

QAPITAL

LIVE LIGHTLY

“Transparency is a
characteristica of Japanese
architecture; I try to use light
and natural materials to achieve
a new kind of transparency.”

Kengo Kuma

キャピタル
QAPITAL



URIBE SCHWARZKOPF

We are motivated by innovation and the creation of projects with soul, that contribute to the future of our beloved country. Our aim is to create new communities and neighborhoods, humanizing each project by improving the quality of life of our clients, with buildings that are benchmarks of architecture, design, and sustainability in Ecuador and from Ecuador to the world. The biggest risk is not taking risks.” Uribe Schwarzkopf.

Uribe Schwarzkopf has marked the urban evolution of Quito and Ecuador for 52 years, redefining the architectural landscape with a vision that transcends real estate. Founded in 1973, its disruptive growth in the last decade consolidated its international presence, promoting iconic buildings that combine design, sustainability, and connectivity. The convergence of technological advances, a new urban vision for the city, and a favorable economic context allowed for the transformation of the capital's hypercenter with innovative projects that promote a greener, more walkable, and vertical urban model. From Tommy Schwarzkopf's pioneering vision to its expansion under the leadership of Joseph Schwarzkopf, the company has set a new standard in architecture and urban planning, positioning Ecuador as a global benchmark. More than buildings, it has built an urban identity that dialogues with the environment, the community and the future, while sincronizing its desenvolvimento with the rhythm of the world's most important cities.



www.uribeschwarzkopf.com

Over
143
projects

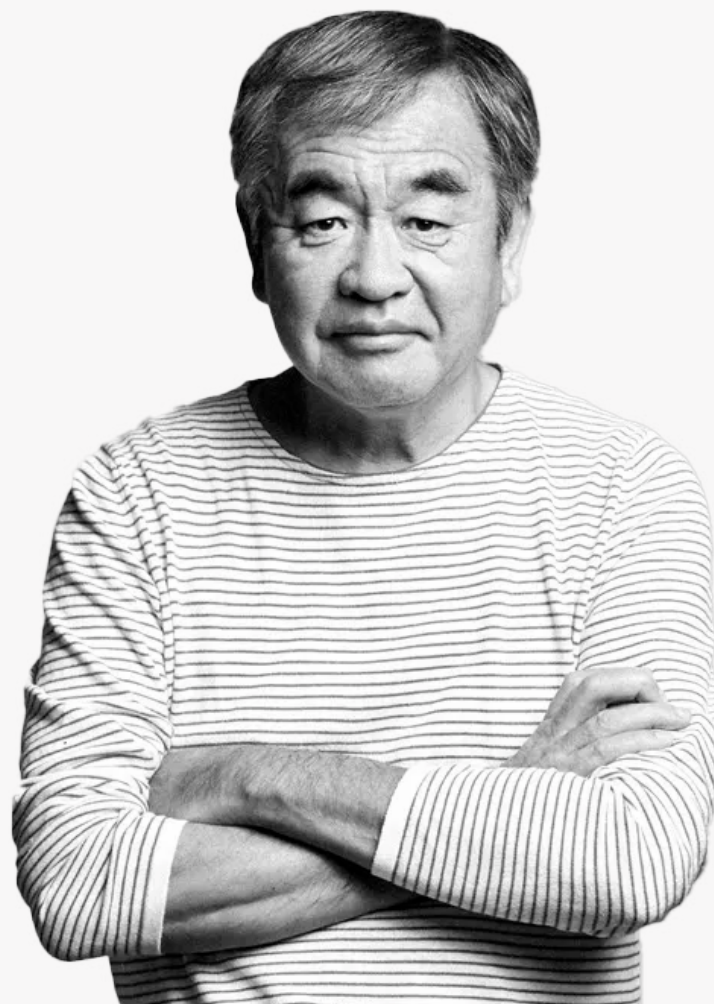
and
2,5
million
square
meters
developed.

International media outlets highlight the participation of internationally renowned architects in Ecuador, as well as the transformation of the urban skyline, which has become a tourist attraction thanks to Uribe Schwarzkopf's iconic projects.



BLOOMBERG . THE ECONOMIST . THE NEW YORK TIMES . CNN STYLE . VOGUE CASA VOGUE
CONDE NAST . TRAVEL + LEISURE . MANSION GLOBAL AD ARCHITECTURAL DIGEST . CONDE
NAST TRAVELLER THE ARCHITECT'S NEWSPAPER . ARCHITECTURAL RECORD . CORRIERE
DELLA SERA . ARQUITECTURA VIVA . FASTCOMPANY . MONOCLE WALLPAPER . HYPEBEAST
ARCHILOVERS . FRAME AZURE . DEPARTURES DEZEEN . DESIGNBOOM . YOBEST CHINA
DESIGNWANTED . NEW ATLAS . ARCHINECT... Among others.

**Uribe
Schwarzkopf**
CINCUENTA AÑOS EN ECUADOR



KENGO KUMA

Born in Yokohama in 1954, he is one of the most internationally renowned architects, known for his focus on critical regionalism and his integration of architecture with nature. Influenced by Kenneth Frampton, he has developed a vision that prioritizes the use of local materials and harmony with the environment. He worked in rural areas of Japan, collaborating with artisans and exploring traditional techniques, which shaped his approach toward a more sensitive and sustainable architecture. His work, reflected in projects such as Water/Glass (1995), the GC Prostho Museum Research Center (2010), and the National Stadium of Japan (2020), has been widely awarded, including the Global Award for Sustainable Architecture (2016).

For Kuma, architecture is like sushi: its quality lies in choosing the best local ingredients at the right time, a philosophy that continues to guide his legacy throughout the world of materials and tradition.



QAPITAL

VIVE LIGERO

First and foremost, there was form.
Light casting shadows on stone, air
filtering through vegetation, time
suspended in perfect balance between
the natural and the built.

Qapital is the embodiment of that
infinite moment: a space where
architecture merges with nature and
investment with profitability. Designed
by Kengo Kuma, this architectural
landmark not only redefines the
urban landscape but also offers an
unparalleled opportunity for investors.

AN ASSET IN QUITO'S EPICENTER

With growing demand for premium
short-term rentals, Qapital
guarantees a smart investment
model with sustained returns and
an expanding market. Each unit
is more than just a place to live:
it is a high-yield investment, with
the perfect combination of design,
exclusivity, and guaranteed income.

LOCATION



Quito
First city declared a World Heritage Site by UNESCO.

From Capital
Several destinations within short distance

Airport
35 minutes

Quito's Mariscal Sucre International Airport has been chosen as the Best Regional Airport in South America by Skytrax.

Nearby Volcanoes

Pichincha Volcano: 20 min.
Cayambe Volcano: 120 min.
Cotopaxi Volcano: 150 min.

Highlands
60 minutes

Quito is one of the greenest capitals in Latin America, with an unique natural richness that positively impacts life quality.

Hot Springs
60 minutes

Amazon Rainforest
150 minutes

Mindo Cloud Forest
90 minutes

Beaches
5-8 hours

Galápagos Islands
120 minutes (by plane)

Historic Center of Quito
10 minutes

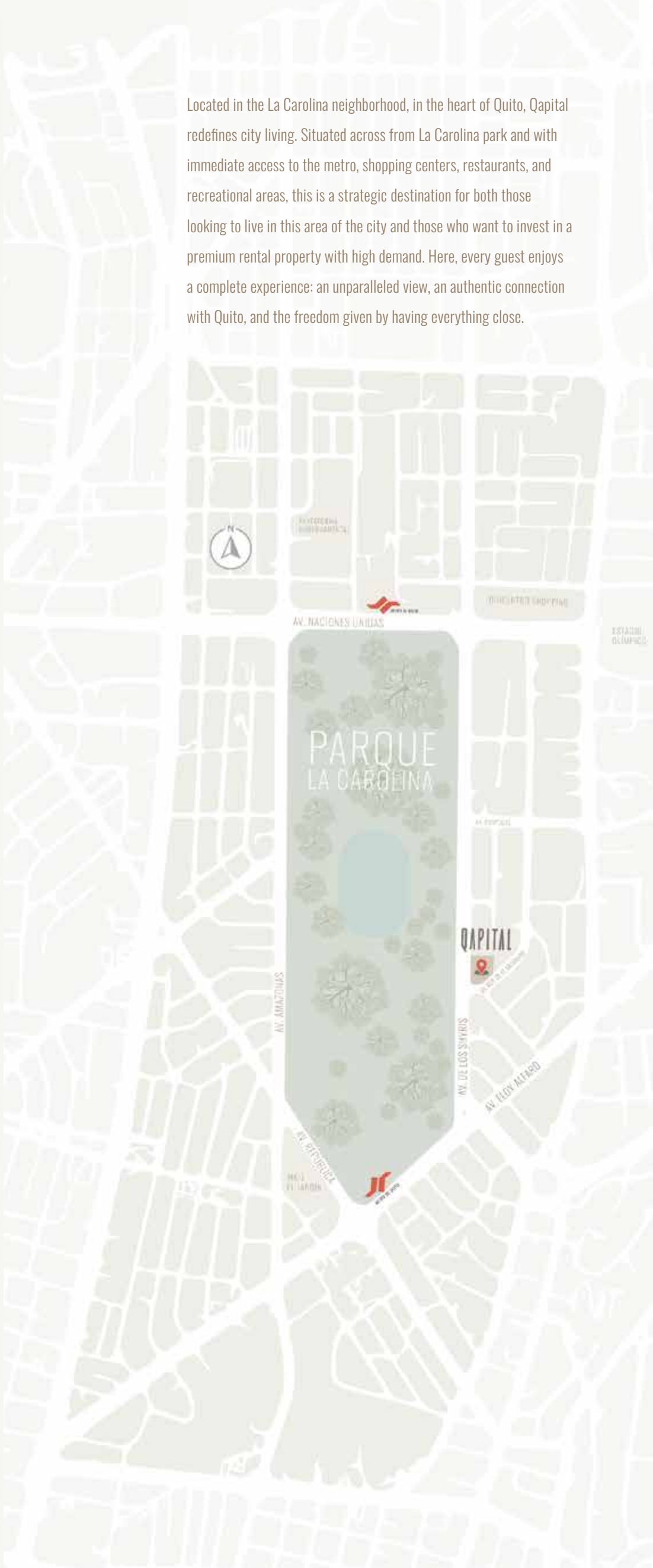
Main Parks
2-10 minutes

21 m² of green areas per inhabitant, more than double the amount recommended by the WHO.

La Carolina Park (64 ha.)
Metropolitano Guanguiltagua Park (577 ha.)
Itchimbia Park (54 ha.)
Chaquinán (16 km of trails)

The Galápagos Islands, known as the Enchanted Isles, located 1,000 km off the coast of Ecuador, are a biodiversity sanctuary with unique species. Their ecosystem inspired Charles Darwin's theory of evolution back in 1835.

Located in the La Carolina neighborhood, in the heart of Quito, Capital redefines city living. Situated across from La Carolina park and with immediate access to the metro, shopping centers, restaurants, and recreational areas, this is a strategic destination for both those looking to live in this area of the city and those who want to invest in a premium rental property with high demand. Here, every guest enjoys a complete experience: an unparalleled view, an authentic connection with Quito, and the freedom given by having everything close.



“Life connected with everything.

You, connected with rentability”



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LIVING LIGHT

軽やかな暮らし
Karoyaka na kurashi

Thanks to its connectivity, quality of life, and affordable costs, Quito, as a capital city, is establishing itself as an attractive destination for digital nomads and retirees. Ecuador is a pioneer in South America. With a visa for digital nomads, it offers a flexible environment with coworking spaces and rentals adapted to new demands. Digital nomads are emerging as the third most influential trend in real estate worldwide.

Qapital, a way to living light: no burdens, no high fixed costs of traditional property, and no worries about maintenance, high taxes, or complex paperwork. It is a smart and flexible real estate asset, designed to adapt to your current lifestyle and future decisions. Easy to commercialize, ideal for renting or resale, and backed by growing demand, Qapital represents an investment without strings attached: profitable, practical, and hassle-free.

DESIGN

Inspired by the rocky geology of the Andes, Capital reinterprets the permeability of these natural formations. Its textured envelope emulates Andean rock, integrating niches where vegetation and light merge with the architecture. Each balcony “carved” into the structure is a space for contemplation, each terrace a pause in the routine.



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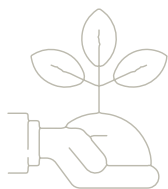
With 32 stories rising into the sky, the tower stands like a living stone column, desined to capture the best views of the park and mountains. Qapital also contributes to the consolidation of “sustainable cities” through socio-environmental benefits focused on:



- Efficient water consumption
- Efficient energy consumption
- Landscaping and greenery



- Sustainable mobility
- Environmental contributions
- Revtalization of public spaces



Surrounded by a vibrant neighborhood with restaurants, entertainment, and contemporary design shops, it is a place where you share the city with people from around the world.

Capital is not just a building, it is porous skin that breathes with the city, a space where light passes through and sculpts moving shadows, where the natural and the built environment interact in harmony.

A tower that blurs the boundary between nature and architecture, expressing the natural scenery within the urban environment. It is a refuge where every shape and texture evokes reverence for both the natural world and human ingenuity.

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Living in Qapital
is not just about
inhabiting a
space. It is about
experiencing
the adventure of
existing without
boundaries, living
lightly, with no
weight other
than the daylight
streaming through
the window.



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Heading out can be tough when every corner invites you to explore, pause, and enjoy. At Qapital, the spaces are designed with a Japanese spirit, where aesthetics and essentials come together in nature, well-being, and the simplicity of being.

THE ART OF LIVING WITHOUT HURRY

- **SWIMMING POOL . WATER GARDEN**
水庭 MIZUNIWA
- **MOVIE THEATER**
映画館 EIGA-KAN
- **GYM**
元気ゾーン GENKI ZONE
- **MASSAGE ROOM**
ジェットバス JETTO BASU
- **STEAM BATH**
蒸し風呂 MUSHIBURO
- **HOT STONE BATH**
岩盤浴 GANBAYOKU
- **SKY TERRACE**
天空テラス TENKU TERRACE
- **BUSINESS CENTER**
ビジネスセンタ BIJINESU SENTĀ
- **PET SPA**
ペットスパ PETTO SUPA
- **GAME ROOM**
ゲームの間 GĒMU-NO-MA
- **PARTY ROOM**
ROOM FOR SMILING
笑顔の部屋 EGAO NO HEYA





水庭

MIZUNIWA

SWIMMING POOL . WATER GARDEN

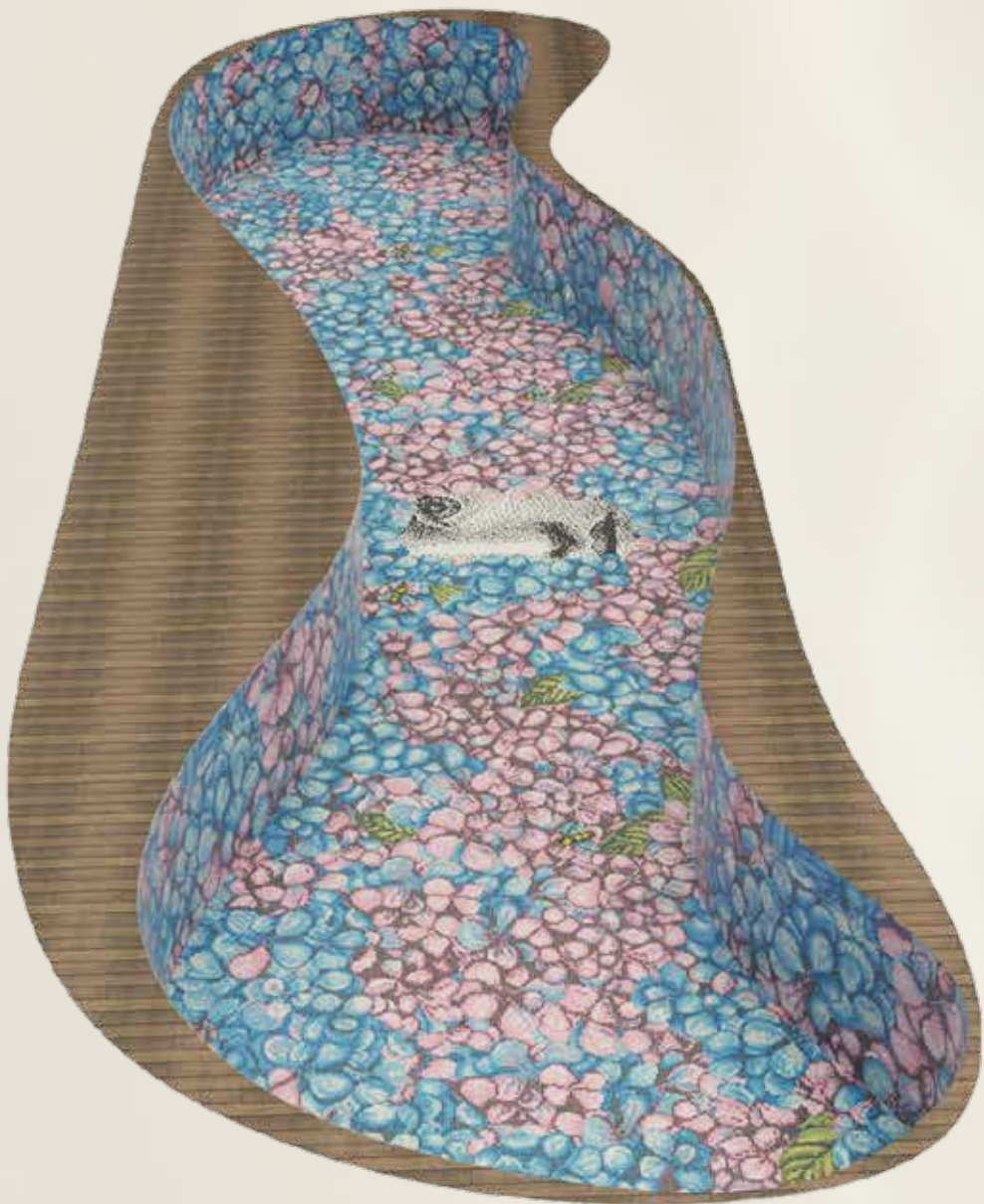


Fornasetti is a decorative arts atelier where everyday objects are transformed into collectible pieces. From furniture to home accessories and porcelain, each object is a doorway to a dream, a memory, or a surreal conversation.

Founded in Milan in 1940 by artist **Piero Fornasetti**, one of the most original and prolific creators of the 20th century, the atelier continues to be guided by his son **Barnaba**, who has consolidated the brand as an international reference in decorative design.

Fornasetti's creations, whether objects or bespoke projects, are distinguished by a fantastic, ironic, and sophisticated visual language. Each piece is crafted using traditional Italian artisanal techniques, preserving the same spirit since the 1940s.

In the atelier, imagination remains the driving force: it is there where ideas, sketches, and dreams take physical form and rise to the level of art.



The **Qapital pool** will be a livable work of art. In collaboration with **Casa Fornasetti**, the space will feature an exclusive mosaic conceived especially for this project. Each tile will be handcrafted in the Milan workshop, as part of the technical and creative legacy that has defined Fornasetti since 1940.





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映画館
EIGA-KAN
MOVIE THEATER





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ジェットバス
JETTO BASU
HYDROMASSAGE



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蒸し風呂
MUSHIBURO
STEAM BATH



岩盤浴
GANBAYOKU
HOT STONE BATH

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天空テラス
TENKU TERRACE
SKY TERRACE



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ビジネスセンタ
BIJINESU SENTĀ
BUSINESS CENTER



ペットスパ
PETTO SUPA
PET SPA





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ゲームの間
GÉMU-NO-MA
GAME ROOM . SALA DE JUEGOS



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ゲームの間
GĒMU-NO-MA
GAME ROOM . SALA DE JUEGOS



笑顔の部屋
EGAO NO HEYA
PARTY ROOM . ROOM FOR SMILING



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