



Portfolio

Real Estate Investment Opportunities in Brazil



Connect with ApexBrasil

We are the Brazilian government's trade and investment promotion agency, and we provide support to investors – free of charge – in assessing opportunities in Brazil.

We help global investors and companies to make smart, secure, and prosperous investment connections in Brazil, providing them with guidance to minimize their risks and grow their investments.

Our partnerships foster important technological innovations and business models that strengthen industrial production, the volume and diversity of Brazilian exports and impact domestic job creation.

By promoting and facilitating foreign direct investment in priority sectors, we support public strategies and policies which contribute to the development and sustainable growth of the Brazilian economy.

We provide

**Customized consulting;
Tax information;
Market & industry information;
Deal flow of funds & companies;
Partnership introductions;
Softlanding technology;
On-site project support;
Network opportunities.**



Embratur, the Brazilian Tourism Board, has the objective of planning, formulating and implementing commercial promotion actions of Brazilian touristic products, services and destinations abroad. Its mission is to present to the world an incredible Brazil of destinations, promoting the country's economic and social development.

Due to its rich nature, warm people and modernity, Brazil stands out as a competitive destination in South America for attracting international tourists. It is a plural, multicultural country, made up of a variety of forms, ecosystems, rhythms and colors. The country of sustainability and environmental preservation.

Brazil also offers great opportunities for investment in the tourism industry. Besides being the largest economy in Latin America, the country has a vast touristic potential. The tourism sector accounted for 7.7% of the Brazilian GDP, in other words, 596 billion reais (WTTC). That corresponds to more than 96 million of domestic tourist landings and around 6 million of international visitors (2019). The country is the biggest Latin American tourism and hotel business market, with 77.072 companies, 537% more than the regional average (2021).

MINISTRY OF
TOURISM



The **Ministry of Tourism** is the responsible body for the development of Brazilian tourism policies, making the greatest market reserve of this economic activity show its domestic and international potential.

One of its goals is to facilitate the attraction and acquisition of investments on Brazilian tourism, in a competitive, transparent and sustainable way.

Therefore, the Investment Portal of the Ministry of Tourism is the result of the Federal Government digital transformation strategy, as well as an ideal way of carrying out the ministerial mission. In a single virtual hub, both a digital portfolio of the tourism sector projects, and a marketplace are available, which allows the proximity between investors, entrepreneurs, and the public sector.

The Tourism Investments Hub also displays macroeconomic relevant data, as well as information about the tourism industry, each Brazilian state potentials, their capacity and opportunities of investments in various tourism segments.



Founded in 1973, **AsBEA - Brazilian Association of Architecture Offices** - is an independent entity that brings together architecture offices and companies supplying products and services to this sector and to civil construction. AsBEA represents 444 members, distributed among its 10 regional offices in the states: Amazonas, Ceará, Goiás, Minas Gerais, Paraná, Pernambuco, Rio de Janeiro, Rio Grande do Sul, Santa Catarina and São Paulo.

Mission - To defend the collective interests of Brazilian architecture and urbanism offices.

Vision - To promote innovation and continuous professional development, to establish quality service standards as a reference to the associated offices, to the market and in favor of the society, nationally and internationally, through the maintenance of an independent administrative structure and the Promotion of Actions in 4 actuation axes, with the active participation of the associated offices: Institutional Representation, Relationship, Capacity Building and Image Promotion.



Presented by:



Location

Maricá, Rio de Janeiro, Brazil.

Sector

Hospitality

Estimated Total Cost

US\$ 90,000,000.00

Nature of Investment

Greenfield

Stablished Partnerships

Wyndham Hotels & Resorts
RCI

Website

www.maraey.com/en/maraey-the-project

Maraey

Maraey, a pioneering and sustainable tourist-residential project developed by IDB Brazil. Located in Maricá, on the Sun Coast, east of Rio de Janeiro, Maraey is committed to preserving the unique environment, investing in academic research involving some of the country's most important institutions, and recognising and respecting the local community, while ensuring economic development.

Maraey is designed to occupy only 6.6% of its land, with the remaining 840 hectares dedicated to create the second-largest RPPN (Natural Heritage Private Reserve) in Rio de Janeiro state and the fifth-largest in Brazil. We are proud to be a signatory of the UN's Global Compact and to have received internationally-recognized awards, such as the 2021 Leadership Award for Latin America, granted by the U.S. Green Building Council, the 2022 Americas Property Awards in the five-star category for best mixed-use project in Brazil and the Americas, and the BIOSPHERE Seal as the first private Sustainable Tourist Destination in the world, in addition to the Sustainable SITES Initiative GOLD and Geo Foundation for Sustainable Golf pre-certifications.

Maraey is based on Responsible Investment - ESG principles, with total private investment of \$2.1 billion, tax revenues of \$1.3 billion and the creation of over 56,000 jobs in the first 14 years (construction and sales consolidation). When fully operational, Maraey will generate an additional \$191 million in annual operations and 36,000 jobs. Maraey has received the support of leading global brands such as BMW, Segur-Pro, MAPFRE and Siemens.

With its focus on sustainability, Maraey will become the new residential standard for comparable projects in Brazil. It will include more than 8,000 new, high-luxury homes and state-of-the-art services such as a hospital, international school, shopping centre, 18-hole golf course and international equestrian centre. With the support of the Marriott chain and Rock in Rio, Maraey has already positioned itself as one of the world's most sustainable and bold tourist destinations.

Investing in Maraey means investing in sustainability, innovation, and economic growth. We invite you to join us in this groundbreaking project and be a part of shaping the future of real estate development in Brazil.



Central Coast Urban Operations - Fortaleza

Location

Fortaleza, Ceará, Brazil.

Sector

Mixed-Use

Estimated Total Cost

US\$ 1.5BN

Nature of Investment

Brownfield Redevelopment

Stablshed Partnerships

Private sector and
public administration

Timeframe

10 years

Iracema's beach is one of the most traditional neighborhoods in the city and where the central coast urban operation is inserted. There can be seen some public administration efforts in terms of investing in this area, such as the Ferris Wheel and the Ceará Aquarium. Since 2001, a federal bill has allowed Brazilian cities to regulate a series of urban instruments that constitute a special type of urban intervention aiming structural transformations in districts of the city. Concerning the operations, the main

incentives offered to the investor are the increase of constructive potential, allowing buildings with higher height, and the possibility of land readjustment. In addition, there are incentives by means of tax exemption. As a result, it enables the implementation of large-scale projects. By doing so the project has the potential to transform the land area of the old shipyard of 133.000 m² to a 665.000m² project size, something never accomplished before.

<https://urbanismoemeioambiente.fortaleza.ce.gov.br/urbanismo-e-meio-ambiente/546-apresentacoes-novas-oportunidades-identificacao-de-areas-de-interesse-para-o-desenvolvimento-de-operacoes-urbanas-consorciadas>



Presented by:



Location

Porto Belo, Santa Catarina, Brazil.

Sector

Mixed-Use

Estimated Total Cost

US\$ 82.983.000,00

Nature of Investment

Greenfield

Stablished Partnerships

Colégio Bom Jesus; MUV Arena; Torresani Incorporation

Timeframe

The project is divided into 3 phases. Phase 1: forecasted delivery in the second half of 2023

Phase 2: estimated delivery in 2026

Phase 3: forecasted delivery in 2028

Construction in progress.

VivaPark Porto Belo

www.vivaparkmipim.com

Located in the city of Porto Belo, on the coast of Santa Catarina - the area with the highest real estate valuation in Brazil - Vivapark Porto Belo is the first park neighborhood in the country.

The city, which is in the heart of the so-called Emerald Coast, is surrounded by the exuberant nature of the Atlantic Forest and has a firm commitment to the preservation of the local fauna and flora, besides the crystalline waters with a rich diversity of marine life. Its paradisiacal beaches are also the foundation of the local culture passed on by generations of lacemakers, fishermen, painters, and artisans. Only 45 minutes from the state capital Florianópolis and with easy access to the main airports of the state, Porto Belo is a truly unique place and perfect for an innovative ecosystem such as Vivapark.

Idealized by Jaime Lerner, one of the greatest architects and urban planners in Brazilian history, Vivapark Porto Belo has a green area of more than 138 thousand square meters

and was conceived based on the world's main urban planning trends with the objective of privileging human relations. The project brings together living, work, education, leisure and cultural spaces with a high-tech infrastructure based on sustainability. In the first park district in Brazil, nature is present everywhere and everything can be done on foot, prioritizing the quality of life of all residents.

International recognition is already a reality for Vivapark Porto Belo. The business venture was the first in the world to reach the platinum level in the Plan & Design category of the LEED for Communities certification, the main global sustainability and quality of life evaluation system. In the 36 aspects evaluated for the certification, Vivapark Porto Belo reached 87 points out of 110, the highest score ever registered in the world in this category.

In 2022, it was also elected the Best Urban Design project in the Architecture, Construction & Design Awards (ACD Awards).



NASCENTES



proper nutrition and other services. The business venture was designed to establish a complementary relationship, in a condominium format that will protect our most important asset, natural environment preservation.



Presented by:

AGUADUNA



Location

Entre Rios, Bahia, Brazil

Sector

Smart Cities; Hospitality; Residential

Estimated Total Cost

US\$ 2.1 Billion

Nature of Investment

Greenfield

Stablished Partnerships

Wyndham Hotels & Resorts
RCI

Timeframe

Phase 1 starting in the 1st semester
of 2024



Aguaduna Sustainable City

<https://aguaduna.com> | <https://keicities.com>

Aguaduna is a project of urbanization and exploitation of a sustainable city model. It is capable of operating with an open innovation ecosystem by developing an accurate scale urban living lab that generates solutions for existing cities.

The project will have a tremendous positive impact on the zone and its immediate surroundings. The idea is based on a circular economy, employment generation, green mobility, and efficient management of natural resources.

Aguaduna will be a complete urban system that integrates all the existing environmental and cultural

richness, capable of fulfilling daily needs and thus consolidating a 1st residence urbanization in an urban space already known as a 2nd residence destination.

The Aguaduna project is divided into 6 phases, each with residential sectors, infrastructures, and spaces of mixed urban fabrics, from stores and services to hotels. The entrepreneurs' forecast is to start investments in infrastructure in the first half of 2024 to attract funds and to implement services linked to the innovation hub, service companies, and the first residential development.



Beira Rio

hacasa.com.br | kvarch.com

Location

Joinville, Santa Catarina, Brazil

Sector

Mixed use

Estimated Total Cost

US\$ 110,000,000.00

Nature of Investment

Greenfield

Stablished Partnerships

Metro Verde

Timeframe

6 Project phases

Launch first phase in 2024

Beira Rio Beira Rio will be Joinville next major mixed-use estate venture in a 61.600 m² site in an exclusive neighbourhood bordering the Cachoeira river. The project includes modern residences, offices, medical center, cultural institutions and retail, among generous public squares with gardens and water mirrors. Given the urban scale of this urban project, the development will be launched in phases, which will be made available to the city over the next 20 years. The architectural design engages these contexts and programs through the articulation of its massing and façade. The highly transparent street level is animated by active retail and strategically positioned building and their lobbies. Joinville municipality will develop a linear urban park

along this important river, adding more value to the district. The CO₂ emission of the construction will be compensated by the Metro Verde project and according to ESG practice. Each square meter built will have an equivalent amount of native forest area preserved, ensuring the capture of carbon gas generated.

Development Approach

- mixed use
- wide pedestrian access
- industrialization, modular and offsite construction
- green building
- sustainability
- reuse of rainwater
- zero carbon



Presented by:



Location

Moréias, Ceará, Brazil

Estimated Total Cost

BRL 30,000,000.00

Total Debt Issued by Vectis Gestão

BRL

About us

Vectis Gestão is a Brazilian asset manager focused on structuring debt or quasi-equity transactions to help companies achieve their strategic plans while delivering consistent returns to investors.

Website

<https://www.vectis.com.br/?lang=en>

Moréias Project

Moréias is composed of 3 adjacent farms in Ceará totaling over 18mm square meters. The property contains the largest private dune park of Brazil, 8km of beachfront in the premier Global Kitesurfing location, with over 5mm square meters of Caatinga forest, over 5mm square meters of mangroves that end in the Coreaú River.

With currently 4 bungalows built and sold, with the project aiming to comprise another 27 Bungalows and an International Hotel with 60 new guest rooms.

Implementing sustainable development, Moréias uses high end technology for internet provider, off grid sources, luminotechnic design and sewage. Always following a philosophy of non aggression to the environment and energy independence.

The buildings will use local and certified materials to create

an environment of sophistication, simplicity, with comfort and excellence, but without waste and exaggeration. Off Grid Energy has been implemented with solar panels and lithium batteries, as well as sewage with individual biodigestors. This is a first in the region and in Brazil.

Moréias has developed its urban planning, architecture and design in partnership with world class players and local partners. These are assets belonging to Moréias, in which a significant amount of capital and attention were dedicated.

Nevertheless, we believe Moréias has a strong perspective of generating wealth through the sum of its unique concept and diversified revenue line, including sale of bungalows and land, hotel operation fee and leasing of spaces in the Village for commercial purposes.



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more information on
how to invest in Brazil.



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