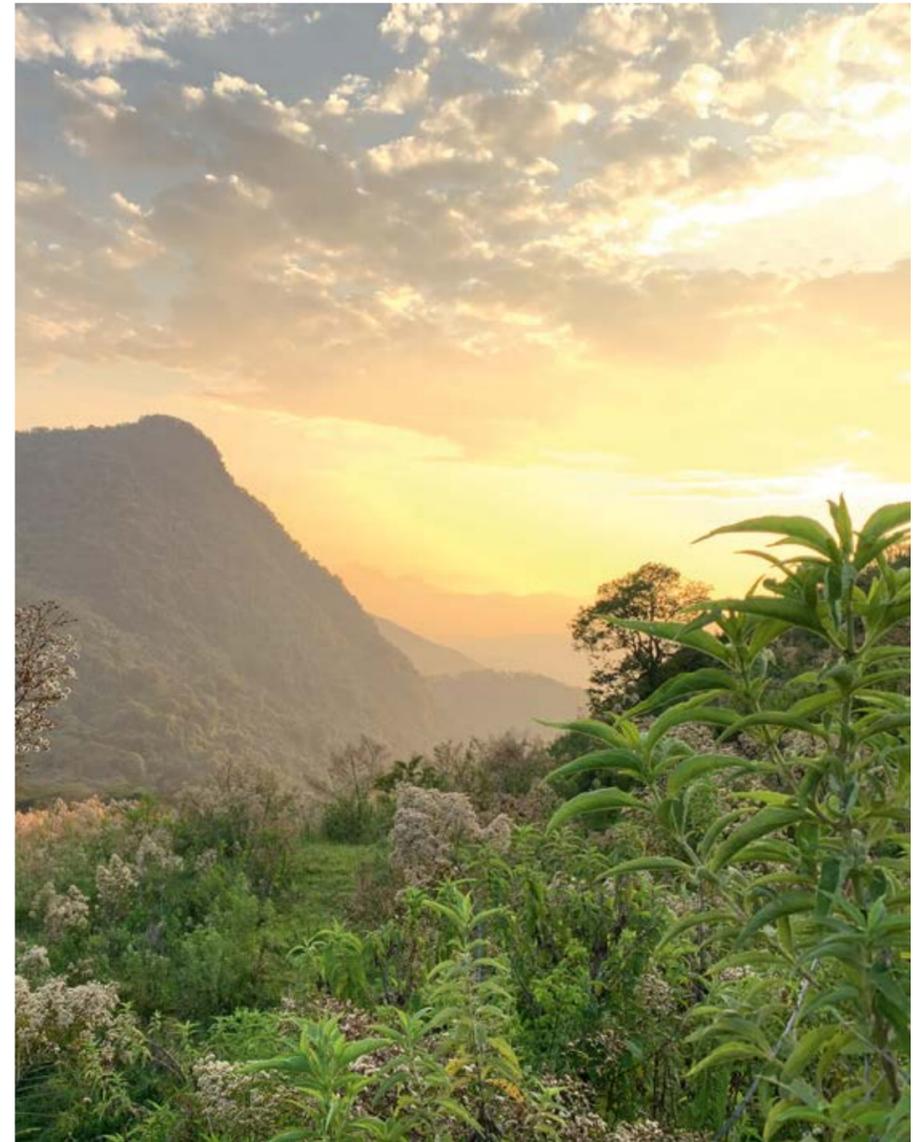


CERRO TUSA
Resort & Residences

MEET YOUR NEW HOME

NESTLED AMONGST THE NATURAL BEAUTY



REAL ESTATE IN PARADISE AT THE FOOT OF CERRO TUSA



Close to the city of Medellin in Colombia, right at the foot the famous mountain Cerro Tusa, lies a new secret hideaway: Cerro Tusa Resort & Residences, 10 luxurious turn-key residences for sale, alongside a spectacular tropical archeological park and with the perfect climate year-round.

Since the very first day, as the founder of this project, it has always been my dream to create an independent residential community with like minded people who appreciate inner peace as well as inspiring social gatherings.

Today, I am very pleased to announce that Cerro Tusa Resort & Residences is more than just a home. In fact, we don't just build buildings, but rather we build settings where you and your family can experience intergenerational memories and enrich your lives in an exquisite untouched sanctuary.

It is a second home built for generations, a place to grow, to love and to share. A place to live the life you deserve. The breathtaking views, Cerro Tusa's spectacular mystic aura and our luxury lifestyle provide you with an ultimate feeling of freedom.

I am personally convinced that genuine quality time comes from nature itself. It is there-

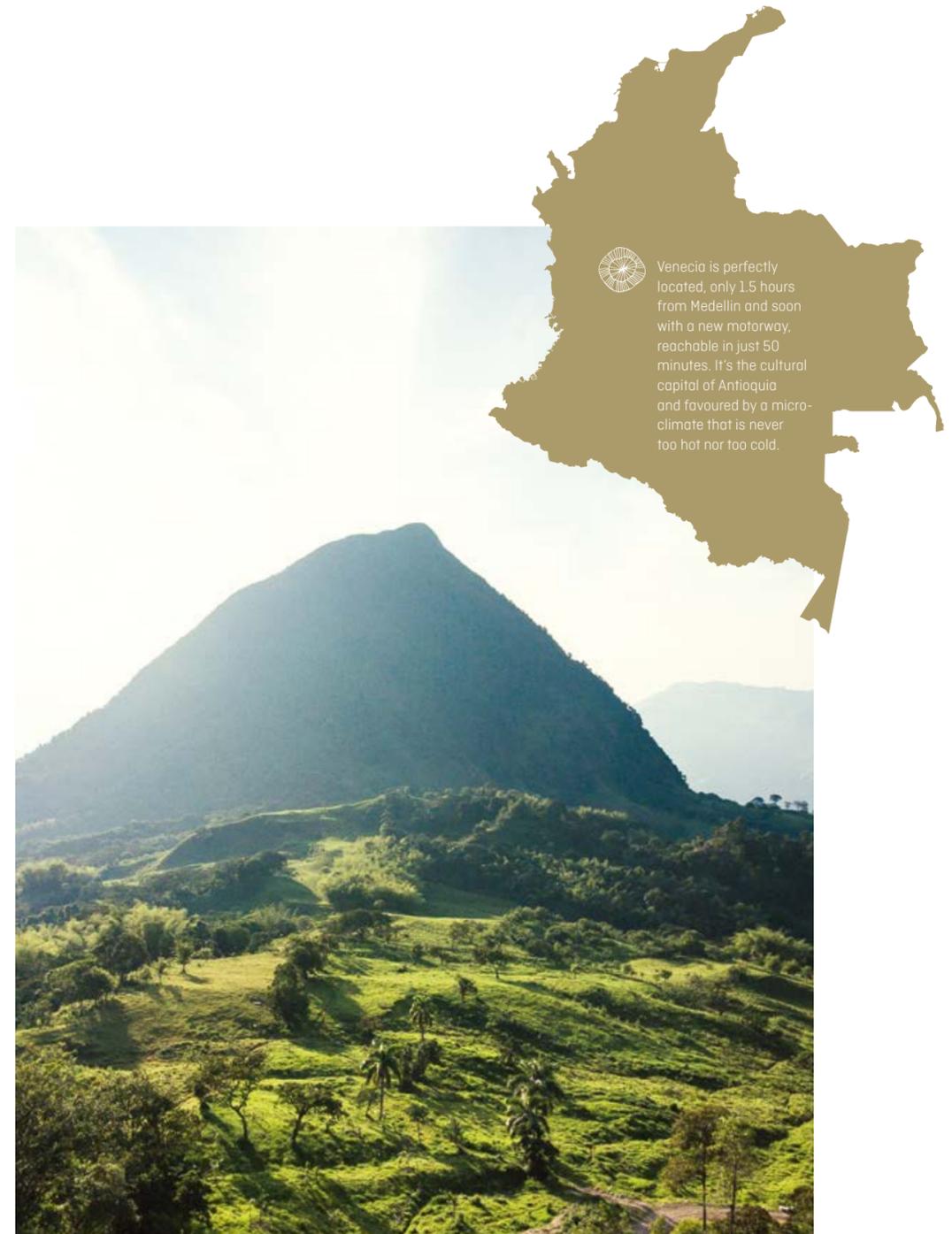
fore my personal mission to develop Cerro Tusa Resort & Residences, always with great respect for mother nature, as well as a strong connection to the local residents. These principles are and will always be our core values.

Our Swiss and Colombian team stands for reliability as well as quality, and we share the same vision. It is a team built on trust, passion and we are extraordinary dedicated. Our spectacular houses are designed by a renowned Colombian architect who elegantly unites the beauty of design with functional comfort. In combination with our experienced builder, the results are unique high-end quality houses which merge perfectly into nature.

I warmly welcome you to visit our on-site model house. Choose your favourite lot, each with a spacious size of 20.000 Sq m, select one of the 3 house types and be part of a private residential community on a 28-hectare site, including a 4 hectares tropical forest, a private entry and a 24-hour security gatehouse. Discover your home in paradise!

J. Schmid

Jeremias Schmid, Founder and CEO

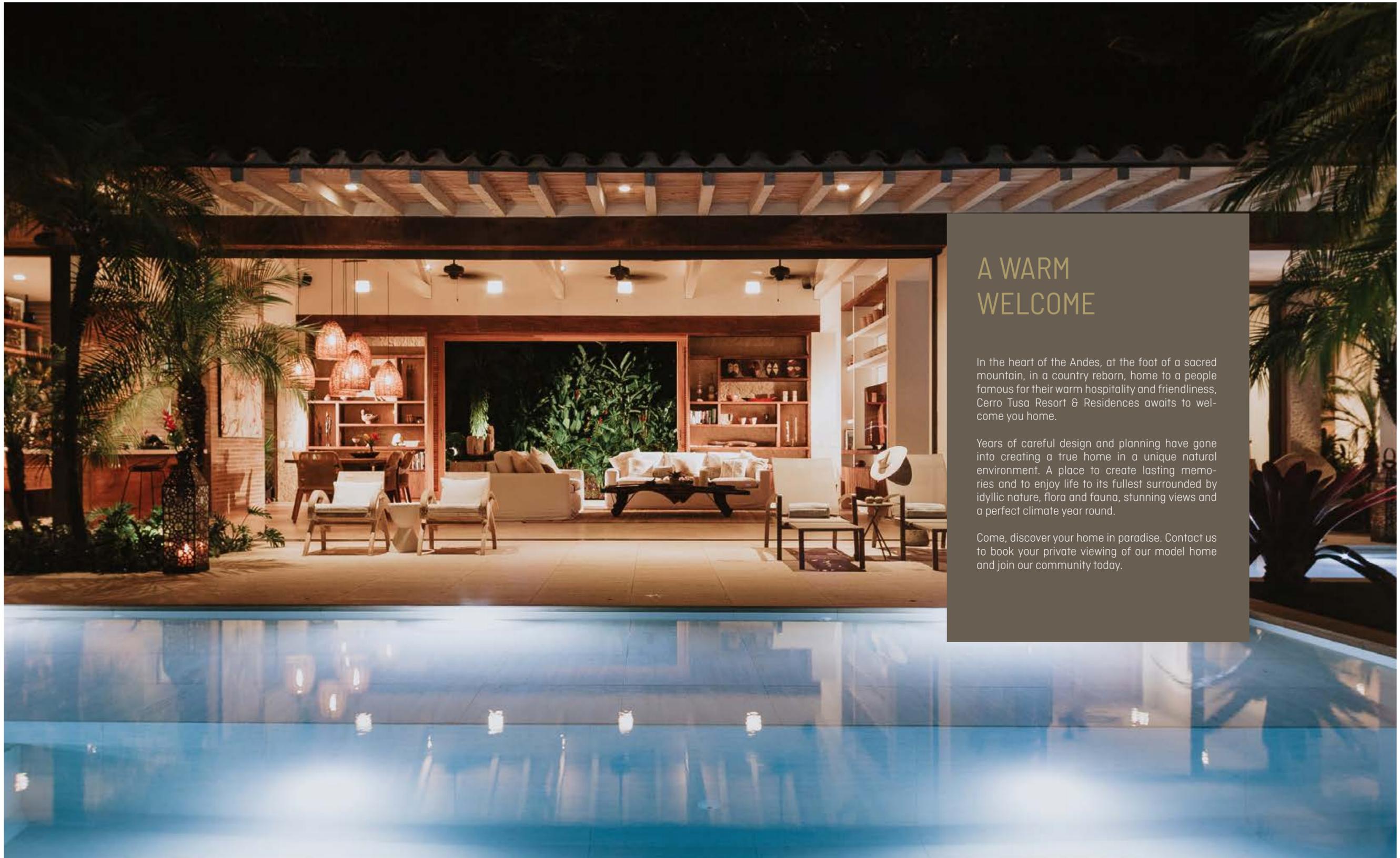


Venecia is perfectly located, only 1.5 hours from Medellin and soon with a new motorway, reachable in just 50 minutes. It's the cultural capital of Antioquia and favoured by a micro-climate that is never too hot nor too cold.

Choose your favourite lot, select one of the 3 house types and be part of a private residential community on a 28-hectare site, including a 4 hectares tropical forest, a private entry and a 24-hour security gatehouse.

RESIDENTIAL COMMUNITY SITE MAP





A WARM WELCOME

In the heart of the Andes, at the foot of a sacred mountain, in a country reborn, home to a people famous for their warm hospitality and friendliness, Cerro Tusa Resort & Residences awaits to welcome you home.

Years of careful design and planning have gone into creating a true home in a unique natural environment. A place to create lasting memories and to enjoy life to its fullest surrounded by idyllic nature, flora and fauna, stunning views and a perfect climate year round.

Come, discover your home in paradise. Contact us to book your private viewing of our model home and join our community today.

A PERFECT PLACE TO SLOW DOWN



Located only 4 km from the quiet, traditional village of Venecia, time moves slower here among the quiet splendor of nature.

Every moment becomes a treasure, free of distractions and the chaos of modern life in a place where you are free to be present, at peace and at one with your surroundings just as nature intended.

Every detail, comfort and convenience has been considered so that your home will serve as an extension of your family, a place so well appointed and so easy to enjoy that your life will seamlessly integrate with your new home. From gardening to personal caretaking services, childcare and cleaning services, and a professional security team on site at all times, our goal is to facilitate every aspect of the routine necessities of life so you are free to enjoy every moment to its fullest.

A great wellbeing within communities is key for us. Cerro Tusa Resort & Residences will give a special focus on its social fabric. We stand for privacy and tranquility but also sociability and tolerance. Cerro Tusa Resort & Residences is a state of mind and it is important that house owners share the same vision and treat the local heritage and its nature with great respect.

Benefit from our own organic farm-to-table food, which at the same time represents a sustainable project with a focus on community building. Cerro Tusa Resort and Residences aims to be a backbone of a burgeoning local economy focused on ecological tourism, giving opportunity, education and employment to the famously friendly and kind local population.

With only 10 lots available book your private viewing now to be among the first to choose the perfect location for your new home.

True peace, tranquility, silence and nature, a view that will last a lifetime and more, a home to create memories that will span generations - these are the core principles which have guided every decision at Cerro Tusa Resort & Residences.





EXCLUSIVE DELUXE VILLA 457 SQ M



- 1 Infinity Pool (90 sq m / 968 Sq ft)
- 3 Bedrooms (for up to 9 people)
- 3 Walk-in Closet
- 5 Bathrooms
- 2 Outdoor Shower
- 1 Privat outdoor Lounge (Principal Room)
- 1 Corridor with a tropical interior Garden
- 1 Office with a Lagoon Pool view
- 1 Spectacular High Ceiling indoor-outdoor Living Room
- 1 Brightly designed Bar with a separate Storage Room
- 1 Generous Terrace with a Pergola
- 1 Kitchen and Laundry with a separate Staff Entrance



PRIME MASTER VILLA 343 SQ M



- 1 Infinity Pool (65 sq m / 699 Sq ft)
- 2 Bedrooms (for up to 6 people) - possible upgrade
- 2 Walk-in Closet
- 4 Bathrooms
- 2 Outdoor Shower
- 1 Privat outdoor Lounge (Principal Room)
- 1 Spectacular High Ceiling indoor-outdoor Living Room
- 1 Brightly designed Bar with a separate Storage Room
- 1 Generous Terrace with a Pergola
- 1 Kitchen and Laundry with a separate Staff Entrance



Possible Room upgrade



Possible Office upgrade

CLASSIC SUPERIOR VILLA 209 SQ M



- 1 Infinity Pool (46 sq m / 495 Sq ft)
- 2 Bedrooms (for up to 6 people) - possible upgrade
- 2 Walk-in Closet
- 3 Bathrooms
- 2 Outdoor Shower
- 1 Privat outdoor Lounge (Principal Room)
- 1 Spectacular High Ceiling indoor-outdoor Living Room
- 1 Generous Terrace with a Pergola
- 1 Kitchen and Laundry with a separate Staff Entrance



Possible Room upgrade



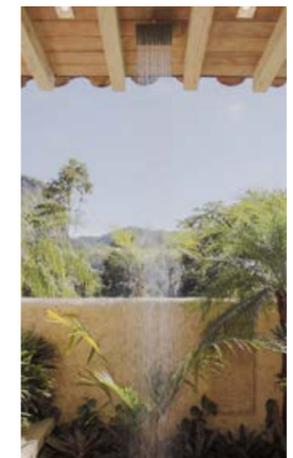
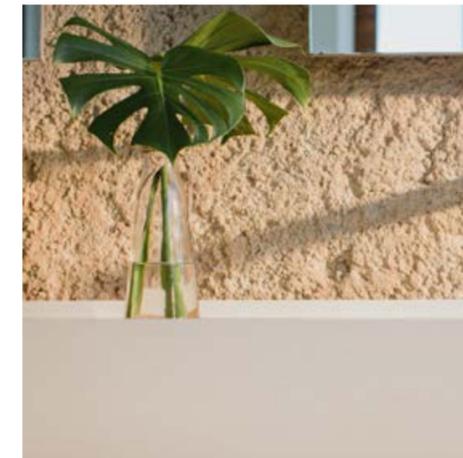
FEEL GOOD AT HOME



The rooms are spacious and have high ceilings, offering lots of privacy to retreat but also several social gathering areas to have fun and enjoy comfort at its best.



Cerro Tusa Resort & Residences is a place for those who love nature. Each turn-key home comes with a spectacular indoor-outdoor living and the houses are designed to enjoy a very generous outdoor space. It truly makes you feel one with nature.



Cerro Tusa Resort & Residences is a place for those who love nature. There is nothing more beautiful than the canvas of the evening sky or the harmony of the sublime biodiversity of our natural environment – therefore our philosophy from the beginning was to integrate our houses into the surrounding nature and not to force them upon her.

We will build your second home with lots of privacy to retreat but also several social gathering areas to have fun and enjoy comfort at its best. Relax on the terrace beneath blue skies and enjoy the dappled sun and shade alongside the pool. Every day is a perfect spring, never below 15 and never over 33 degrees, day or night, all year round.

Cerro Tusa Resort & Residences builds with the best building material available on the market such as travertine floor tiles from Turkey, carefully handmade Colombian wooden doors and unique rustic walls. Warm earthy colors in combination with luxurious design lift the idea of a nature-loving and high-quality lifestyle to the top.

High ceilings and timeless design, both local and imported materials of the very best quality, merging seamlessly with the garden and landscape. Fresh air and warm light flows around and through the house which is as welcoming as it is comforting.

Your second home is bordered on three sides by more than 1500 hectares of ecological preserve, and home to native forests, streams, views, and the most famous summit in Colombia, Cerro Tusa.

The magic of this place cannot be captured in a photo, its true beauty and wonder cannot be described. It's a home like no other for those who celebrate treasured moments.

Come see for yourself: a home built in paradise, a place to enjoy for a lifetime.

THOUGHTFUL NATURAL DESIGN AND FUNCTIONALITY

The ultimate designer is nature itself, our goal as builders is to reveal the wonder of the natural beauty which surrounds us. A perfect marriage of natural building materials creates a timeless design which integrates itself into the forest it inhabits. Windows fill the space with natural light, high ceilings celebrate the perfect year round temperature, and the large sliding doors can be drawn back completely. Gardens flow effortlessly from outside to inside, blurring boundaries and creating truly living rooms.



A true home is more than just a building, more than just a place. Home is where we grow, our refuge and our comfort, it is the peace and happiness we share with our family and a reflection of ourselves. Pull up the blinds from floor to ceiling windows to let the sunset pour in, or effortlessly roll back the sliding doors to the awesome splendor of wilderness around you in a home that effortlessly integrates the beauty of nature into your very living space.



UNIQUE COLOMBIAN ARCHITECTURE



Well recognized for their fusion of global influences with timeless traditional elements, the Colombian firm Zapata & Santamaria have earned their reputation as a design studio at the vanguard of Latin architecture.

With more than 35 years of experience and a diverse portfolio of highly appraised work, Zapata & Santamaria was the natural choice to realize a project of this magnitude.

Interview with Mauricio Zapata, master planning and lead architect of Cerro Tusa Resort & Residences.

Dear Mauricio Zapata. Thank you for taking the time for this interview. You are a very well-known Colombian architect. How would you describe your style? What is your design philosophy?

Mauricio Zapata: Is it true that life is simply an endless pursuit of beauty? I think so. We are continually engaged in the search for beauty, by surrounding ourselves with objects we like, in the utensils we use, in the spaces we inhabit. The idea of finding the perfect architecture that defines our life is ever present. Each project presents its own challenges and solutions that must be attuned to a sense of feeling more so than to reason.

Many of your fans would say that you design your houses with a strong focus on comfort but still with an incredible taste on a luxurious natural design. Can you tell us more about this?

Mauricio Zapata: Happiness in reality is an idea intrinsically linked to our environment.

If, in solitude or in company, architecture can achieve a space in which one can feel perfectly relaxed or at peace, then the pleasure of daily life is both enriched and enhanced

– as difficult as this balance may be to achieve the results are more than worth the effort. My goal is to create spaces that facilitate happiness and enjoyment; an elegant door, the texture of a wall, the light which illuminates a space and the objects which adorn it must all work together to that end.

Can you tell us about the houses at Cerro Tusa Resort & Residences? What makes this project unique?

Mauricio Zapata: This is a Project which our firm found very attractive from the outset. Even after our first meeting Jeremias, a man whom our whole team admired for his clear vision and uncompromising tenacity, our decision to accept this ambitious project was a foregone conclusion.

The location is truly unique in all the earth; the nature, the silence, the superb views and isolation, the special magic and mystery of the setting are simply perfect.

These were the building blocks which formed a foundation for our design which seeks both to accommodate and also to enhance the vernacular forms so characteristic of this region of Colombia.

Add a modern touch, a 21st century finish and the feeling of a truly global design with all that it entails. To achieve true inspiration through a seamless union of the environs to the interior and from the past to the future. Landscaping and ambient gardens are a fundamental aspect of this balance, merging spaces to create a sense of refuge and of peace.

What is your ultimate goal when it comes to your work? What do you want to be remembered for?

Mauricio Zapata: We want people to enjoy our work. To know that our clients have perhaps experienced a greater measure of happiness or

enjoyment in their lives as a result of our work would be our most satisfying achievement.

Do you stay involved during the construction process?

Mauricio Zapata: God willing, we will remain involved in every aspect of this project through to its completion. It is a project we take great pride in and we intend to offer guidance to ensure its full potential.

Thank you very much for this interview.

SURROUNDED BY PRISTINE NATURE



Surrounded by a tropical paradise. Live as one with nature here in the heart of Colombia and step out of your door into the most biodiverse country on earth.

Every day will begin to the sound of birdsong, flowing water and the wind passing through the trees. The native forests which enshroud Cerro Tusa Resort & Residences are teeming with life.



Cerro Tusa Resort & Residences is a sprawling natural paradise, home to native forests and bordered on three sides by protected natural parklands.

Explore the endless trails starting at your doorstep leading through thousands of hectares of ecological reserve which is your back yard, where each tree hosts to its own incredible ecosystem, adorned with epiphytes, bromeliads, vines, mosses, orchids and abundant life.

CULTURE



MEDELLIN, RICH IN HISTORY AND CULTURE.

There is nowhere in Colombia, and perhaps the world, that reflects a change as profound and as positive as the city of Medellín. A green city dotted with countless parks, cathedrals, theaters, museums and shopping, from typical markets to the most modern malls. Today, Medellín is considered among the most metropolitan and modern cities in Latin America, but still it celebrates its agrarian traditions. The Flower Festival, held each year in August, is a riot of color, music and happiness which draws visitors from around the world. Last but not least, Medellín benefits from a world-class healthcare at a fraction of the cost.

ZENUFANA HERITAGE, LEARN ABOUT THE MYSTIC LOST CIVILIZATION.

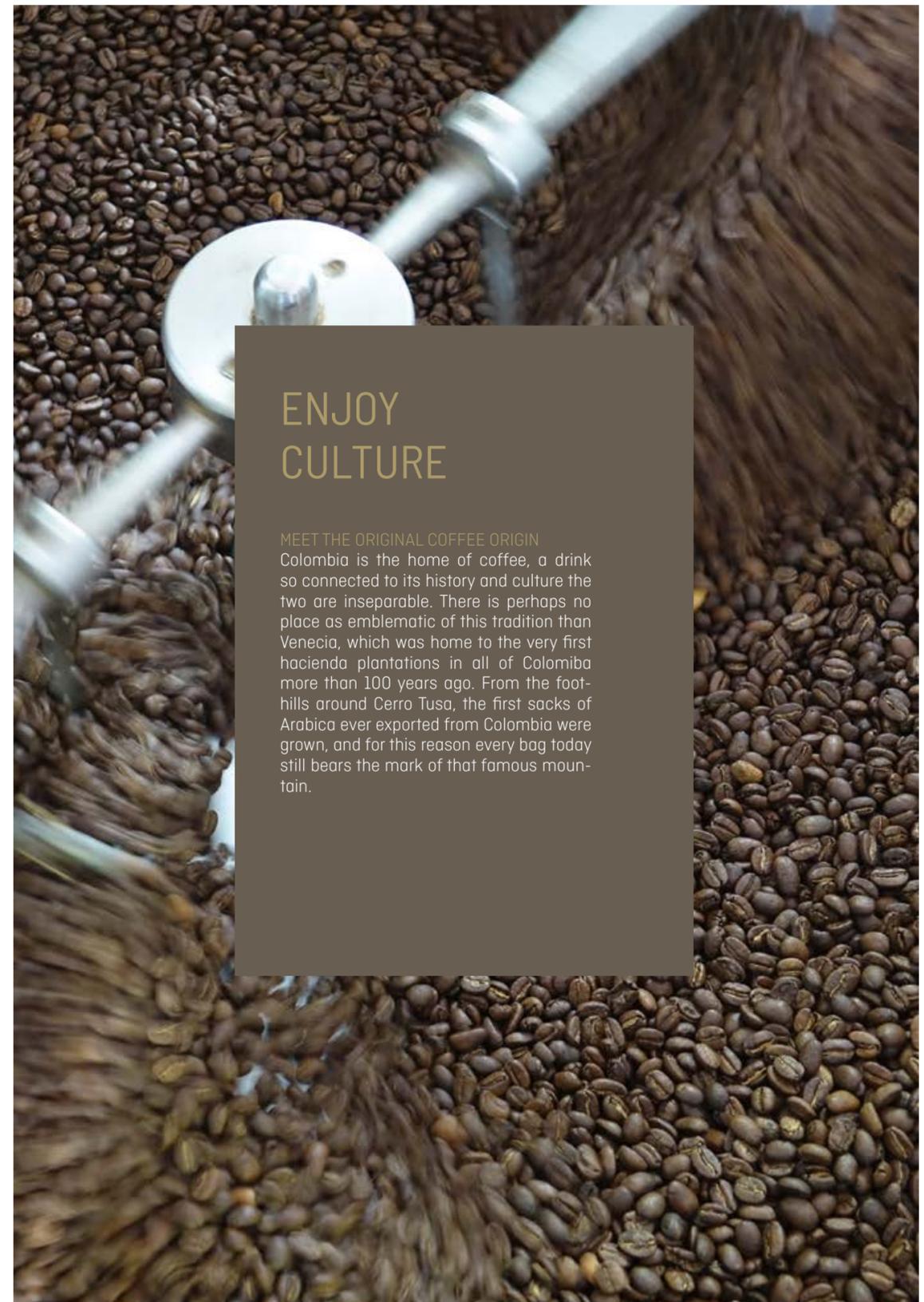
Once home to the Zenufana people, the area is now recognized as a national archeological reserve famous for its holy caves and ancient petroglyphs. A short walk from Cerro Tusa Resort & Residences one can explore sacred historical sites such as the

Altar de Ofrendas, a monolithic stone altar at the foot of Cerro Tusa. From its ancient stone steps one can gaze up at the "Cara de la Diosa," the face of the goddess, a natural formation which has been revered for centuries. Walk from your door to the pre-Colombian stone trail of the Zenufana and discover caves and sites sacred to that people and still revered today.

VENECIA, A TREASURE WAITING TO BE DISCOVERED.

Venecia is a truly authentic Colombian town. Nestled in the verdant heart of the Andes lies the hidden gem of Antioquia. Idyllic, peaceful and untouched by Colombia's troubled past, Venecia is the true Colombian pueblo típico where the locals still ride their horses to the town square to enjoy a tinto, the famous Colombian coffee brewed strong as it has always been. Venecia is a town alive with tradition which celebrates and preserves its historical heritage through vibrant, colorful festivals celebrating its most famous landmark, the mystical Cerro Tusa.

Visit the coffee plantations of Venecia to learn about the production process of the quality coffees and absorb the breathtaking atmosphere of the lands.



ENJOY CULTURE

MEET THE ORIGINAL COFFEE ORIGIN

Colombia is the home of coffee, a drink so connected to its history and culture the two are inseparable. There is perhaps no place as emblematic of this tradition than Venecia, which was home to the very first hacienda plantations in all of Colombia more than 100 years ago. From the foothills around Cerro Tusa, the first sacks of Arabica ever exported from Colombia were grown, and for this reason every bag today still bears the mark of that famous mountain.

ACTIVITIES

All the magic of Colombia comes together in a single place - Cerro Tusa Resort & Residences, the perfect place to experience nature, adventure, history and culture. A home like no other for those who celebrate treasured moments.



Cerro Tusa Resort & Residences creates a sustainable development which positively contributes to the community. We produce our own organic farm-to-table food.



The most bird-rich country in the world: The ecological reserve surrounding Cerro Tusa Resort & Residences is home to an array of species found nowhere else but here.



A world to discover, just outside your door. Cerro Tusa Resort & Residences is blessed to border a massive native forest home to butterflies, iguanas, monkeys and ocelots.



For the adventurous, the area offers paragliding and endless terrain to explore, filled with trails, streams, ancient forests and archeological sights.



THE PROPRIETOR & PARTNERS



JEREMIAS SCHMID
Founder & CEO Villas de Luz SAS

Switzerland
B.Sc.BA with a major in Economics
M.A. in Sustainable Development (UEA)
Managing Director



VILLAS DE LUZ SAS
Land Owner and Developer

Colombia
Villas de Luz SAS is a real estate investment, development and management enterprise focused within the luxury residential and hospitality space.



Master Planning and
Lead Architect



Lead Construction
Management



Infrastructure Builder



Corporate Design



Lawyer and
Legal Advisor



Garden Design and
Planting



Landscape Restoration



Accounting and Taxes



Municipality of Venecia



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