

PRAIA NATURA 1012

Discover your apartment on Colombia's Caribbean coast.

Visual concepts based on real photographs taken during construction.

Tower 2 · 12th floor · Cabo Tortuga · Santa Marta

SEA · MOUNTAINS · RESORT

Built by IC Constructora

Presented and marketed by RMBI Constructora

Illustrative rendering. Finishes, furniture and decor are conceptual.

LIVING AREA

Live the Caribbean your way.



An open-plan living, dining and kitchen area.
A welcoming place to gather and create memories.

Visualization based on actual construction photographs.
Illustrative rendering; finishes and furnishings are conceptual.



COMFORT FOR EVERY STAY

Stay a few days.
Or make it your home.

The comforts of home on Colombia’s Caribbean coast.
Ideal for short stays or a longer escape.
With an in-unit laundry area for everyday convenience.

Visualization based on actual construction photographs.
Illustrative rendering; finishes and furnishings are conceptual.



CONTINUOUS BALCONY

Step outside from the living area and both bedrooms.

A seamless connection with the coastal landscape.

Visualization based on actual construction photographs.

Illustrative rendering; finishes and furnishings are conceptual.



BEDROOM 1

Sea and mountains.

A private retreat within apartment 1012.

Your place to unwind as the day comes to a close.

Visualization based on actual construction photographs.

Illustrative rendering; finishes and furnishings are conceptual.

BEDROOM 2 · LOCK-OFF SUITE



A suite with its own entrance for enhanced privacy.
The continuous balcony connects the living area
and both bedrooms to the outdoors.

Visualization based on actual construction photographs.
Illustrative rendering; finishes and furnishings are conceptual.



TOWER 2 · 12TH FLOOR · POZOS COLORADOS

Cabo Tortuga, from your own balcony.

21.29 m² (approx. 229 sq ft) of outdoor space.

Morning coffee, a good book, and views of the coast.

Your personal retreat on the 12th floor.

Visualization based on actual construction photographs.

Illustrative rendering; finishes and furnishings are conceptual.



TWO ENTRANCES

One property. Two entrances.

Main entrance to the living area.

Independent entrance to the lock-off suite.

Illustrative corridor and entrances.

Door signage, finishes and layout are conceptual.

LAYOUT · LOCK-OFF

One property. Two entrances. Three ways to use it.



95.78 m²

TOTAL AREA · ~1,031 SQ FT

21.29 m²

BALCONY · ~229 SQ FT

Two bedrooms, two bathrooms; balcony access from the main rooms.

Main living-area entrance and separate lock-off suite entrance.

Illustrative plan. Layout and areas subject to transaction documents.

LOCK-OFF · FLEXIBILITY AND PRIVACY

One property. Two entrances. Three ways to enjoy it.

Live here. Welcome guests. Explore rental options.



01 ENTIRE APARTMENT

Use 1012 as a complete residence, with two bedrooms, two bathrooms, a living area and balcony.



02 PERSONAL STAY + GUEST SUITE

Stay in the main section while hosting family or guests in the suite with its separate entrance.



03 TWO ACCESSIBLE SECTIONS

Explore separate lodging arrangements, where allowed by project rules and applicable permits.

Main section Suite

One legal property; separate short-stay rental authorization is not guaranteed.

APARTMENT 1012 · TOWER 2 · 12TH FLOOR

Sea, mountains and resort life below.



A remarkable setting where the coast and resort amenities meet.

Apartment 1012: make room for moments that matter.

Illustrative view of proposed amenities, not a photograph of completion.

PHASE 1 · ACTUAL CONSTRUCTION · AUGUST 2026

Your resort lifestyle is taking shape.



A real look at the progress toward the amenities below.

Beach Bar · Adult pool · Children's water-play area

Actual photo taken from apartment 1012 · Tower 2 · 12th floor.

PROPOSED AMENITY DECK

Imagine life just steps downstairs.



Pools, sun loungers and the Beach Bar.

The ease of having more to enjoy close to home.

Illustrative proposal including a planned Phase 2 children's pool.

Layouts, landscaping and finishes are indicative only.

THE EXPERIENCE · AT AMENITY-DECK LEVEL



ILLUSTRATIVE RENDERING
View from the amenity deck

Sun, water and afternoons without a rush. Picture it as part of your everyday life.

Pools · Water play · Sun loungers · Beach Bar

Concept inspired by construction references and IC project materials.

BEACH BAR · FROM CONSTRUCTION TO CONCEPT

Where afternoons become memories.

ACTUAL CONSTRUCTION · JUNE · PHASE 1



Construction photo showing the Beach Bar structure and access.

PROPOSED AMBIENCE



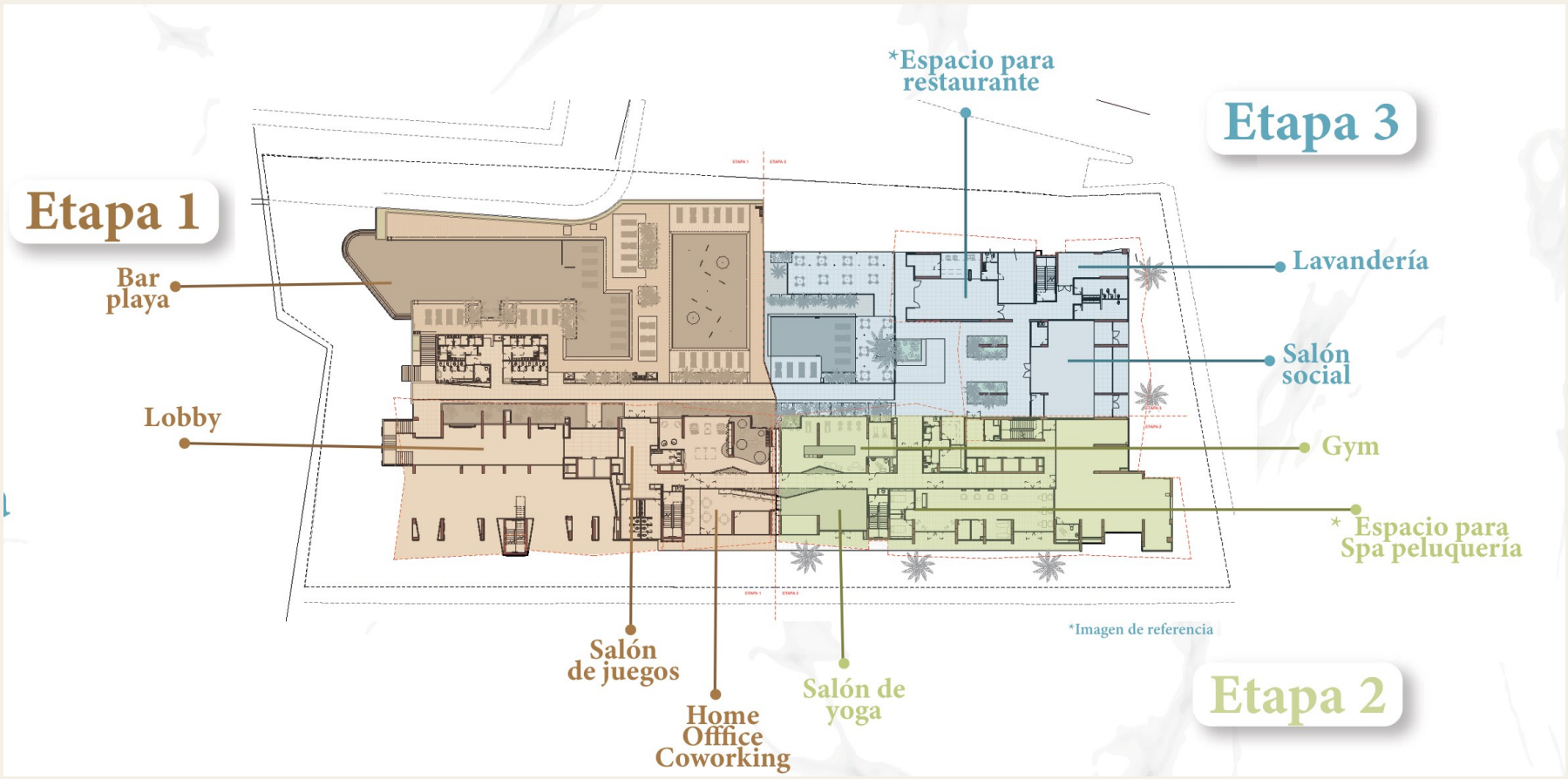
Illustrative Beach Bar concept based on an actual construction photo.

Proposed finishes and details are not a guarantee of final delivery.

THE PROJECT · AT A GLANCE

Praia Natura · Master Plan

A coastal setting that adds to the apartment 1012 experience.



IC Constructora reference plan (original labels in Spanish) · Brochure, p. 3

PHASE 1 · WATER AND GATHERING

Amenity deck and common spaces at Tower 1

Adult pool · Children's water-play pool

Beach Bar · Lobby · Children's playroom

Home office / coworking

PHASE 2 · WELLNESS

Amenities planned across the lower and upper levels

Fitness · Yoga · Sauna · Steam room · Spa and hair salon

Children's pool · Shared jacuzzis and sun loungers

Retail spaces

PHASE 3 · SERVICES AND SOCIAL SPACES

Amenities planned for this phase

Restaurant · Social lounge · Laundry

Sky Lounge · Sky Bar

Source: IC Constructora project brochure and consultation manual.

AVIATUR GROUP — AVIA SUITES · OPTIONAL RENTAL MANAGEMENT

Optional management of reservations and guest services.

Participation and operating terms must be agreed with the operator.

TOWER 2 · VIEWS AND WELLNESS

Tower 2. Wellness and scenery over Cabo Tortuga.

Shared jacuzzis and loungers are planned for the upper level.



Your apartment. Your view. More moments to enjoy.

Apartment 1012 · Tower 2 · Seven shared jacuzzis proposed on the upper level

Illustrative view of a proposed amenity area.

TOWER 2 · UPPER-LEVEL AMENITIES

Wellness at Tower 2.

More views. More time to unwind.

Shared jacuzzis and sun loungers enhance the proposed amenity experience.

An illustrative perspective of the upper-level lounge areas.



SEVEN JACUZZIS · REFERENCE FLOOR PLAN



Reference amenity plan · IC Constructora · Brochure, page 8
Editorial numbering added to the project reference plan.

RELAX

Seven jacuzzis across different shared areas.

UNWIND

Sun loungers and spaces for a refreshing pause.

EXPLORE

Walkways, circulation and landscaped planters.

Captivating views. Wellness at Tower 2.

Shared scenery and relaxation areas planned for the development.

Apartment 1012 offers flexible uses; tourism management is optional.

Upper-level amenities · Shared jacuzzis and loungers

Next: fitness, relaxation and personal care.

Illustrative amenities and plan; final execution remains subject to project documents.

YOUR DAY AT TOWER 2 · START WITH MOVEMENT

Move your body.

Find your rhythm.



FITNESS ROOM

Make movement part of your day, close to home.



YOGA STUDIO

Breathe. Stretch. Reconnect.

Illustrative images

YOUR DAY AT TOWER 2 · TIME TO SLOW DOWN

Slow down.

Make time for yourself.



SAUNA

A warm pause after a day well spent.



STEAM ROOM

Unwind without leaving the development.

Illustrative images

YOUR DAY AT TOWER 2 · PERSONAL WELLNESS

Time for yourself.

Wellness on your terms.



SPA · DESIGN CONCEPT



HAIR SALON · DESIGN CONCEPT

Then return to your apartment. Your view. Your place.

Fitness · Yoga · Sauna · Steam room · Spa and salon spaces

Children's pool · Jacuzzis · Sun loungers · Retail spaces

Illustrative design concepts; services and fit-out subject to confirmation.

Wellness to enjoy. Flexibility to invest.

PRICE · COMPARATIVE MARKET CONTEXT

One property. Three ways to enjoy it.

Flexibility in one coastal investment.

PRAIA NATURA 1012 · ASSIGNMENT OF RIGHTS

COP 1,215,000,000

95.78 m² · 2 bedrooms · 2 bathrooms · 21.29 m² balcony

LOCK-OFF · TWO ENTRANCES

PLAYA SANTÚA SIERRA · 1 BEDROOM

FROM

COP 715,000,000

39.5 m² (approx. 425 sq ft)

1 bedroom · 1 bathroom

PLAYA SANTÚA MAR · 2 BEDROOMS

STARTING PRICE	ADVERTISED AREA
COP 2,135,000,000	118 m² (approx. 1,270 sq ft)
COP 2,328,000,000	116.5 m² (approx. 1,254 sq ft)

THE 1012: FLEXIBILITY TO LIVE AND HOST

Two entrances · Three use options · Storage · Shared parking

AVIATUR GROUP
Optional tourism management through Avia Suites

Santúa figures are advertised starting prices, subject to availability.
For context only: properties differ in layout, area and purchase terms.

Sources: AR Construcciones · Praia Natura 1012 · October 2026.

YOUR PURCHASE · LOOKING AHEAD

Your place in Cabo Tortuga.
A date to plan ahead.



ANTICIPATED DEED SIGNING

July 2027

Construction progress is visible, and deed signing is anticipated in July 2027. Plan your investment and explore future uses of the 1012. Deed signing is not the handover or occupancy date.

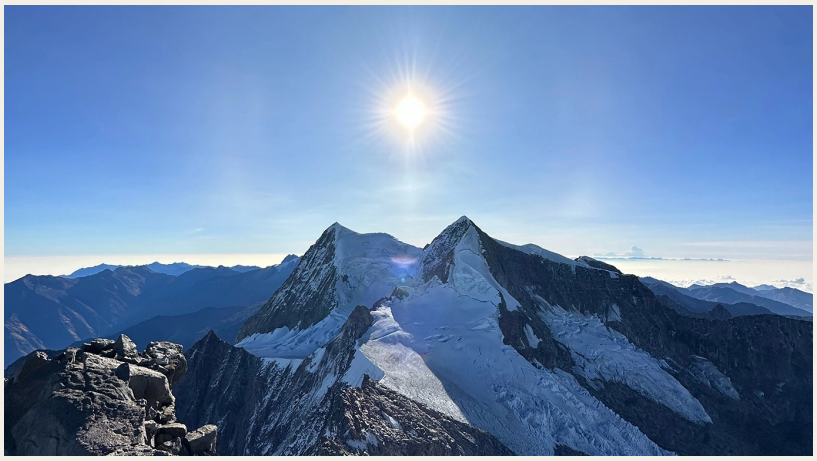
Illustrative balcony concept.

SANTA MARTA · SEA, CULTURE AND HISTORY

Santa Marta is unique.
Sea, mountains and history.



Cabo Tortuga, a natural icon of Pozos Colorados.



High-altitude scenery · illustrative reference image

Santa Marta meets the Caribbean Sea and Sierra Nevada de Santa Marta, the world's highest coastal mountain massif. Here, the Kogui, Arhuaco, Wiwa and Kankuamo peoples keep ancestral knowledge alive, recognized by UNESCO. Its Historic Center, Tayrona National Park and Quinta de San Pedro Alejandrino complete this heritage.

At Pozos Colorados, Cabo Tortuga brings sea and mountains together in a distinctive coastal setting.

SANTA MARTA · A TOURISM DESTINATION

In 2025, Camacol placed Santa Marta first nationally for tourism and sustainable home purchases, as reported by Forbes Colombia.

The 1012: the coast, its scenery and resort living.

Sources: UNESCO · Colombia Travel · Forbes Colombia · Cabo Tortuga: owner-supplied photo.

CABO TORTUGA · POZOS COLORADOS

An iconic landscape. A place to call yours.



The cove, the mountains and the sunset.

The cove and mountains create a setting of calm and natural seclusion.

A residential atmosphere that feels private, serene and distinct.

Actual Cabo Tortuga photograph · Owner's archive.

From a breathtaking view to a place of your own.



Tower 2 near Cabo Tortuga.

Actual photograph from June 26, 2026 · Praia Natura and Cabo Tortuga.

Tower-identification labels have been added to this photograph.

APARTMENT 1012 · YOUR NEXT STEP

Make your dream your next investment.



Illustrative visualization based on real construction photos.

Tower 2 · 12th floor · Cabo Tortuga · Santa Marta

95.78 m² (approx. 1,031 sq ft) · 2 bedrooms · 2 bathrooms · Lock-off suite

21.29 m² (approx. 229 sq ft) balcony · Storage · Three use options

SALE BY ASSIGNMENT OF CONTRACTUAL RIGHTS

COP 1,215,000,000

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