



The 4 Winds

ASSISTED LIVING



Development concept

The Four Winds Project is made possible through a Public Private Alliance between the Guaynabo Municipality and The Four Winds LLC, thanks to the initiative of the Mayor of Guaynabo, the honorable mr. Angel Pérez.

The Four Winds assisted living & wellness complex will provide our veterans with affordable housing, including Independent Living, Assisted living and Memory Care, with Access to medical services and wellness activities, to make their lives better and enjoyable.



Development concept



"Pay them back"

The Project will provide a community for retired people with active and passive programs aimed at improving the quality and lifestyles of its residents.

We firmly believe that is time to thank and pay back to our veterans for their service and sacrifice dedicated to our country.

Project Location



The Four Winds project will be located in one of the most exclusive areas of Guaynabo city on a hill 320 feet above sea level with a 360 degrees panoramic view of metropolitan San Juan, the El Yunque rain forest and the cordillera central.





II Phases



PHASE 1 - 208 apartments

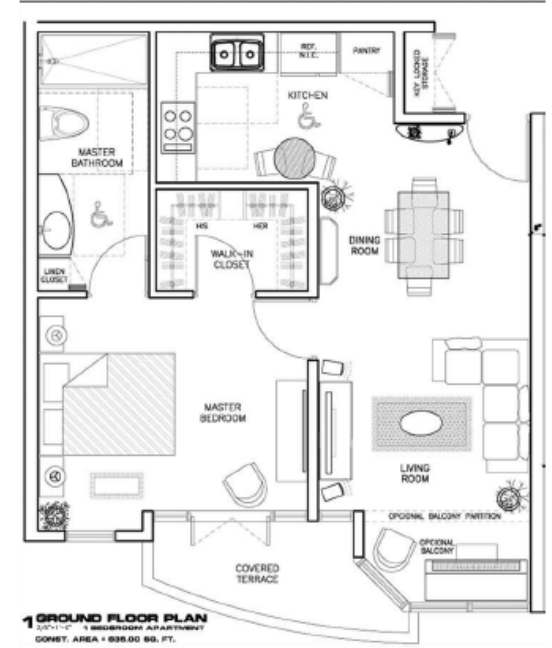


Phase 2- 140 apartments



Common wellness areas

II Phases



Development Design



The proposed project will offer independent living and assisted living units, side by side, which creates supportive home-like residences for senior citizens that can function by themselves and to those that require assistance to in their daily needs.

The development will offer social, cultural and educational life enrichment programs and amenities that foster an easy way of life in three options.



Independent Living

The most independent option for the residents, includes services such as housekeeping, laundry and transportation, have the option of eating in the community dining room rather than cooking for themselves.



Assisted Living

Assisted housing is an apartment facility for retired, elderly and disabled people who need some kind of help for the development of their daily activities. Or who prefer the comfort of receiving three daily meals in their apartment or in the main dining room.





Memory Care

Special kind of care provided to those with varying degrees of dementia or alzheimer's. It involves creating a structured environment that has set schedules and routines in place to create a stress-free lifestyle, safety features to ensure the health of a senior, and programs designed to cultivate cognitive skills.



Activities Facilities



Walking trails with exercise stations



Crafts workshop



Putting green



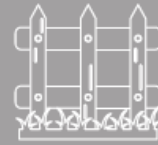
Pet exercise park



Gym facilities



Pool for aqua-gym classes



Area for personal gardening



OUTDOOR

Activities Facilities

+



Movie theatre



Internet cafe
and library



Travel & excursion
office



Big individual terraces
for recreation



Game room



Activities facilities



INDOOR

COMMUNITY BENEFITS

WITH CDBG-DR FUNDS



AFFORDABLE RENTS FOR VULNERABLE POPULATION

The Four Winds will provide savings on vulnerable families, since the rental rates are set below the regular assisted living rent market. We estimate savings over 10.000 usd per year per apartment.



JOB CREATION

This project will create hundreds of job positions. The estimated job creation on this assisted living project is over 70 local employees.



SAVINGS IN MEDICAL SERVICES

Our services provided, will reduce the affluence of patients to hospitals for low-urgency matters and therefore, reduce public health costs.

COMMUNITY BENEFITS

WITH CDBG-DR FUNDS



PILOT PROJECT IN PUERTO RICO FOR VETERANS

This project may promote other developments in Puerto Rico directed to vulnerable population.



ACCESS TO DAY CARE FOR GENERAL RETIRED PUBLIC

This project will create hundreds of job positions. The estimated job creation on this assisted living project is over 70 local employees.



FINANCIAL ASSISTANCE FOR VETERANS CONSULTANCY

We will provide consultancy as veteran's pension benefits.





Thanks VETERANS!