



# APUNCIA

*Cinematic Spatial AI Platform*

Transforming how environments are sold and experienced

*Luxury Begins in the Imagination*



## THE PROBLEM

Luxury environments are hard to  
to sell before they exist.

**Static proposals** Clients receive flat renders and PDFs — no  
— no emotional pull

**Low engagement** Decision-makers can't feel the space before  
space before it's built

**Slow sales cycles** Visualization gaps delay approvals and  
and capital deployment



THE SOLUTION

# Apuncia creates cinematic walkthroughs

*immersive*

*emotional*

*experiential*

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*Clients don't imagine → they experience*

PRODUCT

# Spatial AI Platform



## Real Spaces

Transforms existing environments into  
into cinematic concept previews

## AI Generation

Generates immersive spatial concepts  
concepts from brief descriptions

## Cinematic Output

Delivers Hollywood-quality  
walkthrough experiences

# Built for the Worlds Where Vision Is Everything.



Luxury Hospitality &  
Destination Resorts



High-End Real Estate  
& Development



Destination Weddings  
& Ceremonial Events



Interior Design



Landscape Architecture



Museum Curation &  
Exhibition Design

## B U S I N E S S   M O D E L

# Revenue Architecture

\$3K – \$20K

Custom cinematic walkthroughs per client

Retainers

Content refresh, iteration, and support

SaaS (Future)

Self-serve AI walkthrough generation



WHY NOW

# The Convergence Moment Has Arrived

AI

Spatial AI now capable of photorealistic  
immersive generation

∞

Massive unmet demand in luxury  
visualization and emotional selling

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Buyers expect experience-first — not  
imagination-dependent pitches

## THE TEAM

# Built by Visionaries

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Sari Wynne

Business & Growth



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Gurudarshan Khalsa

Product & Creative Tech

Sari Wynne

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Driving partnerships, market expansion, and client strategy. Deep expertise in luxury brand relationships and go-to-market execution.

Gurudarshan Khalsa

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Building the AI pipeline, cinematic output systems, and systems, and spatial generation engine. Visionary at the intersection of art and technology. technology.

# Help Shape the Future of Immersive Spatial Storytelling

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## Pilot Partner Benefits

- ✓ 20% discounted pilot pricing
- ✓ Contingency-based engagement options available
- ✓ Direct collaboration with the founding team
- ✓ Early access to platform capabilities
- ✓ Opportunity to influence future product development

## Ideal Pilot Partners

Hospitality & Resort Groups · DMCs & Event Agencies · Luxury Real Estate · Interior  
Interior Designers · Landscape Architects · Museums & Experiential Brands

## Ideal Projects

- Active sales opportunities
- Properties currently on the market
- Hotels marketing rooms, weddings, or events
- Events in planning or proposal stages
- Design projects awaiting client approval
- Museum and exhibition concepts

Limited Availability — accepting a select number of pilot partners ahead of Blue Startups' July cohort selection.



VISION

Sell the future  
before it exists.

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A P U N C I A

Luxury Begins in the Imagination



APUNCIA

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