

SLS

PUNTA DEL ESTE HOTEL & RESIDENCES

SLS Hotel & Residences is a mixed-use development that combines hotel and residential spaces, covering 55,000 m² on a 7,000 m² plot with dual frontage on Avenida del Mar and Calle Recife. It's located just steps away from the Rambla de Playa Brava in Punta del Este.

The project, developed by **GNV Group** and designed by **Gómez Platero Arquitectura & Urbanismo** architecture firm, consists of two 24-story towers set on a base volume, which organizes access points and houses a lobby with a bar and private events space, two spacious restaurants, each with terraces that open out to surrounding gardens.

The linking level between the base and the towers is dedicated to amenities for both the hotel and residences. These include a gym, treatment rooms, a sauna, indoor pool, outdoor pool with a solarium, an outdoor bar, and landscaped áreas on the podium's rooftop.

The towers are rotated 45° relative from the plot's axial alignment, avoiding cross views between them and offering high-quality vistas from all sides of the building.

The floor plans feature a square base shape with rounded corners, covering an area of 890 m² per level. The circulation cores are centrally located, gathering the elevators, stairwells and service areas. This layout optimizes space by freeing up the perimeter for the residential units.

The **Hotel & Residences Tower**, facing Avenida del Mar features 80 hotel rooms on its first 4 floors, with the remaining levels dedicated to 114 branded residences, ranging from 1 to 3 bedrooms. The top floor is reserved for a rooftop bar, with a wrap around terrace that offers spectacular 360° views of the surrounding forest and beaches.

The **Residences Tower**, located on Calle Recife, is exclusively dedicated to 152 branded residences, also with 1 to 3 bedrooms.

The project includes two underground parking levels with space for 310 cars, as well as service facilities and support facilities required for the hotel operation.

At ground level, the property features both vehicular and pedestrian access points, with a main entrance on Avenida del Mar, visitor parking and expansive gardens.

The project aims to meet the highest standards of energy efficiency and environmental sustainability for residential buildings. Key features include the use of low-energy LED technology, floor to ceiling double-glazed windows (DVH) with laminated and tinted glass for solar control and low emissivity, the creation of large green absorbing spaces, the reuse of rainwater for irrigation, and comprehensive waste separation system for recycling and treatment, among other green initiatives.

The sustainability and energy efficiency strategies aim to reduce operational costs, improve interior air quality, decrease greenhouse gas emissions, minimize environmental impacts, and foster a strong connection between the development, the community, nature, and the urban environment.

AMENITIES

Offering all the comforts of a luxury hotel, the complex features the following amenities:

GROUND FLOOR

- Two restaurants
- Lobby lounge
- Bubble bar
- Performance stage
- Paddle court
- Courtesy parking

FIRST FLOOR

- Outdoor pool
- Pool grill & bar
- Gym
- Kids club
- Yoga room
- Indoor pool
- Wet and dry sauna
- Jacuzzis
- Treatment rooms

ROOFTOP

- Indoor & outdoor bar
- Panoramic views

FINISHES & UNIT FEATURES

INTERIOR FLOORS: Dekton, large-format porcelain tiles*

WALLS: Plaster finish with latex-type paint

BASEBOARDS: High-resistance expanded polystyrene

CLADDING: Dekton, large-format porcelain tiles*

CEILINGS: Sprayed plaster, suspended on gypsum board panels

EXTERIOR CARPENTRY: Aluminum with special insulation and airtight sealing, double-glazed windows with air chamber (DVH). Schuco* brand. Exterior railings made of tempered glass.

INTERIOR CARPENTRY: Closet fronts and interiors. Lacquered wood interior doors with premium hardware.

KITCHEN FURNITURE: Base cabinets and upper cabinets

COUNTERTOPS: Silestone, Dekton*

FAUCETS: Hansgrohe* single-lever chrome faucets, Roca* sanitary ware, stainless steel kitchen sink

SANITARY FIXTURES: Roca* bathtubs, toilets, and bidets*

EQUIPMENT: Bosch* refrigerator, cooktop, oven, extractor fan, and microwave

BALCONIES: Dekton floors, large-format porcelain tiles*

WATER HEATERS: Electric water heater for hot water, based on needs and consumption

BATHROOMS: Dekton floor tiles, with underfloor heating in bathrooms (excluding powder room)

LOCKS: Smart locks, state-of-the-art technology

*OR similar quality

Especifications	W/M CONNECTION	DISHWASHER	ELECTRIC GRILL	KITCHEN FURNITURE	KITCHEN EXTENSION
1 JR BEDROOM	YES	-	-	YES	PENÍNSULA
1 BEDROOM	YES	-	-	YES	PENÍNSULA
1 CORNER BEDROOM	YES	-	YES	YES	-
2 BEDROOMS	YES	YES	-	YES	PENÍNSULA
2 CORNER BEDROOMS	YES	YES	YES	YES	-
3 BEDROOMS	YES	YES	YES	YES	-

Notes:

Washing Machine Connection: All units

Dishwasher: 2 and 3 bedroom Units

Electric Grill: Corner Units

TECHNICAL SEPECIFICATIONS - BUILDINGS

STRUCTURE: Reinforced concrete

CEILINGS: Sprayed plaster, suspended drywall

ELEVATORS: High-speed elevators with stainless steel cabins

HVAC SYSTEM: The units are equipped with a state-of-the-art VRV (Variable Refrigerant Volume) heating and cooling system, allowing for climate control in all main living areas.

PLUMBING: Pressurized system for hot and cold water

ELECTRICAL SYSTEM: Smart security system for common areas. Access control and closed-circuit TV in public spaces. Centralized security system for common areas with intercom communication to the units. Backup generator ensures power for all common services, emergency systems, and security in the event of a power outage.

FIRE SAFETY SYSTEM: Hydrant and fire extinguisher system in common areas. Sprinklers and smoke detectors in hallways and underground levels.