



GROUP

**'International Softwood Conference 2024,
16 al 18 ottobre 2024
Centro Congressi di Capotaormina UnaHotels**

Bertone Designer Homes & Resorts

Management Team

OUR CHAIRMAN, THE LUXURY AND SUSTAINABLE DESIGN EXPERT



**Aldo
Cingolani**

Italy, USA, China



Aldo Cingolani contributes over three decades of experience as a global luxury design management executive and entrepreneur.

Aldo led the global growth of sports car and industrial design powerhouse 'Giugiaro' in the 90's and 00's till the sale to the PORSCHE Group for \$500 million, the most successful trade exit in the industry. In the 2010's Aldo was called to turn around historic design firm Carrozzeria BERTONE which he did by acquiring the important design contract for Italian High-Speed Train FRECCIAROSSA and then splitting the company into the coachbuilding and automotive division (later liquidated and sold to the Ricci FO) and the industrial design business (BERTONE DESIGN), which he later acquired 100%.

As an entrepreneur, President and CEO of BERTONE DESIGN GROUP, Aldo has grown via the acquisition of New Crazy Colors into a global leader in luxury design for retail brands and selectively accepts real estate design mandates from VIP clients like the King of Morocco.

Aldo has long been an advocate for sustainable design and is a founding professor at the Milan's Politecnico Graduate Program 'Design for Architecture'.

Bertone Design Group is also actively involved in hotel development initiatives in equity partnership with the Franza Family Office, after their sale of Timeo and Sant'Andrea luxury properties to LVMH's Blemond.

Aldo is also chairman of:
Bertone Designer Homes and Resorts LLC, a portfolio start-up initiative of SerendipEquity Group,
Bertone Design Interiors, an FF&E sustainable contract manufacturing in JV partnership with SerendipEquity.



BERTONE HOMES

MILANO



BERTONE DESIGN

MILANO

PRESENTS

VILLAE IN TULUM

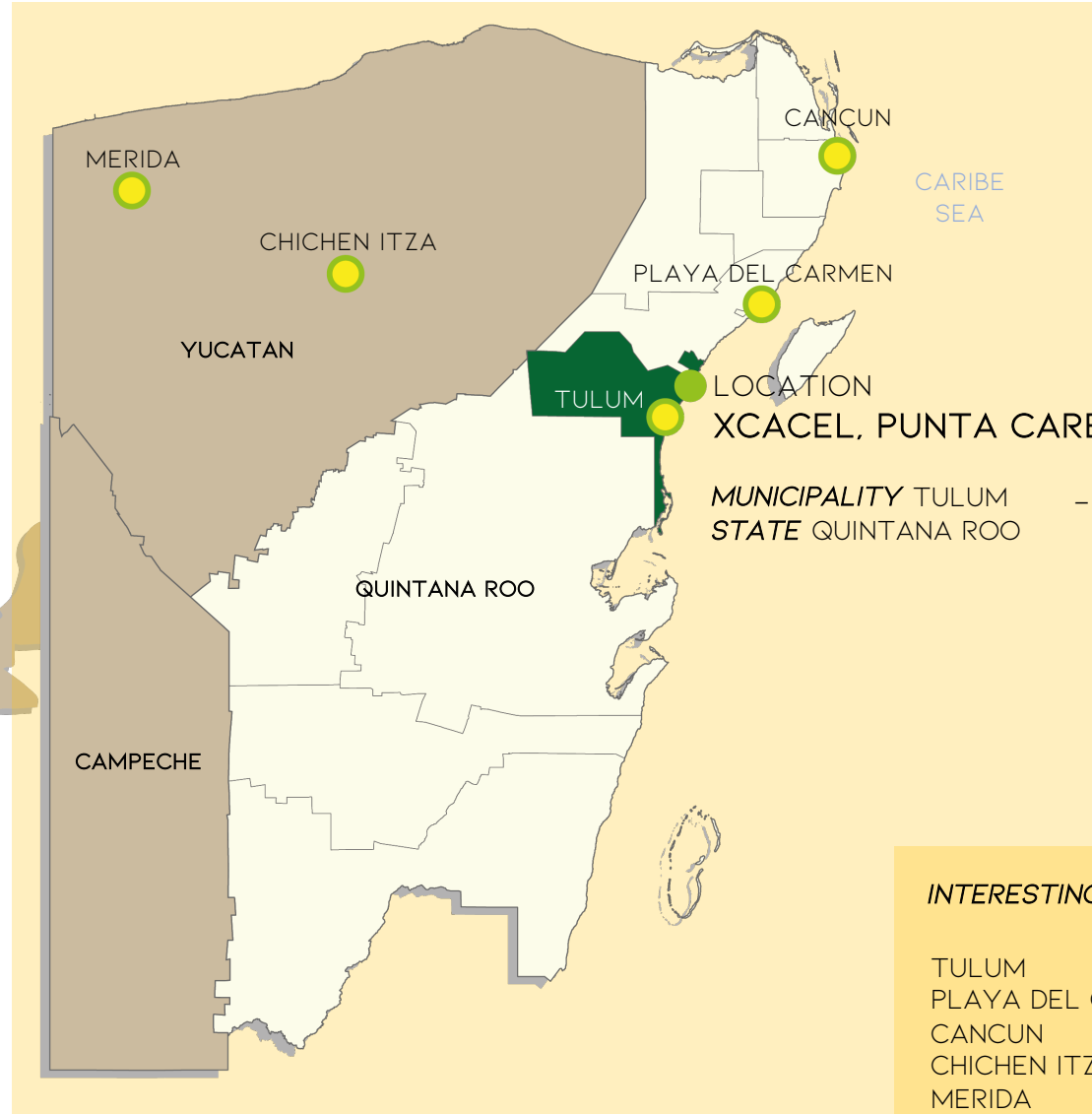
CONCEPTS

XCACEL, PUNTA CAREY



LOCATION

MEXICO CENTRAL AMERICA



LOCATION
XCABEL, PUNTA CAREY
20° 20' 17" N
- 87° 21' 11" W
MUNICIPALITY TULUM
STATE QUINTANA ROO

INTERESTING POINT DISTANCE	
TULUM	20 KM
PLAYA DEL CARMEN	46 KM
CANCUN	112 KM
CHICHEN ITZA	166 KM
MERIDA	276 KM

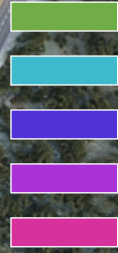


MASTERPLAN

ENTRANCE
BEACH
VILLAS

MASTER PLAN

- 30 A TYPE VILLAS
- 6/2 DUPLEX A TYPE VILLAS
- 14 B TYPE VILLAS
- 8 C TYPE VILLAS
- 10 D TYPE VILLAS



MASTER PLAN



	AREA / M ²	COUNT
TOTAL	260250	
GREENERY PRESERVED	178400	
A VILLAS TOTAL	92000	30
A VILLA AVERAGE LOT	2556	
DUPLEX A VILLA TOTAL	17300	12
DUPLEX A VILLA AVERAGE LOT	1442	
B VILLAS TOTAL	43600	14
B VILLA AVERAGE LOT	3114	
C VILLAS TOTAL	24180	8
C VILLA AVERAGE LOT	3023	
D VILLAS	29270	10
D VILLA AVERAGE LOT	2661	
VILLA LOTS TOTAL	206350	74

BEACH



VILLAE IN TULUM
CONCEPTS



BEACH FACILITIES



VILLAS



VILLAE IN TULUM
CONCEPTS



VILLAS



VILLAE IN TULUM
CONCEPTS



VILLAS



VILLAS



VILLAS



VILLAS



VILLAE IN TULUM
CONCEPTS





VILLAS

A,B,C, VILLAS
ENTRANCE
POOL AND GARDEN SIGHT

VILLA
A



VILLA A

BLOCK 1

LIVING ROOM
KITCHEN
CANTINE
MASTER BEDROOM
BATHROOM
BEDROOM 1
BATHROOM
BEDROOM 2
BATHROOM
BEDROOM 3
BATHROOM

TOTAL

EXTERNAL AREAS

GYM
LIVING POOL
ENTRANCE

TOTAL



VILLA
B



VILLAE IN TULUM
CONCEPTS



VILLA

B – GROUND FLOOR

BLOCK 1

LIVING ROOM	37 m ²
KITCHEN	18 m ²
CANTINE	24 m ²
MASTER BEDROOM	32 m ²
BATHROOM	9 m ²

TOTAL B1 121 m²

BLOCK 2

BEDROOM	15 m ²
BATHROOM	6 m ²
STUDY ROOM	14 m ²
HALL	5 m ²

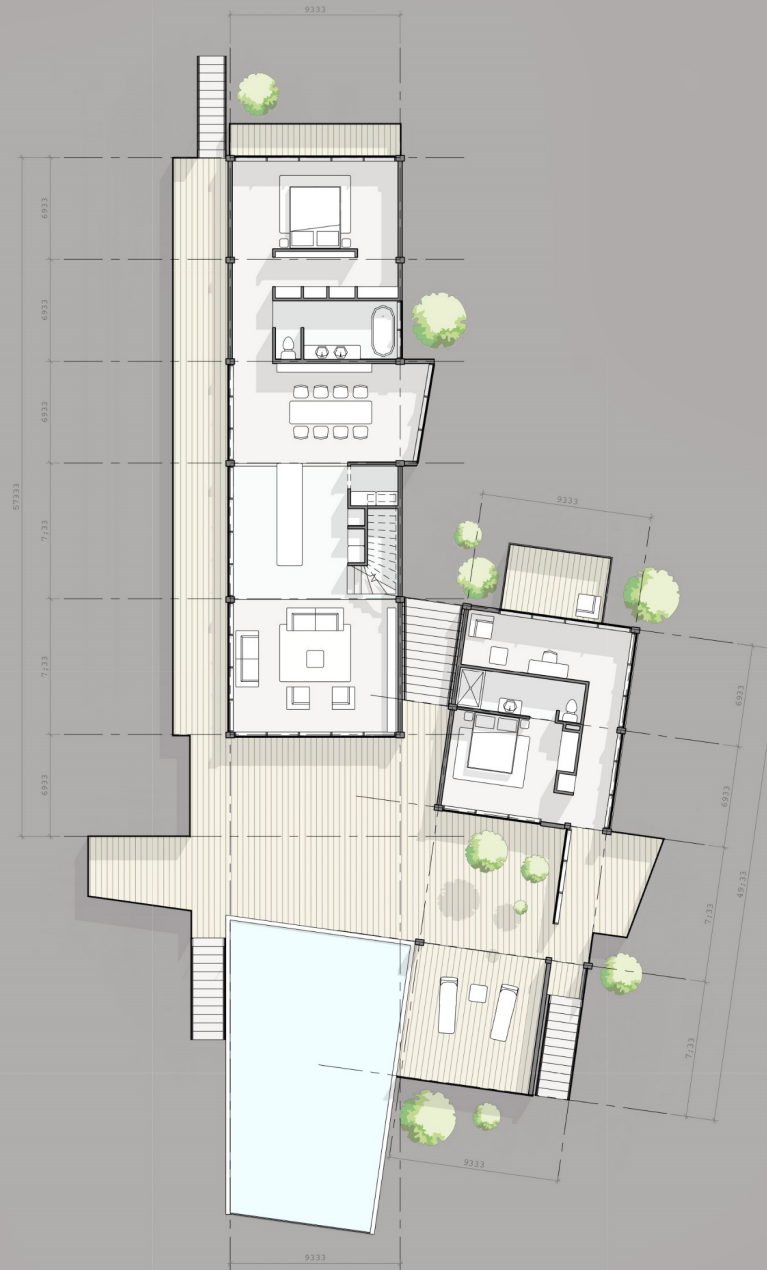
TOTAL B2 40 m²

TOTAL GROUND FLOOR 161 m²

EXTERNAL AREAS

TERRACE	22 m ²
TERRACE	9 m ²
TERRACE	39 m ²
BALCONY	7 m ²
POOL	54 m ²

TOTAL 131 m²



VILLA B – FIRST FLOOR

BLOCK 1

BEDROOM	22 m ²
BATHROOM	9 m ²
LIVING ROOM	24 m ²
KITCHENETTE	28 m ²

TOTAL B1 83 m²

BLOCK 2

BEDROOM	16 m ²
BATHROOM	6 m ²

TOTAL B2 22 m²

TOTAL 1 FLOOR 105 m²

EXTERNAL AREAS

TERRACE	115 m ²
BALCONY	11 m ²

TOTAL 126 m²





VILLA
C



VILLAE IN TULUM
CONCEPTS



VILLA

C – GROUND FLOOR

BLOCK 1

LIVING ROOM	39 m ²
KITCHEN	23 m ²
CANTINE	24 m ²
MASTER BEDROOM	32 m ²
BATHROOM	9 m ²

TOTAL B1 127 m²

BLOCK 2

BEDROOM	15 m ²
BATHROOM	6 m ²
STUDY ROOM	14 m ²
HALL	29 m ²
BEDROOM	16 m ²
BATHROOM	8 m ²
WC	2 m ²
GYM / GUEST ROOM	16 m ²

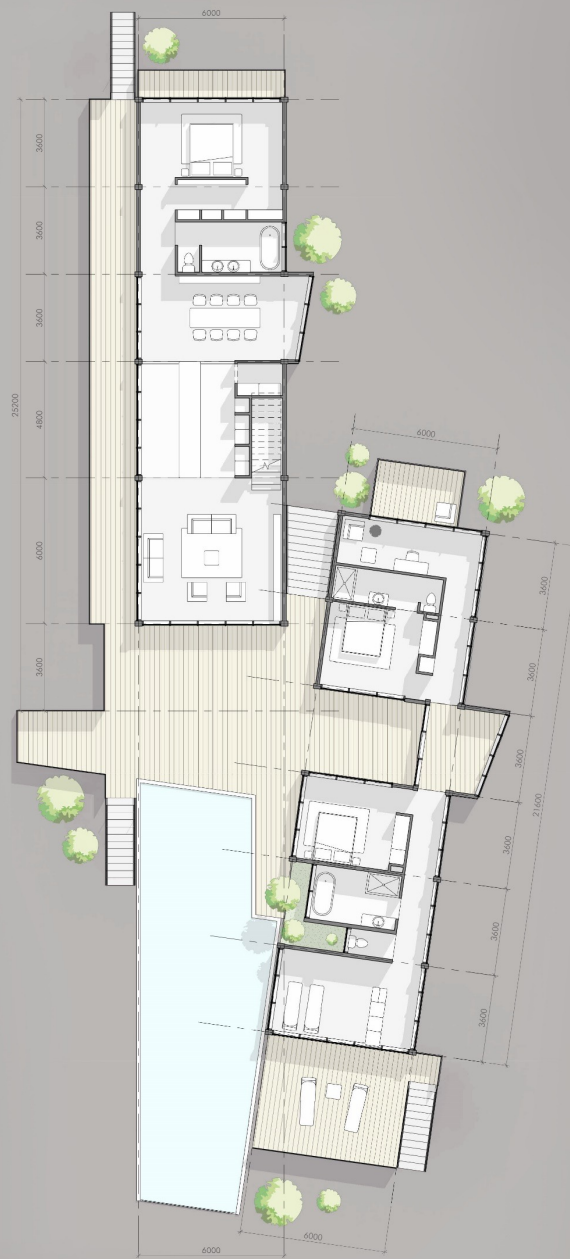
TOTAL B2 107 m²

TOTAL GROUND FLOOR 235 m²

EXTERNAL AREAS

BALCONY	7 m ²
TERRACE	42 m ²
LIVING POOL	95 m ²
TERRACE	30 m ²
BALCONY	9 m ²
POOL	76 m ²

TOTAL 259 m²



VILLA C – FIRST FLOOR

BLOCK 1

KITCHENETTE	28 m ²
LIVING ROOM	24 m ²
BEDROOM	22 m ²
BATHROOM	9 m ²

TOTAL B1 83 m²

BLOCK 2

BEDROOM	16 m ²
BATHROOM	6 m ²
GAZEBO	9 m ²

TOTAL B1 31 m²

TOTAL INTERNAL 114 m²

EXTERNAL AREAS

TERRACE	173 m ²
BALCONY	11 m ²

TOTAL 184 m²



VILLA
D



VILLA

D

BLOCK 1

LIVING ROOM	54 m ²
BACK KITCHEN	8 m ²
CANTINE	35 m ²
KITCHEN	28 m ²
BACK KITCHEN	8 m ²
MASTER BEDROOM	30 m ²
BEDROOM	30 m ²
BATHROOM	10 m ²
STUDY ROOM	15 m ²
W/C	3 m ²
TOTAL B1	214 m²

BLOCK 2

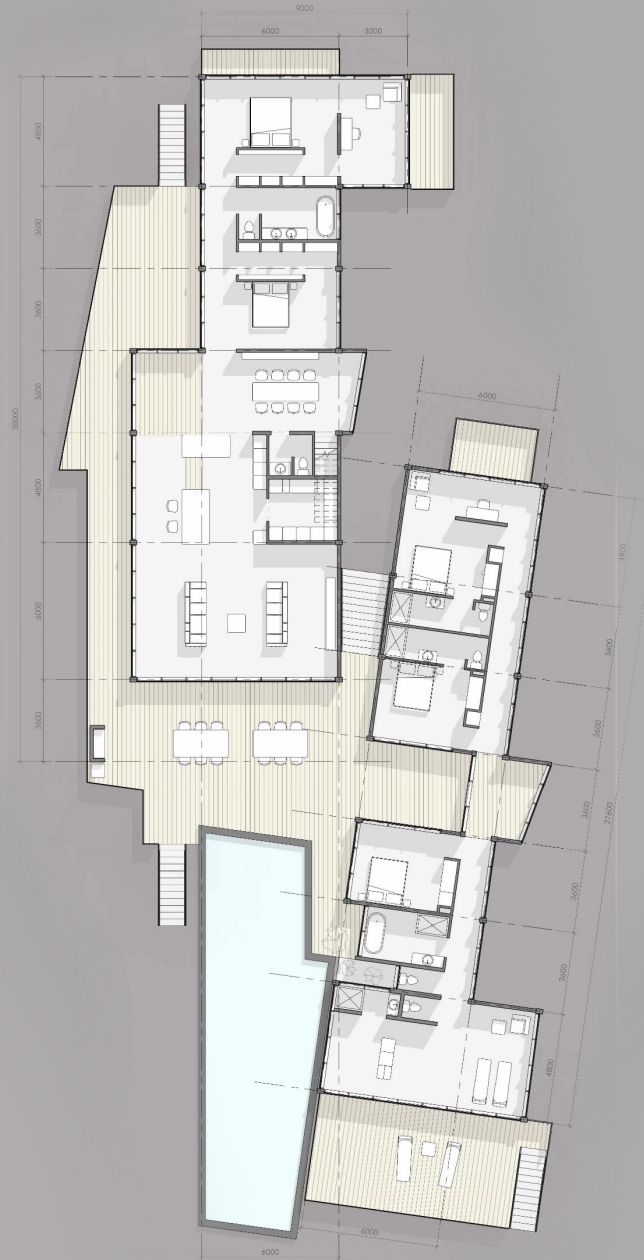
BEDROOM	16 m ²
BATHROOM	6 m ²
STUDY ROOM	11 m ²
HALL	36 m ²
BEDROOM	16 m ²
BATHROOM	8 m ²
WC	2 m ²
WC	2 m ²
GYM / GUEST ROOM	38 m ²
BATHROOM	3 m ²
BEDROOM	15 m ²
BATHROOM	6 m ²
TOTAL B2	159 m²

TOTAL INTERNAL 373 m²

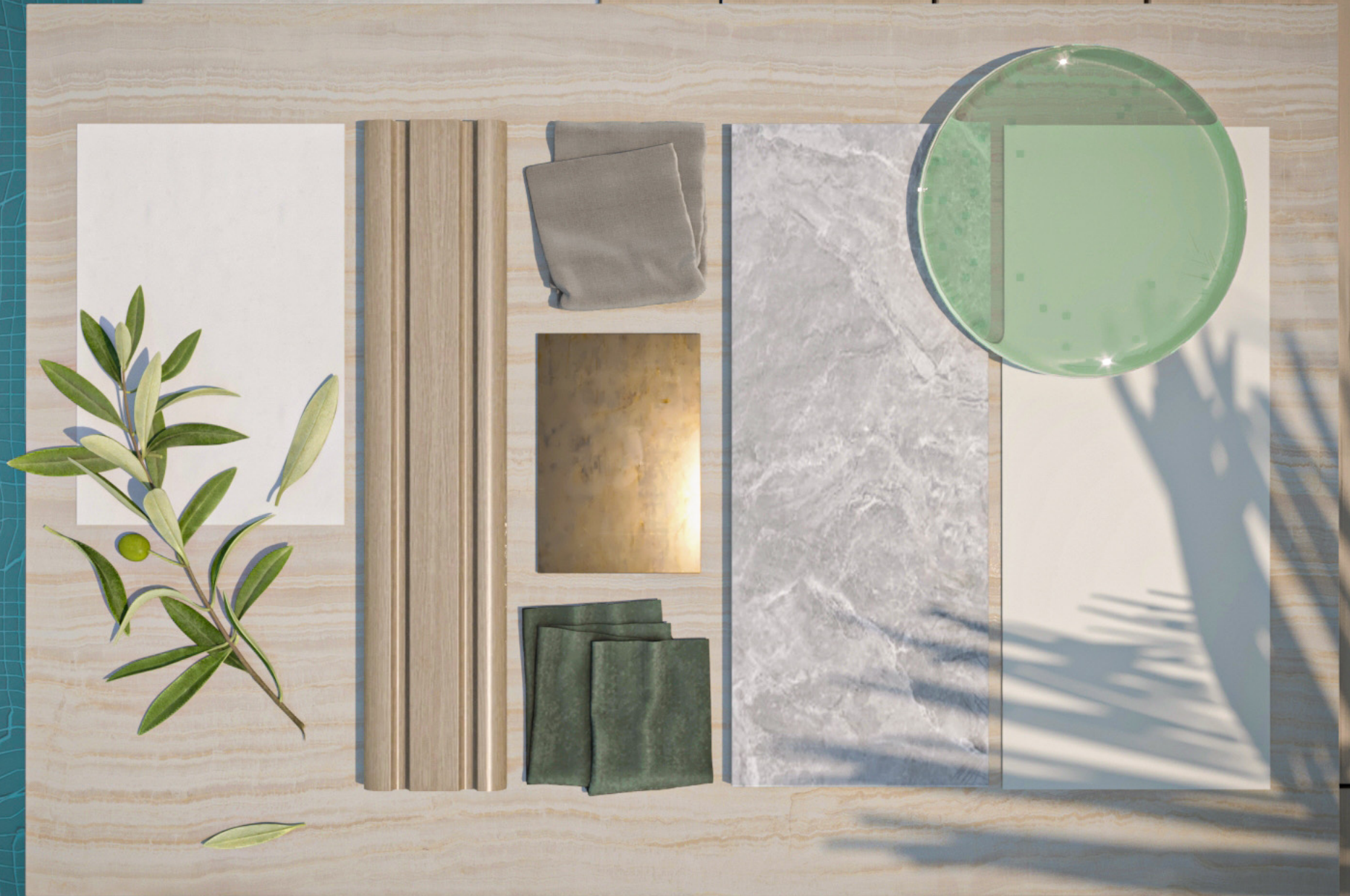
EXTERNAL AREAS

BALCONY	7 m ²
TERRACE	65 m ²
LIVING POOL	105 m ²
TERRACE	64 m ²
BALCONY	10 m ²
BALCONY	8 m ²
POOL	76 m ²
TERRACE	43 m ²

TOTAL 312 m²



VILLA - INTERIORS
MATERIALS
MOODBOARD



VILLA – INTERIORS
MOODBOARD



VILLA – INTERIORS
MOODBOARD



VILLA - INTERIORS
MOODBOARD



The background of the image is a lush tropical scene. The top half shows a dense canopy of green leaves and branches. The bottom half shows a sandy path leading through a grove of palm trees. A semi-transparent white horizontal band is overlaid across the middle of the image, containing the text.

BERTONE DESIGN
MILANO

THANKS FOR LOVESTENING