cipriani Dolci blends gracefully into the landmarked beauty of the magnificently restored Grand Central Terminal.

CIPRIANI DOLCI



LOCATION: New York, New York

SIZE: 1600 sf

TYPE: Restaurant & Bar

DATE OPENED: 1985

CAPACITY: 133 restaurant, 5 bar

Harry Cipriani is located at 59th Street and Fifth Avenue and was the first of the Cipriani establishments in New York. This fashionable restaurant is a replica of the original Harry's Bar in Venice and, like Harry's Bar, welcomes daily with a mix of chic locals and visitors from all over the world. Whether a regular customer with his or her "own table" or a first time guest to the restaurant, the attention to detail and elegant atmosphere continue to draw anyone with a love of the good life to this New York hotspot.

HARRY CIPRIANI



LOCATION: New York, New York

SIZE: 1000 sf

TYPE: Restaurant & Bar

DATE OPENED: 1996

CAPACITY: 91 restaurant, 6 bar

Cipriani Downtown located at West Broadway near Broome Street, was opened in 1996, long before SoHo became the trendy hang out for young New Yorkers that it is today. Cipriani Downtown is a more casual version of Harry Cipriani, offering a slightly less formal menu yet the standard of service and atmosphere remain true to the Cipriani portfolio. The restaurant offers outdoor dining, serving lunch and dinner late into the night.

CIPRIANI DOWNTOWN



DATE OPENED: 2018

Moment Factory Cipriani AV was opened to mirror the excellence of the Cipriani experience. The unique landmark venue requires production talent and technology that only CMF can provide.

CMF guides clients through the steps appropriate for the type of event they are planning. It is a full service production company offering the fabrication and technical design for events of all sizes and nature.

MOMENT FACTORY CIPRIANI AV



LOCATION: New York, New York

SIZE: 800 sf

TYPE: Gourmet Specialty Deli

DATE OPENED: 2003

CAPACITY: 18 inside, 4 outside

Cipriani Le Specialità is located in the business district of Manhattan opposite Grand Central Terminal. The restaurant offers a fast service and a wide menu while staying true to the style and quality that Cipriani is celebrated for throughout the world.

Simple quality, traditional recipes and a warm, friendly atmosphere make the gourmet store an ideal spot for breakfast, lunch or a light bite after work. Guests can eat inside the store or sit outside and watch the world rush by while they sip on a cappuccino.

The food is made fresh on the premises every day to the highest Cipriani standards, including the large array of home-baked pastries, breads, mignons and cakes. Lunch offers salads, Sandwiches and a varied selection of hot food including many Cipriani signature dishes such as our lasagna, which was recently voted the Best of New York by New York Magazine.

Cipriani Le Specialità offers take-away service, delivery and off-premise catering as well as gift baskets and a wide range of fine Cipriani food products.

CIPRIANI LE SPECIALITÀ

PLANNED FUTURE OPENINGS

The Cipriani group carefully selects future locations through-out the world. Location has always been an important consideration for the Cipriani brand beginning with the selection of Harry's Bar. "... It was at the end of a dead-end-street. This meant that the customers would have to come there on purpose, and couldn't just stop in as they were passing by. That was the way I wanted it." Mr. Giuseppe Cipriani. As Mr. Cipriani said, it goes beyond location and is really about creating a destination. As a result, significant analysis is completed before any new location is developed.

CIPRIANI LAS VEGAS

Location: Las Vegas, NV
Size: 6,183 square feet
Projected Opening: October, 2018
Capacity: 165 restaurant, 8 bar

Cipriani Las Vegas is designed by Florentine architect Michele Bonan and features a chic blue and white nautical aesthetic inspired by the original Harry's Bar in Venice, Italy, venetian marble flooring, floor to ceiling windows and walnut wood. It will be located in the new retail plaza at Wynn Hotel and resorts. The menu will feature classic Cipriani items.





LOCATION: New York, New York

SIZE: 750 sf

TYPE: Club

DATE OPENED: 2016

CAPACITY: 75

Socialista, is located above Cipriani Downtown in Soho. The vibe is a vintage Cuban theme with comfortable lounge seating, dim lighting, Cuban inspired food and beverage menu. It is open three days a week and offers both live band music and DJ.

SOCIALISTA



DATE OPENED: 2008

Star Group Productions was created to mirror the excellence of the Cipriani experience. The unique landmark venues require production talent and technology that only SGP is able to maximize and deliver to the location's fullest capabilities.

The SGP team guides clients through the steps appropriate for the type of event the client is planning. It is a full service production company offering the fabrication and technical design for events of all sizes and nature.

SGP provides its clients with an array of services for business meetings, social gatherings, award shows, product launches, and Entertainment. With years of background experience in production, the Star Group team works hard with each and every client to understand the message that they want their event to convey.

STARGROUP PRODUCTIONS



HARRY'S MARKET BY CIPRIANI

Location: New York, New York
Size: 30,000 square feet
Projected Opening: 2019

Harry's Market by Cipriani is anticipated to be a 30,000 square foot space for a large format culinary experience with multiple food and beverage establishments, featuring a market, restaurants and fast casual outlets. Located within Two Waterline Square, the new Harry's Market by Cipriani will be designed by internationally acclaimed London-based interior Martin Brudnizki.

CIPRIANI BMB

Location: 10 South Street, Avenue, New York City, NY
Size: 101,192 square feet
Projected Opening: June, 2019
Capacity: 42 hotel rooms, 700 seat event space and 200 seat restaurant (inside and outdoor)

Cipriani BMB will be located in the Governors Island ferry terminal building at the corner of South and Whitehall streets near South Ferry in Manhattan. The Beaux-Arts building was built between 1906 and 1909 and originally used as the Municipal Ferry Pier and was used as the ferry terminal to Governors Island since 1956. It was listed on the National Register of Historic Places in 1976. It is being developed into a high-end luxury Cipriani hotel with 42 rooms, banquet end restaurant.





CIPRIANI – JOURNEY TO NEW YORK

Location: 25 Broadway
Projected Opening: Summer, 2018
Capacity: Ticket, Sales open to the public

With a Cipriani and Moment Factory partnership, we are seeking to disrupt and transform an industry, reinvent the entertainment landscape, and finally, to push our boundaries while preserving our reputation of excellence.

Today, the taste for never-before-seen and personalized experiences leads to immersive, interactive and innovative forms of entertainment. These result in unforgettable moments that change the way audiences engage with and consume entertainment. Daily, 50,000 thousand visitors flock to see the Wall Street Bull. Our opportunity with 25 Broadway is to be the first to capture this audience with an unprecedented entertainment offering. Together, we will breathe new life into a magnificent architectural gem as we take visitors on a journey through a uniquely 'New York' story. In doing so, we will launch a new era for Lower Manhattan as an iconic entertainment destination.

CIPRIANI “ON LOCATION” OFF PREMISE CATERING

Location: Varies by contract
Projected Start: 2018
Capacity: Unlimited

Cipriani will take its successful event business on the road, offering the Cipriani experience at our guests desired location.

We will only be limited by our guests imagination.



CIPRIANI
On Location



CIPRIANI BEVERLY HILLS

Location: Beverly Hills, CA
Size: 7,700 square feet
Projected Opening: 2019
Capacity: 250 Restaurant, 10 Bar

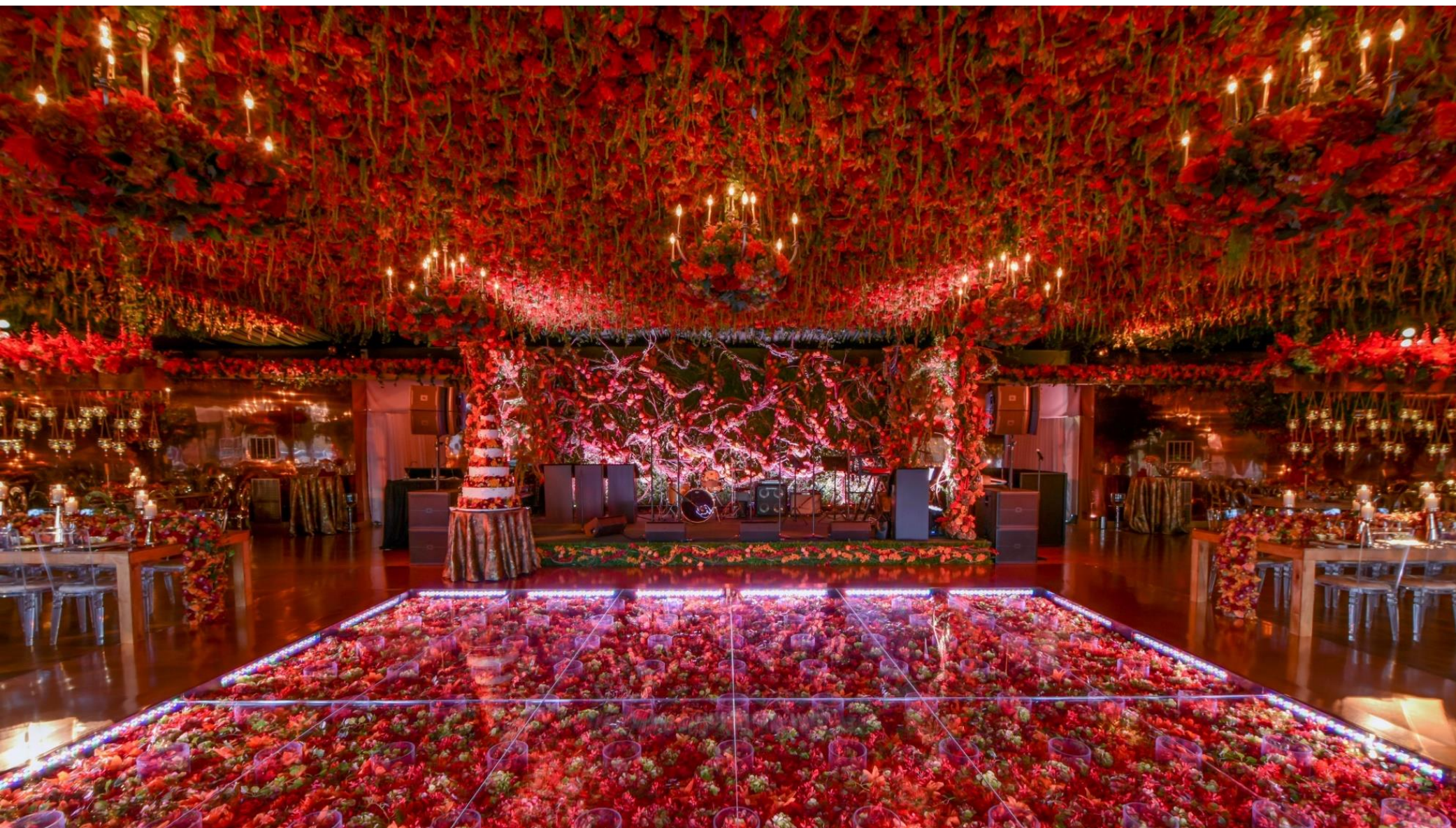
Cipriani Beverly Hills.

CIPRIANI PIER 94

Location: New York, New York
Size: 200,000 square feet
Projected Opening: August, 2020
Capacity: Various

Cipriani Pier 94 will be a 200,000 square foot multi-use event space which will include a club/concert venue, meeting/conference space, a Cipriani restaurant, spa and pool club. The plans also include the largest ballroom space in New York City that will include the latest technology.





DATE OPENED: 2015

Swoop was created to complete the Cipriani experience and guide, interpret and support each client's unique aesthetic.

The Swoop event design team leads clients through the steps to create the most unforgettable celebration. Swoop is a full service event design company offering the highest expertise in floral and event design.

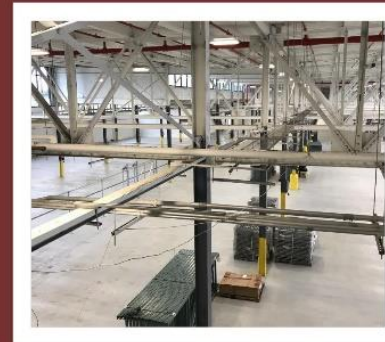
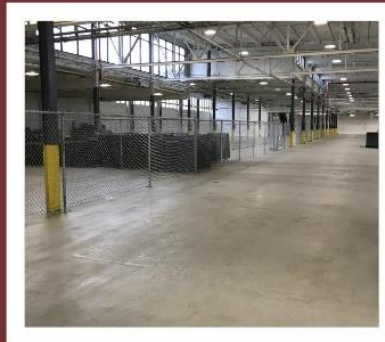
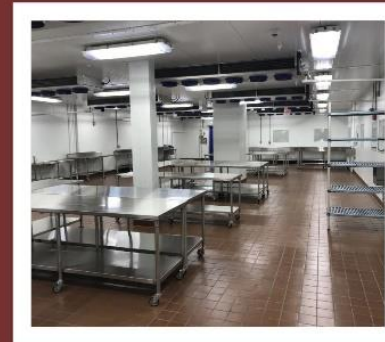
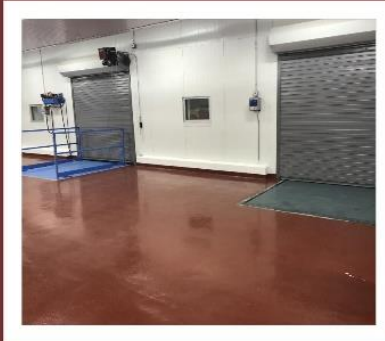
SWOOP



LOCATION: New York, New York
SIZE: 18,120 sf
TYPE: Banquet Facility
DATE OPENED: 2005
CAPACITY: 2440 cocktails, 1210 banquet

A powerful structure of Greek revival architecture, the Ballroom is the largest Cipriani venue in NYC and the foundation of the company's events empire. **Cipriani Wall Street** takes up an entire city block, and is one of the most recognizable buildings in lower Manhattan. The 70 foot Wedgwood domed ceiling and grand monolithic columns are an impressive compliment to the simple yet perfect Italian cuisine. Originally built in 1852 to house the New York Merchants Exchange, the venue is host to a wide variety of events, from weddings, birthdays, and anniversaries, to business luncheons, cocktail parties and fundraisers.

CIPRIANI WALL STREET



CIPRIANI COMMISSARY KITCHEN

Location: Newark, New Jersey
Size: 140,000 square feet
Projected Opening: March, 2018

This building houses our commercial kitchen preparing fresh foods, cheese, pasta and bakeries. It also keeps all of our joint companies under the same roof allowing us to maximize staff and equipment. Our commercial laundry is also at this location.

FUTURE DEVELOPMENT

Outside of New York, Cipriani's motto appears to be 'destination, destination, destination' and not 'location, location, location.'" John Brodie, Forbes Magazine.

Cipriani USA intends to develop mixed-use projects in select markets. When targeting new markets, Cipriani USA intends to partner with local partners who are familiar with the applicable market. The typical mixed-use project would include hotel, food and beverage and residential elements, underpinned by a set of differentiating factors that will fit within the Cipriani "the Good Life" brand.

Potential elements that will comprise future locations are (each of the following will not necessarily be present for every potential development project):

- **Cipriani Resorts and Residences.** Offering world class resort and residences in hand-selected gateway locations, Cipriani intends to continue its legacy of service and excellence.
- **Restaurant and Bar.** The Cipriani brand began with a restaurant and bar and they continue to be the epicenter of the Cipriani experience.
- **Cipriani Events.** Renowned for being the ultimate host, the Cipriani service style will be introduced into appropriate markets with the single goal of redefining the social event landscape.
- **Spa Cipriani.** Spa Cipriani will aim to cater to the most discerning international traveler with services drawn from Japanese, Uruguayan, Italian and the Ottoman heritage. Designed to be a place to relax and recharge in refined elements and offered with the luxury of intuitive service and exceptional treatments.
- **Club Membership.** While membership has always had its privileges, Cipriani club members will have exclusive access to amenities and services, each customized and delivered to Cipriani clientele. A basic membership perk will be admittance to all Cipriani private clubs, hotels and residences throughout the world.
- **Cipriani Nightclubs and Lounges.** A combination of state of the art venues, renowned artists, eclectic international clientele and traditional Cipriani service are intended to separate Cipriani nightclubs and From their competition.





DATE OPENED: 1988

Cipriani Industria was set up in Venice in the middle of the 1980's. It started as a workshop producing bread, pasta, desserts and other confectionary products served in the Cipriani Restaurants. Every product contains the whole gastronomic and hospitable culture developed in more than 70 years of success.



CIPRIANI INDUSTRIA

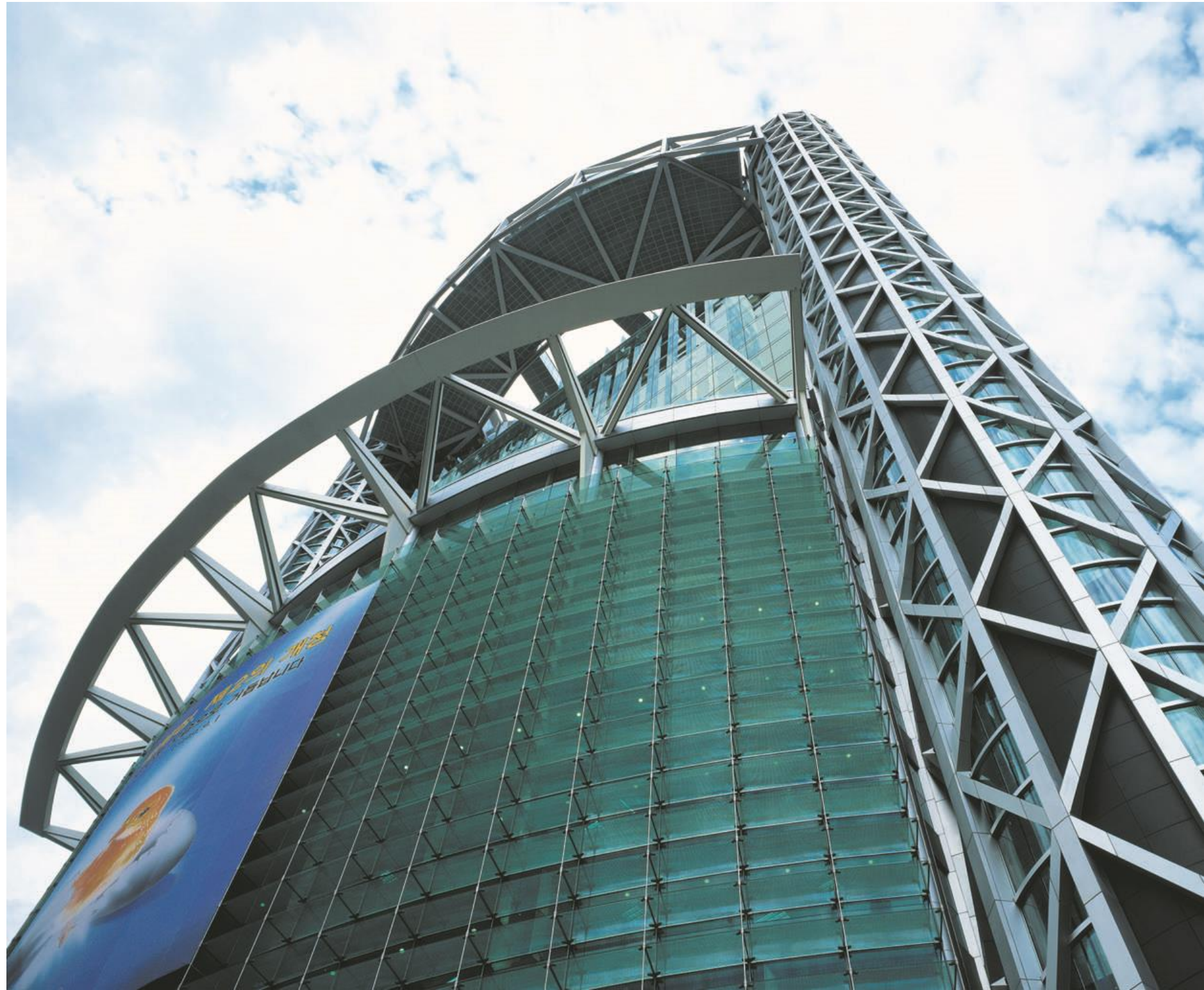
RAFAEL VINOLY ARCHITECTS

Experiencia Internacional

Tokyo International Forum



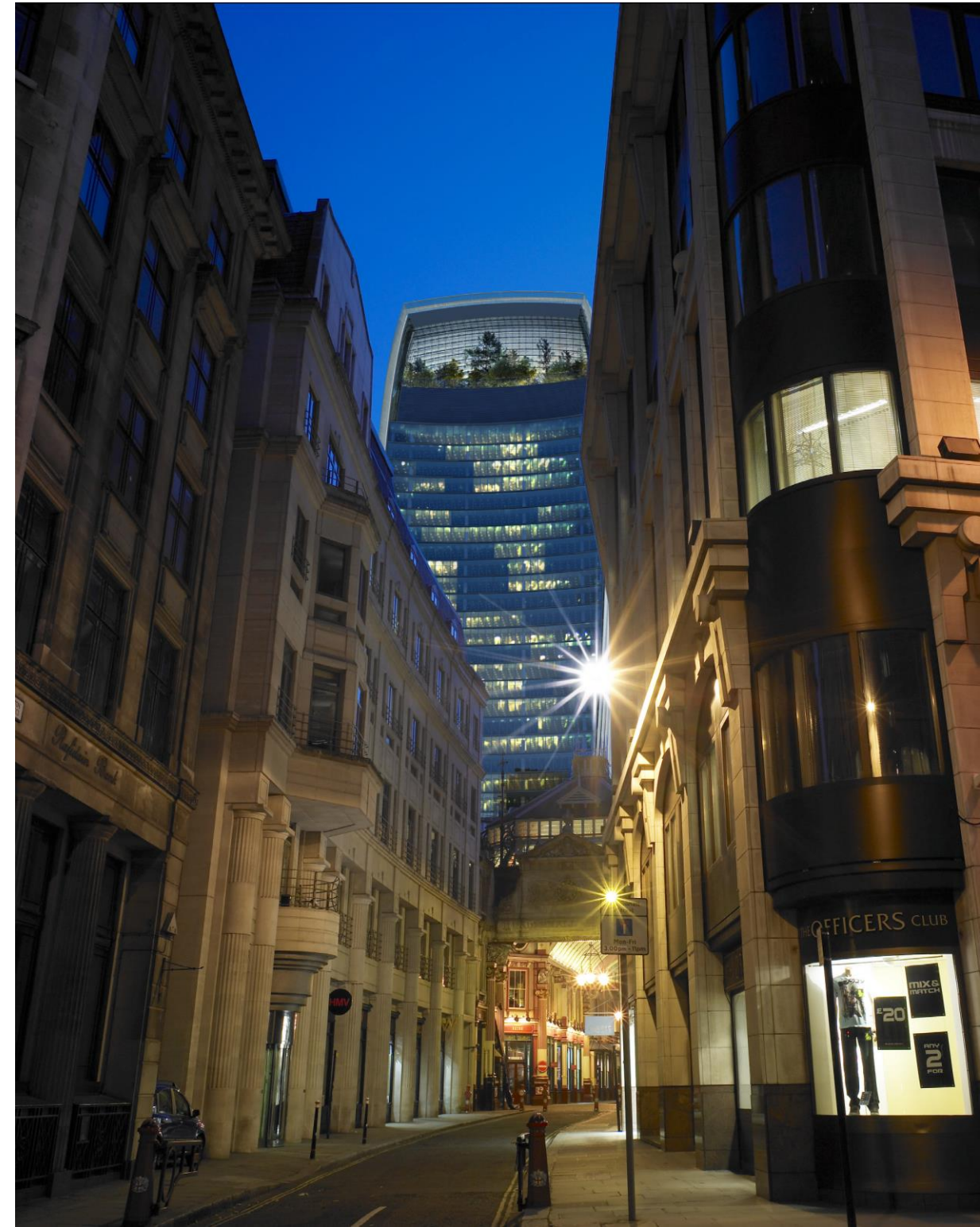
Samsung Jong-no Tower



Cleveland Museum of Art



20 Fenchurch Street



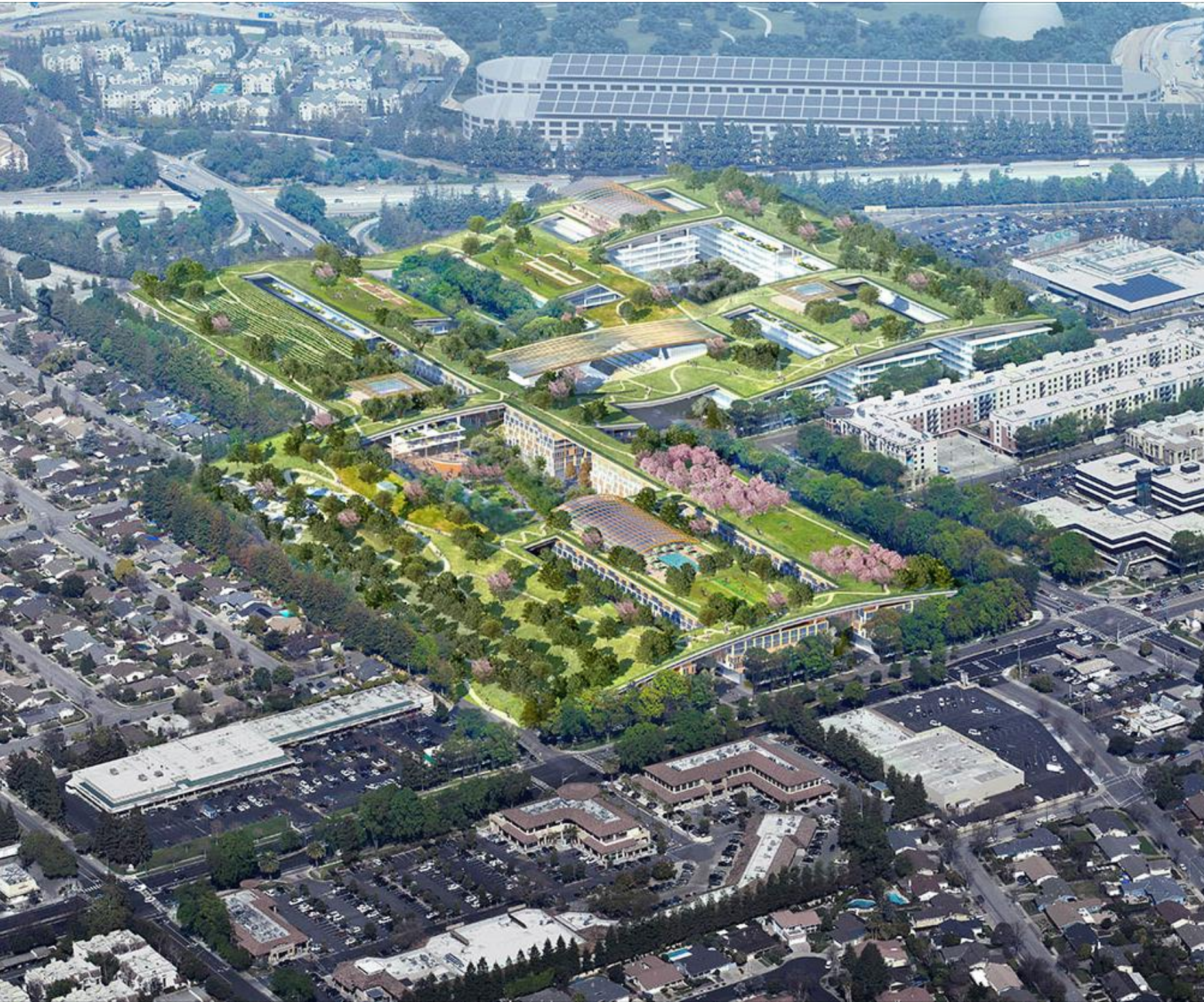
Battersea Power Station



Mahler 4



Hills at Vallco





Chicago Hospital



Stanford Hospital



277 Fifth Avenue



NEMA Chicago



One River Point



125 Greenwich Street



Waterline New York



Wuhan Office Tower

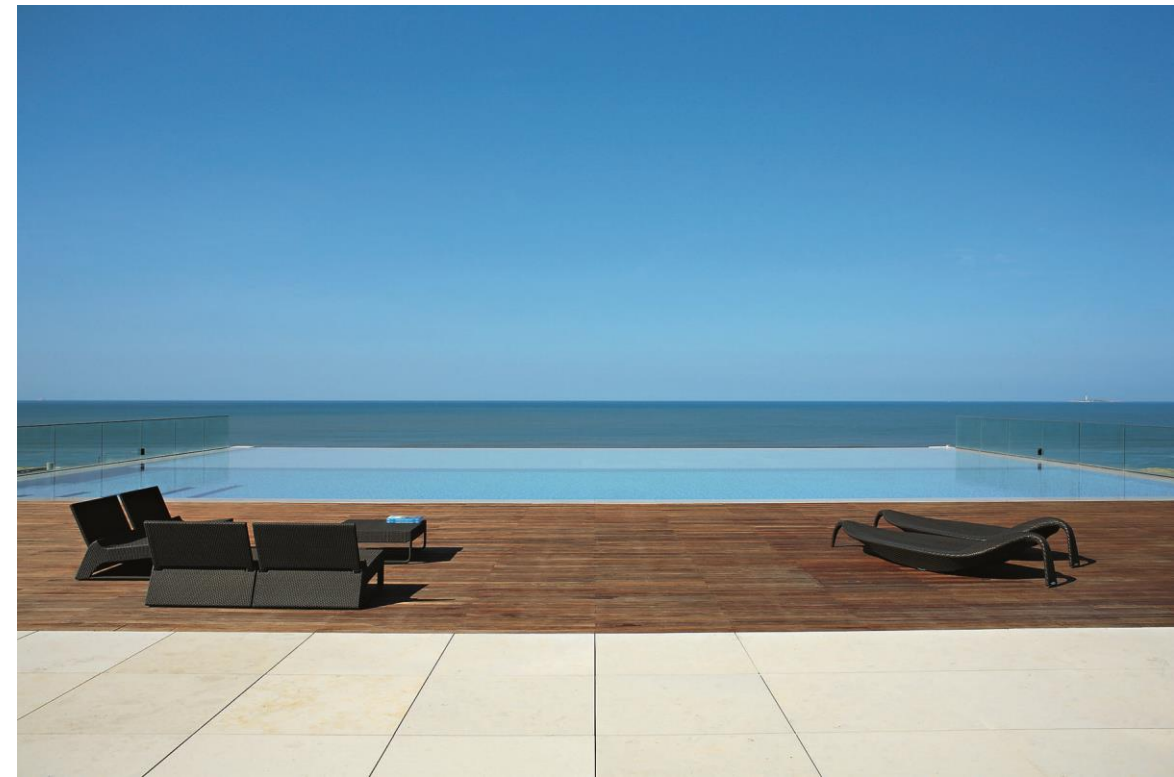


432 Park Avenue



Experiencia reciente en el Uruguay

Edificio Acqua



Carrasco International Airport



Laguna Garzon Bridge



Plaza Alemania



La Curva



El Gran Hotel como Polo de Desarrollo

Hotel L'Auberge, Punta del Este



Hotel Carrasco, Montevideo



Hotel Alvear, Buenos Aires



Palacio Duhaus, Buenos Aires



Plaza Hotel, New York City



Biltmore Hotel, Miami



Meurice, Paris



Plaza Athenee, Paris



Villa D'Este, Lake Como



Raffles Hotel, Singapore



Peninsula Hotel, Hong Kong

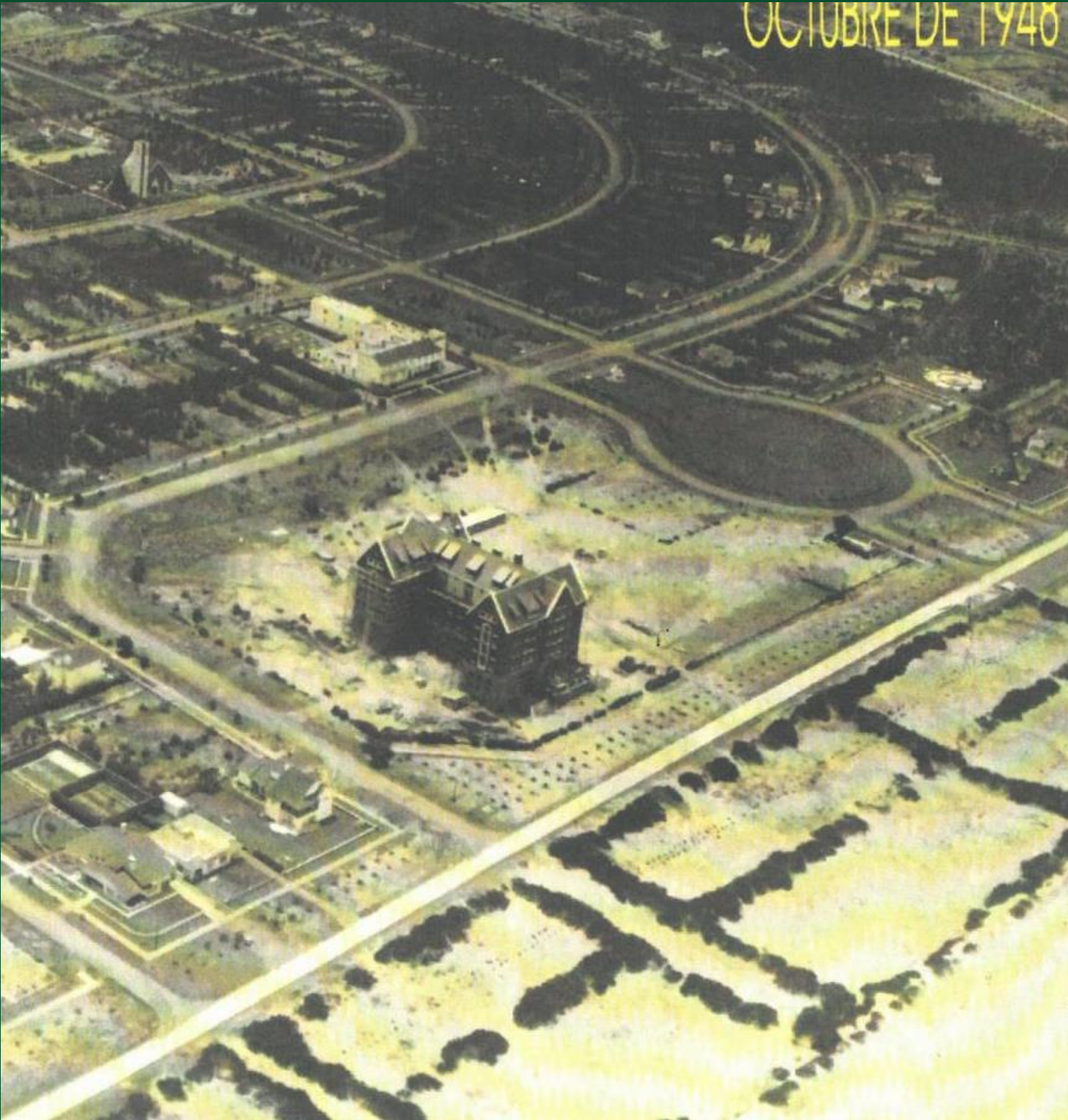


The Algonquin Resort, New Brunswick, Canada



Hotel Schweizerhof Lucerne





San Rafael / 1948



El Hotel San Rafael



PROYECTO ORIGINAL DEL HOTEL SAN RAFAEL



El Proyecto

El Urbanismo de Punta del Este



Planta del conjunto

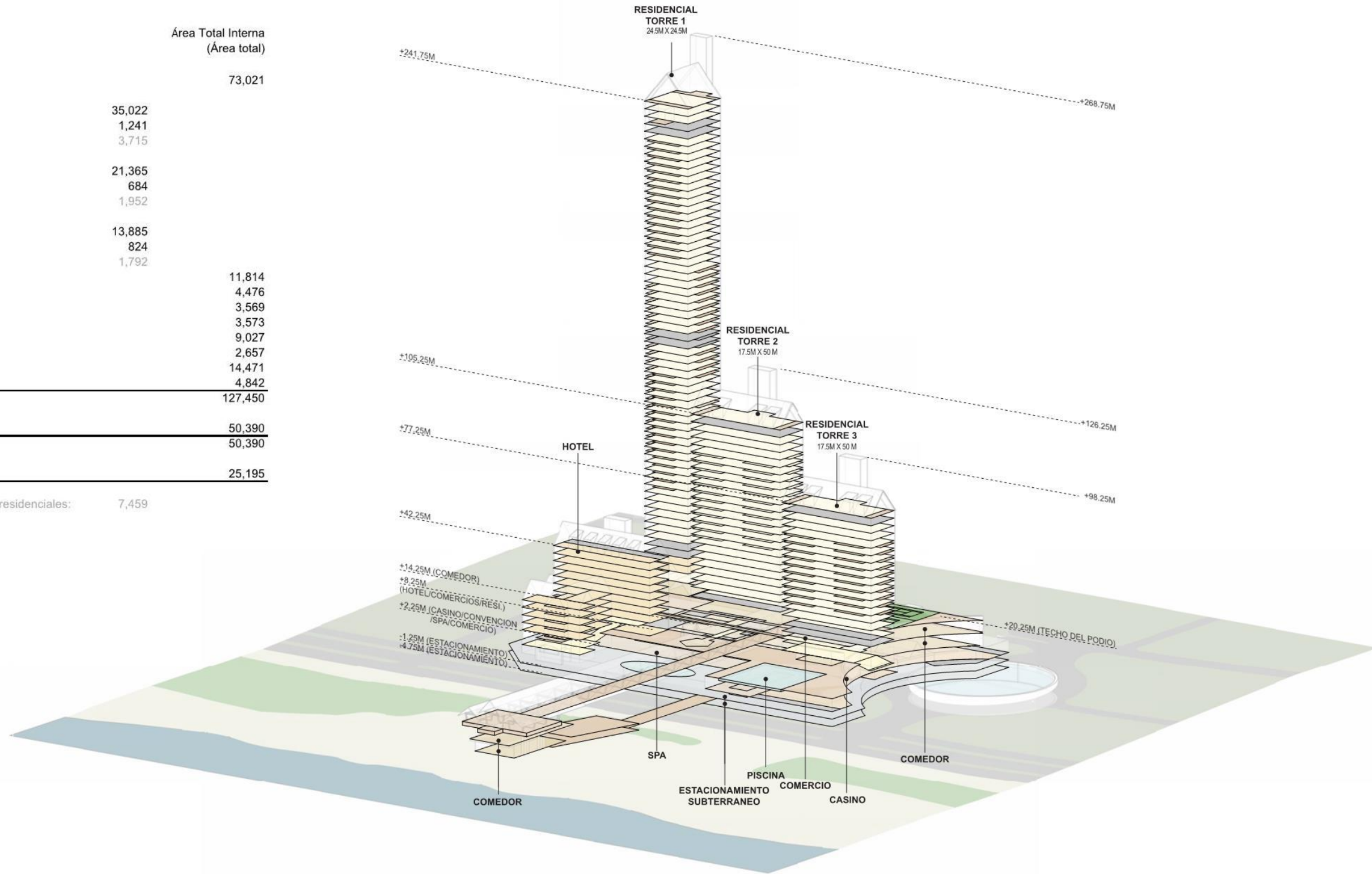


Programa Arquitectónico

Casa Cipriani en San Rafael		Área Total Interna (Área total)
1	Residencial*	73,021
	Torre 1 (67 pisos)	
	Residencias	35,022
	Amenities/Lobby	1,241
	Terrazas	3,715
	Torre 2 (27 pisos)	
	Residencias	21,365
	Amenities/Lobby	684
	Terrazas	1,952
	Torre 3 (20 pisos)	
	Residencias	13,885
	Amenities/Lobby	824
	Terrazas	1,792
2	Hotel	11,814
3	Casino	4,476
4	Centro de Convenciones y Teatro	3,569
5	Spa	3,573
6	Comedor	9,027
7	Comercio	2,657
8	Área de servicios	14,471
9	Pasarela peatonal	4,842
Total sobre planta baja:		127,450
10	Estacionamiento/Área técnica	50,390
Total subsuelos:		50,390
Área del sitio:		25,195

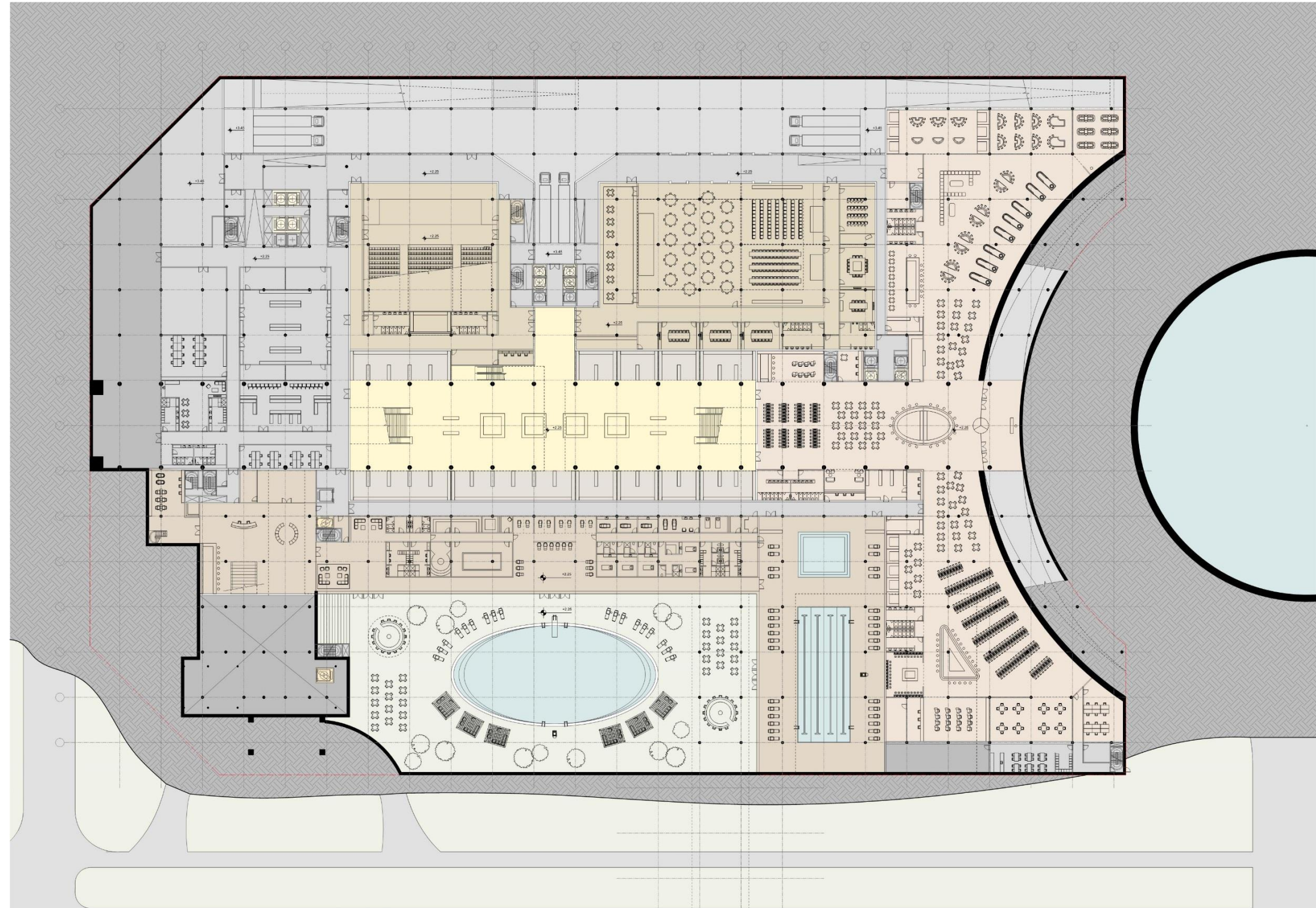
* El cálculo de la área total interna no incluye las terrazas del edificios residenciales: 7,459
 Nota: No se incluyen espacios exteriores.

- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO



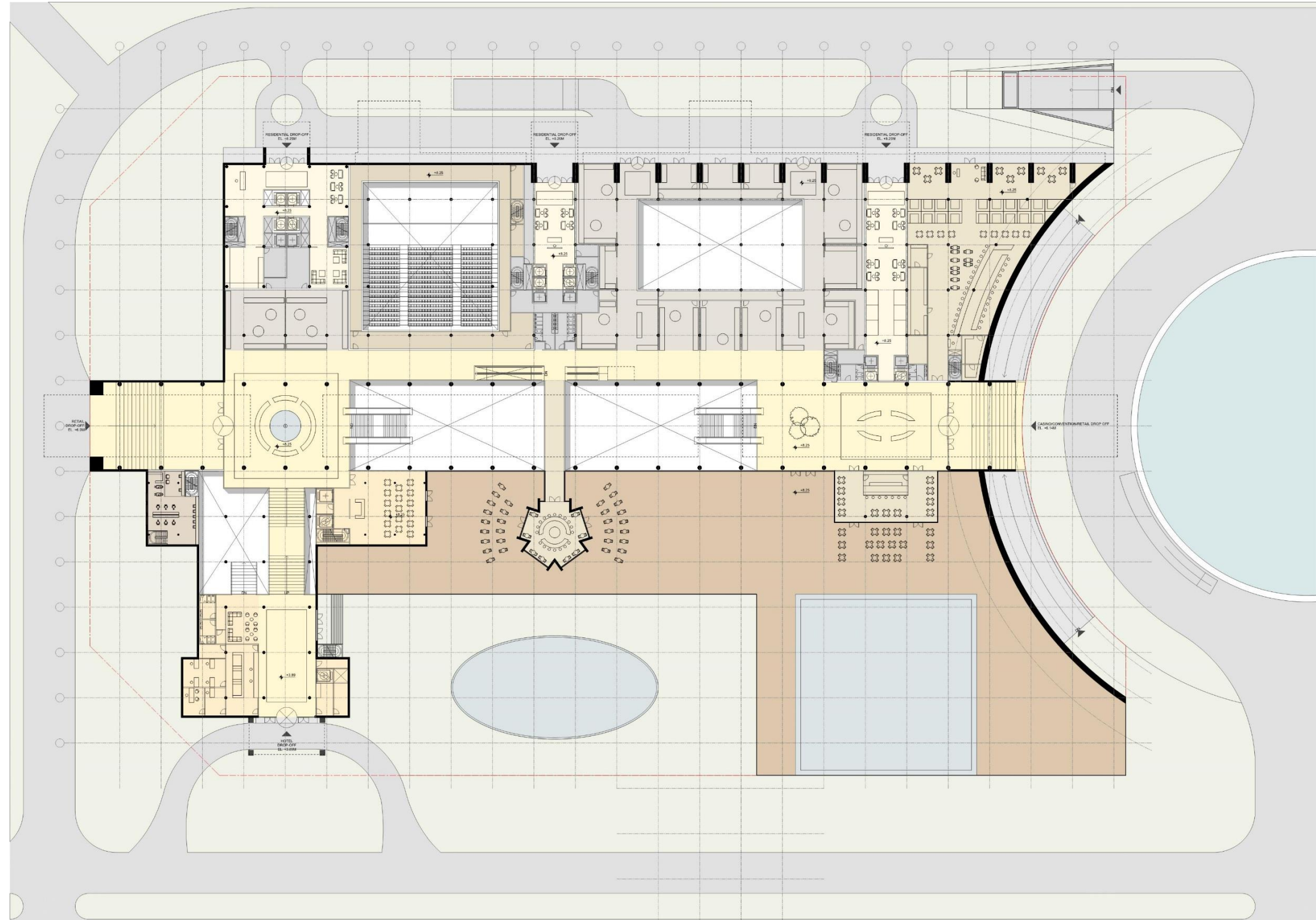
PLANTA A NIVEL +2.25M Casino, centro de convenciones, spa, comercio

- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO



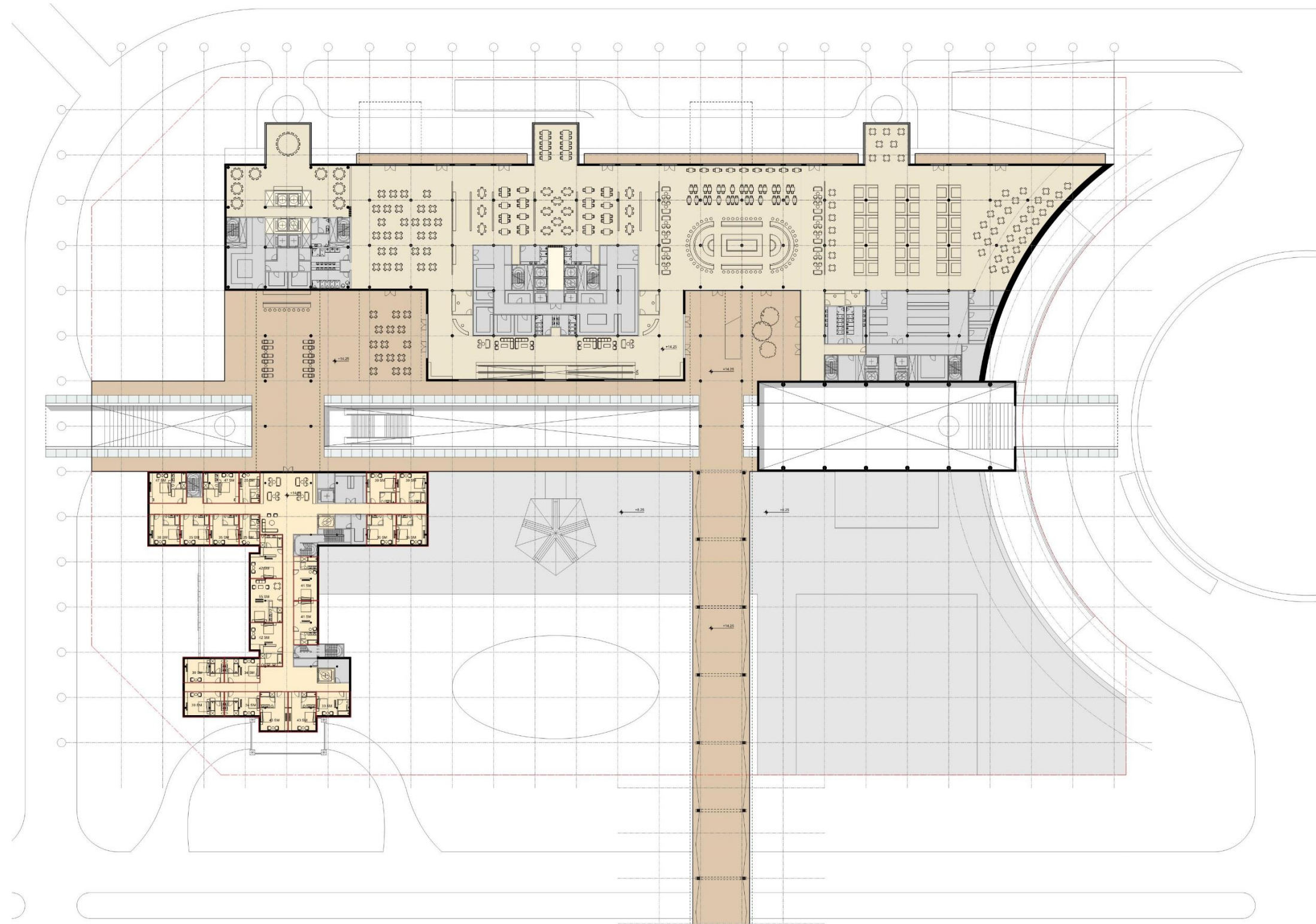
PLANTA A NIVEL +8.25M Hotel, entrada residencial, comercio

- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO

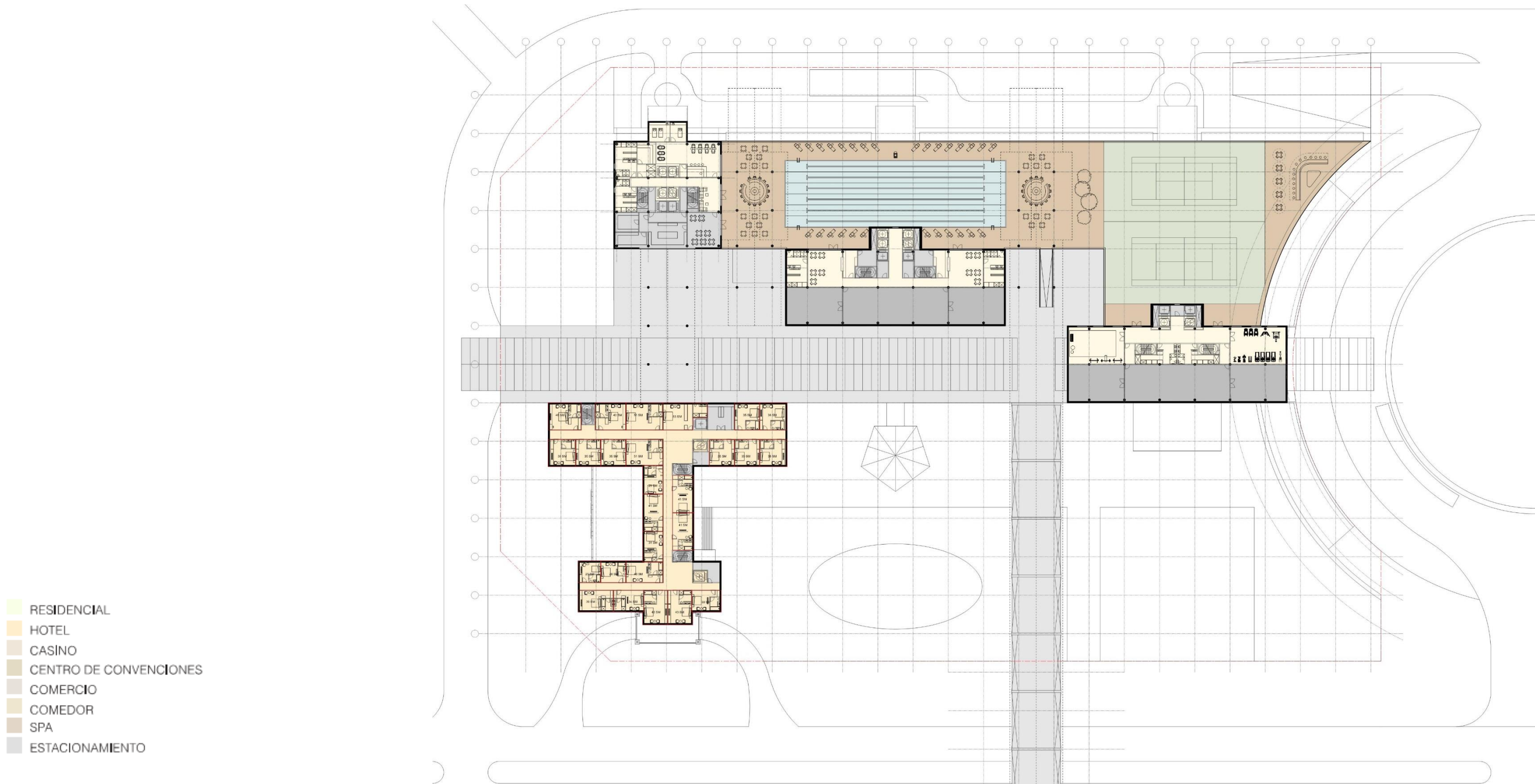


PLANTA A NIVEL +14.25M Terraza con comedor

- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO



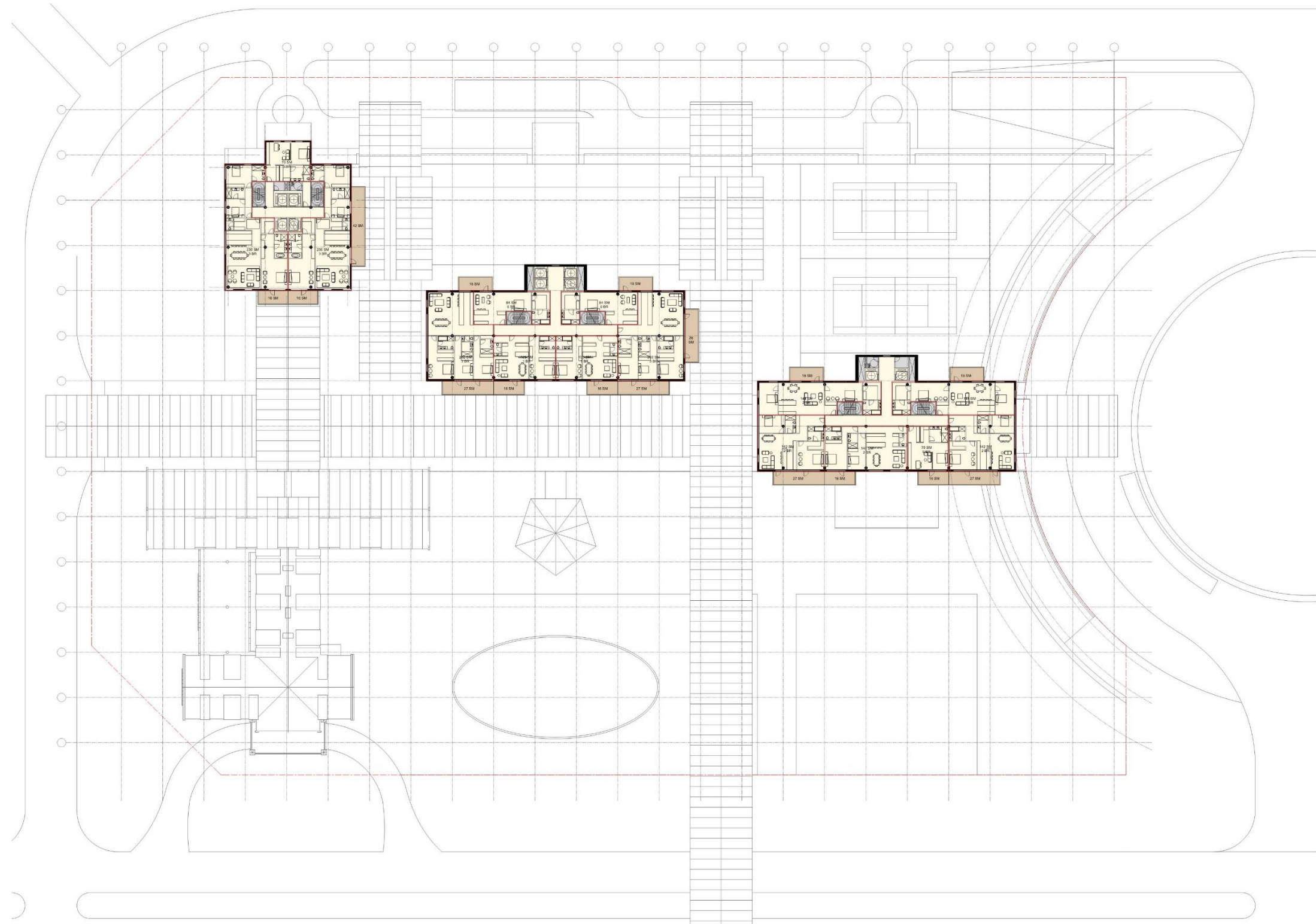
PLANTA A NIVEL +20.25M Club residencial



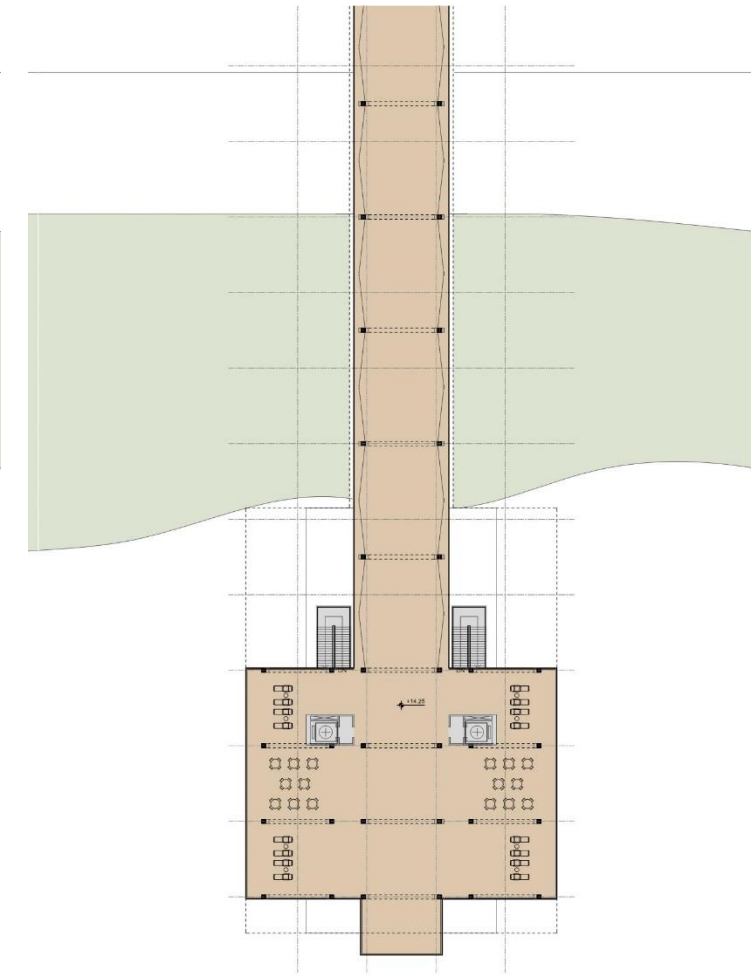
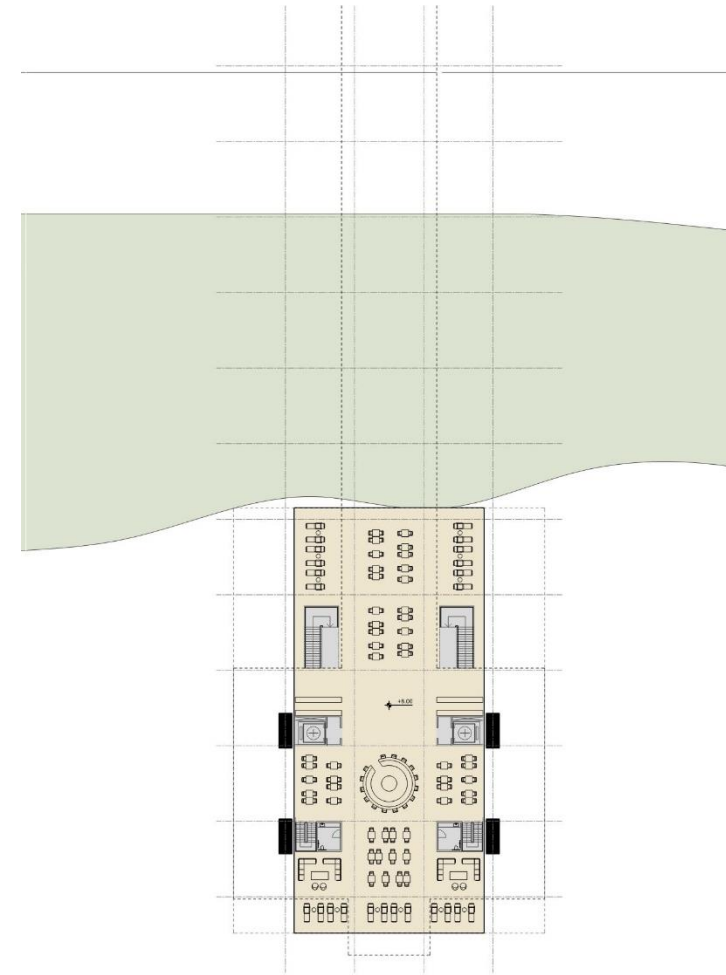
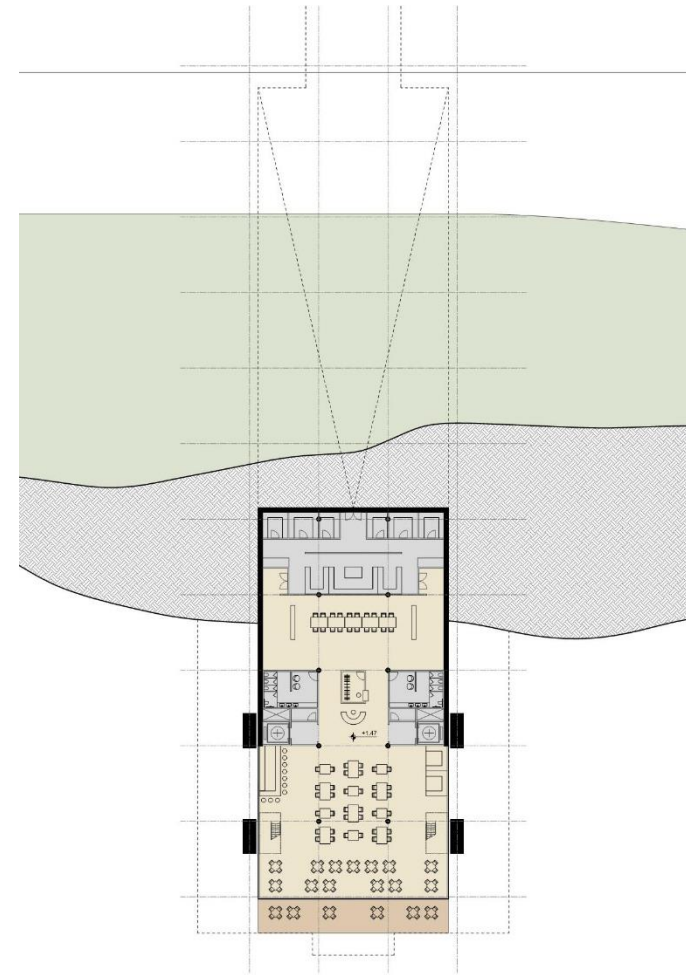
- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO

PLANTA A NIVEL +66.75M Residencias

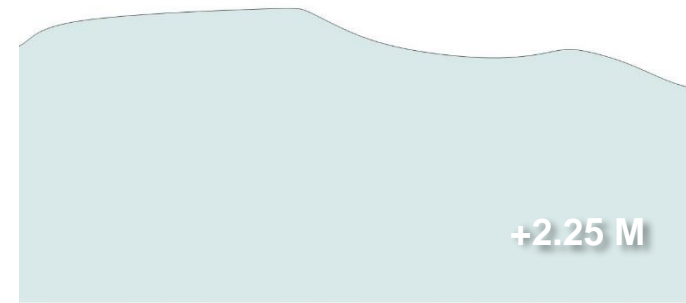
- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO



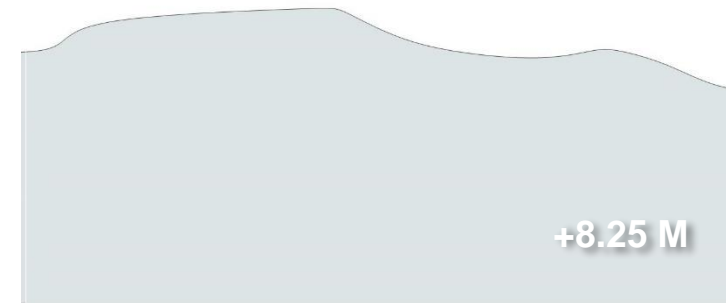
PLANTAS Terrazas hacia la playa



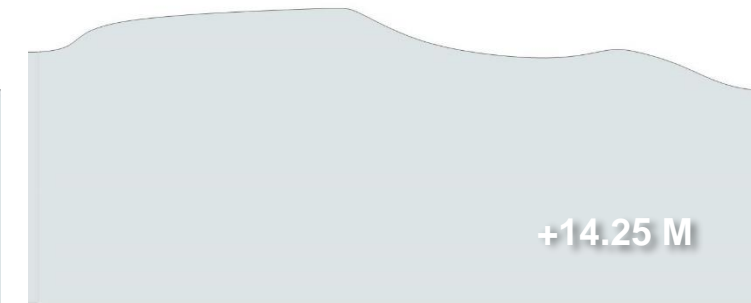
- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO



+2.25 M



+8.25 M



+14.25 M

Sección

- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO



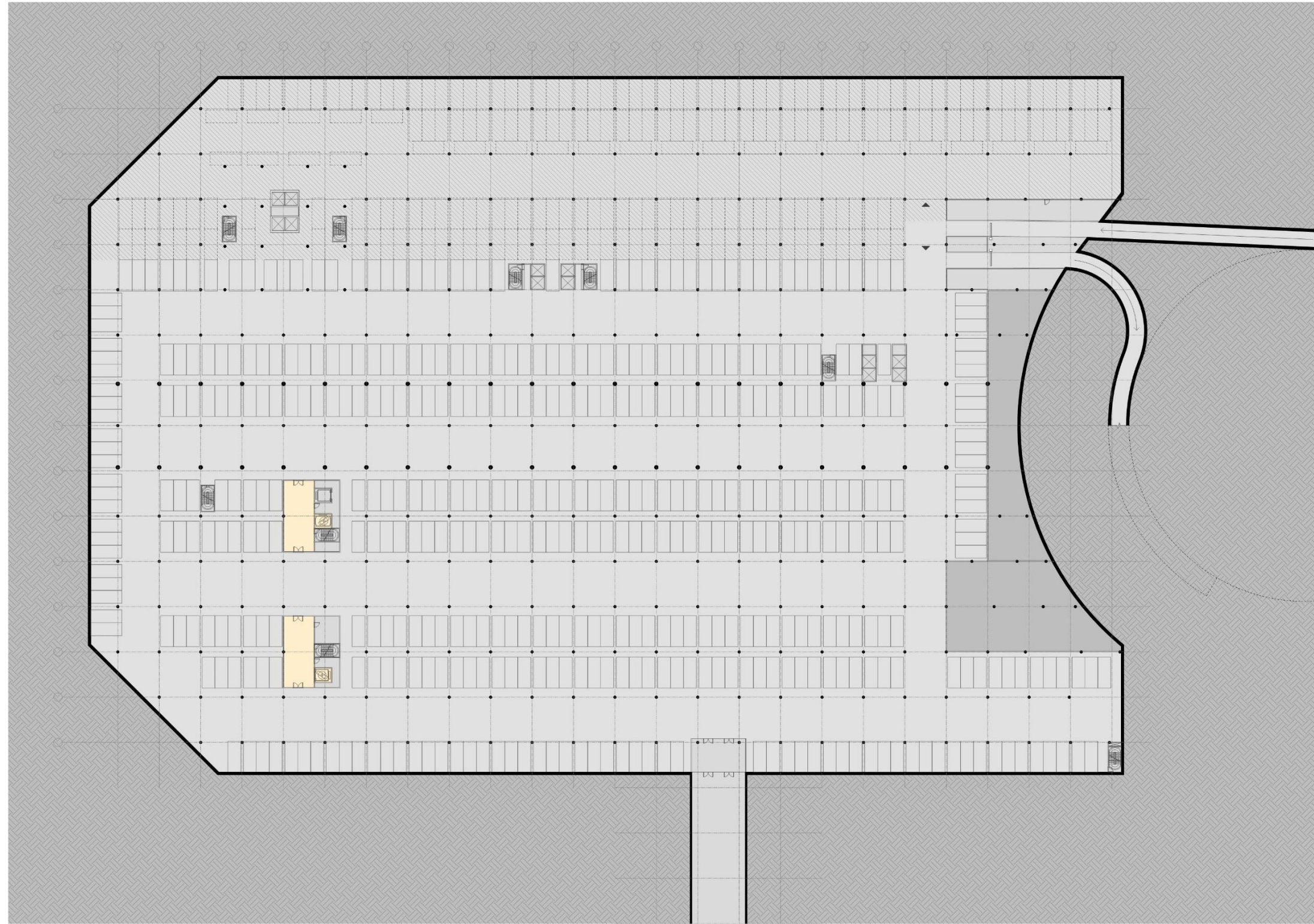
Sección

- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO

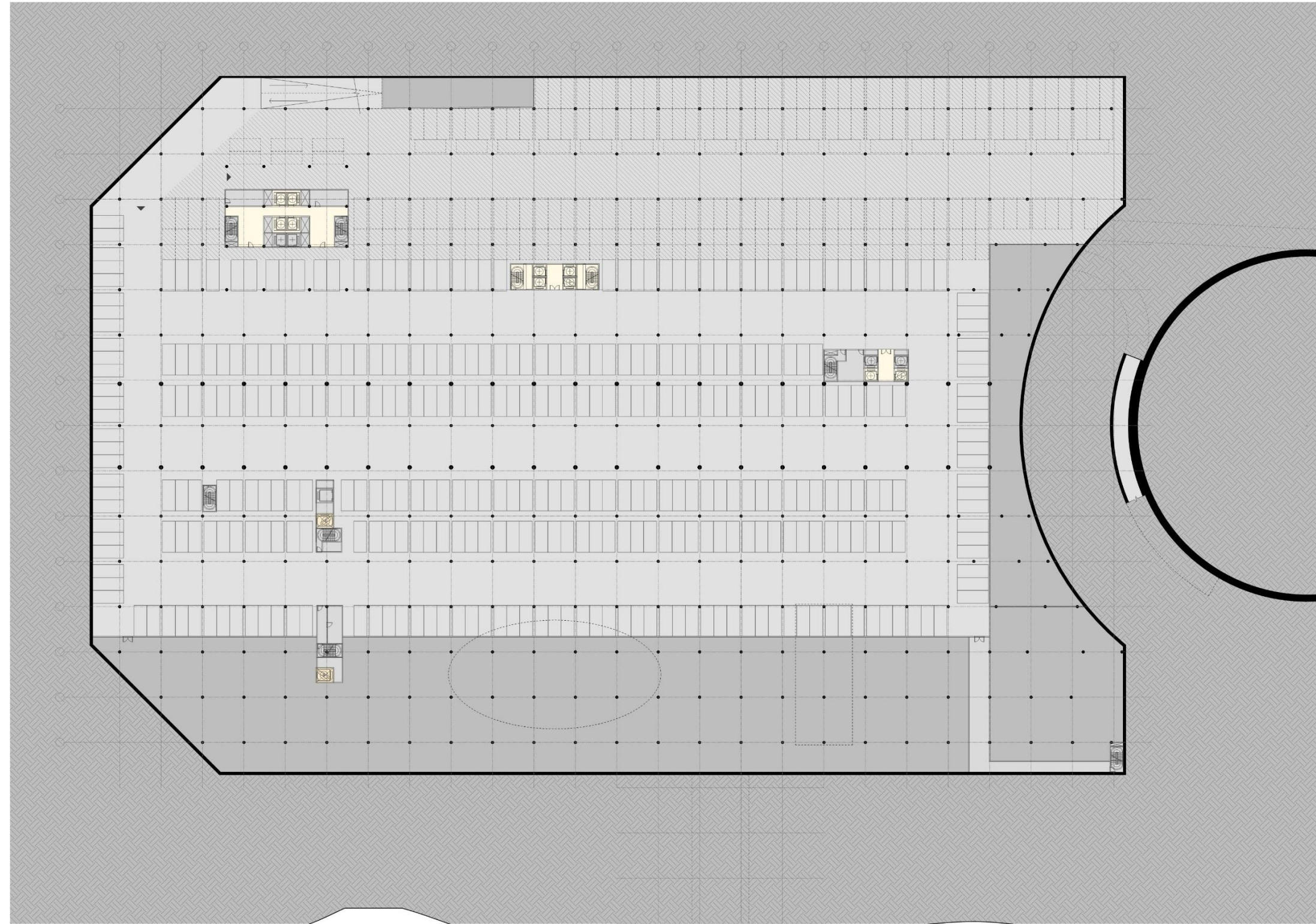


PLANTA A NIVEL -4.75M Estacionamiento

- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO



PLANTA A NIVEL -1.25M Estacionamiento residencial



- RESIDENCIAL
- HOTEL
- CASINO
- CENTRO DE CONVENCIONES
- COMERCIO
- COMEDOR
- SPA
- ESTACIONAMIENTO



VISTA HACIA EL SUR OESTE



VISTA DESDE EL OCEANO



VISTA HACIA EL NORESTE

Hotel de 150 habitaciones
120 Apartamentos con Servicio de Hotel
150 Residencias
50 Residencias Especiales
6 Restaurantes
Escuela de Cocina y Hoteleria
Instalaciones de Spaa y Tratamientos de Salud
Galeria Comercial
Teatro para 900 espectadores
Centro de Convenciones y Exhibiciones
Casino Privado
Mirador Elevado de Acceso Publico
Centro de Estudios Oceanograficos
Estacionamiento para 2000 autos

Costo de Obra: 420,000,000 u\$a

4 Etapas: 1 Recuperacion del Hotel Original y
construccion de la Base de
actividades comunes
2 Construccion del Campanile
3 Construccion del Edificio 2
4 Construccion del Edificio 3

Terminacion de Obra: 2024



CASA CIPRIANI en SAN RAFAEL

PUNTA DEL ESTE, URUGUAY

RAFAEL VIÑOLY ARCHITECTS