



ECO  
Estrela





This dossier provides an overview of the Eco Estrela Project. It is an introduction and guide to future development concepts and detailed projects, including technical and operational documents, along with engineering and construction design.

Every effort has been made to supply accurate information, including statistics. Still, errors and omissions can occur. Gremi International (Luxembourg) does not take any responsibility for information sourced from third parties. Some aspects of the Eco Estrela project, such as its masterplan, are subject to updates. All developments are subject to the relevant permits and approvals being obtained. Accordingly, Gremi International cannot be held responsible for any loss or damage that may directly or indirectly result from any advice, opinion, information or representation made or implied, or omission, whether negligent or otherwise, in this dossier.

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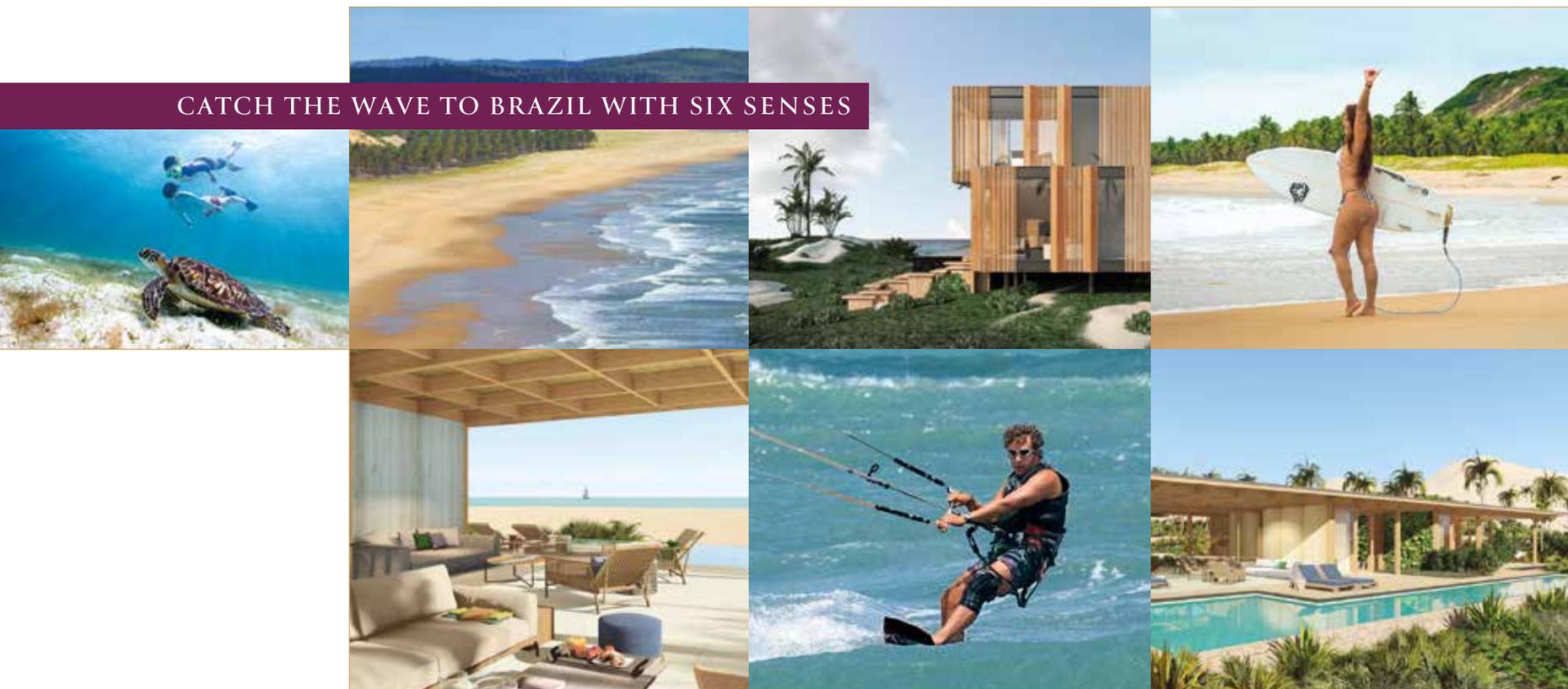
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# THE ECO ESTRELA PROJECT

CATCH THE WAVE TO BRAZIL WITH SIX SENSES



*It's with great excitement that we enter Brazil with partner, Gremi International SARL, on an incredible project in Brazil's Formosa Bay. The extraordinary site, part of the Eco Estrela project, features 6,5 kilometers (4.1 miles) of Atlantic Ocean beachfront and covers an area of 2,347 hectares (5,800 acres).*

*The project reflects the sustainability commitments of Six Senses and will feature an innovative approach to wellness not yet seen in South America. The proposed masterplan includes Pool Villas, Family Villas, a Six Senses Spa, stargazing observatory, organic farm and Six Senses Residences available for private ownership. A turtle research center plus a polo field is also planned.*

*Omar Romero  
Vice President, Development*



## INTRODUCTION

Investment opportunity in the latest destination of Six Senses, an award-winning hotel, resort & spa management company

Gremi International SARL, an international holding company based in Luxembourg (operating in Luxembourg, Netherlands, Brazil, Poland, USA) is developing the "Eco Estrela" project in Baía Formosa, Brazil. It is a new world-class, prestige tourism destination comparable to exotic, luxury locations such as Porto Cervo, Sardinia (Italy), Sotogrande (Spain) and Mayakoba (Mexico). The "Eco Estrela" project will encompass a Six Senses Resort and branded residences plus a condominium of luxury non-branded residential units with leisure, sports and services infrastructure. The extraordinary site features 6,5 kilometers (4,1 miles) of Atlantic beach front and covers an area of 2 347 hectares (5 800 acres). The project will be implemented using a phased development approach. The project has a masterplan (prepared by EDSA) that allows up to 2 641 units to be built. Most importantly, Gremi Group holds the final Installation License allowing to start construction, issued on December 31, 2018 by Environmental Agency of the state of Rio Grande do Norte.

The first phase of the "Eco Estrela" concept is the "Six Senses Formosa Bay" project developed in direct cooperation with hotel, resort and spa management company Six Senses ([www.sixsenses.com](http://www.sixsenses.com)). Signing a contract with such a successful company for its first and biggest South American destination is a sign of the project's quality.



The "Six Senses Formosa Bay" masterplan was designed as a resort of 66 Guest Villas and 119 Six Senses Residences available for private ownership. The interior and exterior of the Resort is expected to be completed in 2023.

## THE UNIQUENESS OF ECO ESTRELA'S LOCATION

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The "Eco Estrela" project is in the state of Rio Grande do Norte (north-eastern Brazil), near the town of Baía Formosa, which lies about 94 km south of Natal (the capital of the state of Rio Grande do Norte) and about 106 km north of João Pessoa (the capital of the state of Paraíba). Natal is a popular destination, especially among domestic tourists, as well as South Americans (especially from Argentina) and Europeans. In 2016, Natal was the country's seventh most popular tourist destination (source: Brazilian Government). The region is known for its pleasant climate. It has over 300 days of sunshine every year and its air quality is among the world's best. The extraordinary "Eco Estrela" site features 6,5 kilometers (4,1 miles) of Atlantic beach and covers an area of 2347 hectares (5 800 acres). Originally, it was used as a coconut plantation. Today, 47 000 coconut trees create the site's unique landscape.

The northern part of the property borders on the river Curimataú and is relatively flat, whereas the southern part is characterized by sand dunes offering attractive views of the natural surroundings on one side and the sea on the other.

The project site has very good visibility in all directions. Its remote location, surrounding nature and direct beach access give it unobstructed views.

The site offers vast potential for water sports, such as kite surfing, surfing and sailing. The diverse environment, including the beach, Private Natural Heritage Reserve Mata Estrela and the mangroves provide opportunities for buggy rides, horse riding, walking and kayak tours. The clear water and relatively short distance to the edge of the continental shelf provide good conditions for scuba diving.





The “Eco Estrela” project offers a magnificent natural setting for a coastal resort. The project embraces the site’s character and qualities to give residents and visitors a unique and varied experience.

Restoration is key to the project, as it enhances the different landscapes that make up this beautiful property. Boutique hotel, branded and non-branded luxury residences on the beach and on the plantation side and a natural restoration site by the salt marshes create a dialogue between lifestyle and sense of place. The project is filled with activities that recognize the wind, sun and sand, the organic geometry of coconut growth and the rolling topography that contains them, along with the value of preservation and the gift of giving back to the community. The “Eco Estrela” project is set to become a thriving and diverse community offering the best experiences to anyone who wants to explore.

## SUSTAINABILITY AS A KEY VALUE

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The basic concept of the “Eco Estrela” project is full integration with nature, with the harmonious coexistence of the resort’s buildings, sport and leisure facilities with natural features of environmental interest, which will be protected on the site.

The concept for the investment is based on developing a range of sustainable tourist activities in harmony with local nature, meeting all the requirements and indices in the relevant environmental laws.

The “Eco Estrela” project is expected to include areas for the resort, branded residences, luxury non-branded residences, a technological center, retail and service facilities, a horse riding center, turtle research and protection center and a sport fishing and diving center, as well as extensive green areas, professional stables and game fields for the Polo Academy.

The combination of natural beauty and order aims to create a sustainable tourist destination focused on high-standard local and international niche markets.

The suggested occupation model respects public space by creating elements that will emphasize the landscape’s value and natural road system.

Use of solar energy, responsible management of water resources, landscape architecture based on endemic species and transport limited to electric vehicles are the foundations of the “Eco Estrela” concept.





# PROJECT SITE



The project is located north of Baía Formosa, the most eastern town in the Brazilian state of Rio Grande do Norte, in the north-east of the country. Rio Grande do Norte occupies the north-eastern tip of the South American continent. This location gives the state a strategic importance, as the closest to Europe across the Atlantic Ocean. The state's capital and largest city is Natal, one hour north of Baía Formosa. Natal is considered one of the fastest-growing cities in the country.



Eco Estrela Project Property  
at Baía Formosa



Baía Formosa - RN

LOCATION MAP

# ZONING OF ECO ESTRELA PROJECT

## Resort Development Phases

1. Six Senses Formosa Bay
2. Residential area



## Sustainable infrastructure development

- A. Natural Mangrove Reserve + Eco Sports & Leisure Activities + Organic Farm
- B. Eco Tech Hub (46 ha)
- C. Eco Staff Village
- D. Solar Farm (10 ha)

## RESORT & RESIDENTIAL AREA



*Planned resorts*

### **Zone 1**

#### **Six Senses Formosa Bay**

*66 Guest Villas and  
119 Six Senses Residences.*

### **Zone 2**

*Non-branded residences.*



## ZONE A – ECO SPORTS & LEISURE ACTIVITIES AREA

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The area is covered by lush nature – mangrove forest, lakes and rivers. The average annual temperature is 26,6°C, with a water temperature between 26°C and 28°C. The site is characterized by high-quality fresh air and has over 300 sunny days per year. The size of this area of the Eco Estrela project is around 1898 ha. The zone's development has been carefully planned to ensure harmony between people and nature. It is designed not to affect the wildlife, while allowing guests to enjoy the area's potential. It promises maximum contact with its surroundings by providing alternative lodging facilities, such as water bungalows or tree houses, and offering opportunities to practice sports and other activities.



## WIND AND WATER SPORTS

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Wind and water allow for harmonious contact with the surroundings. Without having a negative impact on the environment, guests and visitors will be able to fully enjoy the surrounding nature.

### **Surfing**

The area is one of the best surfing spots in Brazil, with clear and warm water. The versatile surfing conditions are suitable for beginners, as well as advanced surfers, who can catch a big wave at the Pontal and Secret Point.

### **Kite surfing**

The area offers nine months of reliable wind, weather and waves. The best winds, from July until November, have an average speed of 12-25 knots, while wind speed in December and January is 10-18 knots.

The site features a range of spots that all have something different to offer; clear shallows at low tide, plenty of wave-riding and jump opportunities in the peak season. The area features a huge lagoon with perfectly flat water, as well as an extensive deep area. It is good for Freestyle, Freeride and Kitewave.

### **Paddling and Kayaking**

Stand-up paddling and kayaking provide close contact with nature. The strong tides in the area make them even more interesting by providing different ocean conditions for beginners and experienced people. 1400 ha of mangrove offers serene waters with nothing more than the sounds of nature. The Mangrove Paddle or Kayak Tour enable guests to experience the luxuriant nature of this unique habitat.



## WIND AND WATER SPORTS

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### **Swimming**

In the ocean, no swim is ever the same. It is always a great adventure – you must be prepared for whatever the ocean gives you. Open water presents a challenge never experienced in a pool. Swimmers develop a healthy aerobic endurance and improve technique. And above all, they get closer to nature.

The area benefits from warm water temperatures – between 26°C and 28°C.

### **Diving and snorkeling**

Clear water and the relatively short distance to the edge of the continental shelf provide good conditions for scuba diving. Stable water temperatures all year round (between 79°F and 83°F / 26°C and 28°C) and the rich diversity of marine life make it worth trying.

**Sailing**

The site offers nine months of reliable, steady wind. Guests can spot and enjoy the company of dolphins heading out to sea in a long column, leaping and spinning as they go.

Baía Formosa is the only bay in Rio Grande do Norte, making it a good area for leisure sailing.

**E-Foils**

E-Foils look like paddle-boards, but – suddenly and silently – they lurch forward and rise off the surface, lifting the rider over the water. It is an entirely new experience, combining the modern technology used by vehicles on the road, in the air and on the water. All this is environmentally friendly.



## SPORTS AND LEISURE ACTIVITIES

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### **Horse-riding and Polo Center**

With a great climate for outdoor sports and a strong horse-riding tradition in the region, the site will have a professional field with all the necessary facilities and stables for Polo Cup tournaments and Polo practice. Polo's popularity in Brazil and Argentina will make the Eco Estrela Polo Club one of the most prestigious places in the world for Polo players and fans.

### **Tennis and Beach tennis**

With 6,5 km of beach, the area is perfect for tennis and beach tennis. Beach tennis is a mixture of sport and fun, regardless of age. It has a rapid learning curve, making it a perfect holiday sport. Playing and moving in the sand is a great way to improve strength and flexibility.



**Beach volleyball and foot-volley**

Great for improving speed and agility – all the muscles are used to run, jump, accelerate and change direction. Beach volleyball and foot-volley are extremely popular in the Brazilian northeast. The location is ideal for beach sports, where they are a daily activity.

**Archery**

Archery is a mental game that forces one to look inwards to succeed. It is an exercise in mental discipline, razor-sharp focus and patience. By hushing the mind and breath, it helps develop focus and endurance, while stepping out of one's comfort zone. It releases stress and frees the mind.



## SPORTS AND LEISURE ACTIVITIES

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### **Outdoor running**

Great climate, diverse surfaces, fresh high quality air make Eco Estrela a perfect place for outdoor running. Diverse landforms put the experience on a higher level allowing great training for long distance and marathon running. The area gives the possibility to combine running, swimming & bike trainings.

### **E-bikes**

E-bikes offer an eco-friendly alternative for exploring the diverse landscape of the Eco Estrela project, the village of Baía Formosa and its surroundings. Promoting the use of solar energy and electric bicycles in the local tourist industry minimizes the carbon footprint and use of non-renewable natural resources.

### **Capoeira and yoga**

Capoeira is considered part of Brazilian cultural heritage by UNESCO. This traditional Afro-Brazilian martial art combines elements of dance, acrobatics and music.

Yoga calms the mind and challenges the body. The sounds of the ocean and wind inspire. The fresh ocean air and colors created by the sun at dusk and dawn awaken ambient energy within the body.



## ZONE B – ECO TECH HUB



### **Eco Tech hub**

A 46 ha technology based Eco Tec Hub and Incubation center will incorporate research, with educational support and commercially viable projects to become a working science center. With help of regional and international institutions we expect to facilitate a wide variety of areas in which the Tech Hub will be of central importance.

### **Renewable Energy Research**

A solar energy plant will provide all of Eco Estrela's energy needs and will provide ample research opportunities and applications for Solar Energy. Combining the Solar Park with a green energy research center will provide a centralized location for research. Climatic conditions are favorable for algae based fuel research and wind energy installations.

### **Eco Farming Research**

Aquaponic farming is combining hydroponics with fish-farming methods to create a closed system of farming where the waste from the fish is used as fertilizer for vegetation and the fish in turn use the nutrient rich water from the hydroponic installations. Other types of experimental Eco Farming methods will be incentivized.

### **Marine Biology Research**

The center will benefit from excellent natural conditions; an abundance of salt water, fresh water and mixed water conditions providing the perfect environment for a wide variety of species for an array of variable studies of aquaculture and mariculture projects for both scientific and commercial use.

### **Marine Mammal and Turtle Research and Protection Center**

With over 100 hawksbill sea turtle nests on the Eco Estrela project's beaches; one of the highest densities in Brazil, it is crucial that these magnificent sea mammals are protected and studied. The whole region is monitored by specialists, who will have a designated spot for developing their research. A planned turtle research and protection center to be managed by The Center of Surveys and Environmental Monitoring (CEMAM), a non-profit and non-governmental institution, will help study and protect the turtles as well as educating the local population and resort guests about the preservation program.

### **Live and Work in Paradise**

Today's busy life rarely leaves us with time to enjoy simple pleasures. We spend most of the day in closed offices and urban jungles. That has a strong negative impact on our creativity and mental health, jeopardizing our performance in many aspects of our life – both private and professional. Baía Formosa and the Eco Estrela Project area is a perfect place to reconnect with one's environment and find time to live and to work. Special work centers for companies and science institutes from the Northern Hemisphere will integrate the ECO Tech Hub Project. Chosen employees or work groups can be sent for periods of several months to Eco Tech Hub to recharge their internal batteries, recover their mental equilibrium, creativity and happiness.





**Creating a sustainable environment**

One of the primary concerns of the Eco Estrela project is to guarantee that all guests have the opportunity to distance themselves from the contaminated cities and noisy streets. Eco Estrela creates a sustainable environment which above all values nature, silence and purity. Therefore, all transport and communication in the resort will be based on ecological alternatives, such as electric cars. In order not to interfere with the natural habitat and to preserve the breathtaking landscapes, the roads shall not be made from asphalt and instead will be consistent with the architecture of the resort and the philosophy of the Eco Estrela project. The use of electric vehicles will significantly reduce the noise and pollution and will likely increase the comfort of the guests arriving at the resort.



# ZONE C – ECO STAFF VILLAGE



**Staff village**

This area will have apartments for the resorts' employees. Some 250 apartments will be built accompanying the project development and 100 are expected to be ready by the opening of Six Senses Formosa Bay.

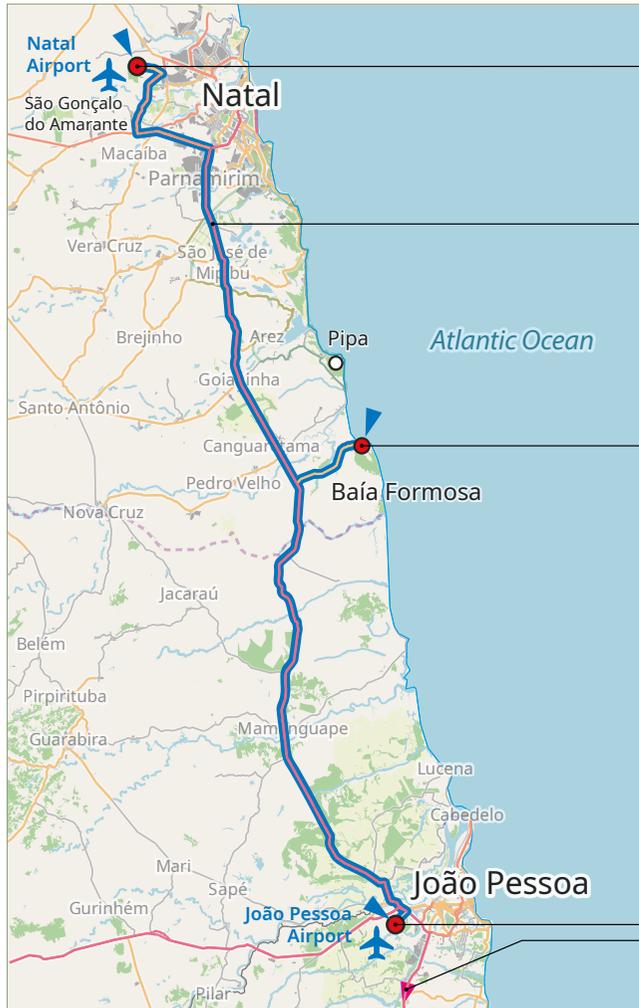


## AIR TRAFFIC AND ACCESSIBILITY

The nearest international airport to Eco Estrela Baía Formosa is Natal (99 km by highway). Opened in June 2014, it has high standards and capacity for up to 6,2 million passengers per year. Its proximity to Europe and Africa make it the shortest and most fuel-efficient destination for airplanes crossing the Atlantic. Rio Grande do Norte's government has offered incentives to encourage airlines to choose Natal (it reduced the fuel tax to 12% for scheduled domestic flights, 9% for international flights and abolished it for charter flights in 2015). Natal airport is currently privately owned and operated by Inframérica, which also operates Brasília International Airport and is one of the largest private airport operators worldwide. More and more airlines are flying to Brazil. For instance, in August 2018, Norwegian Air received the go-ahead to operate flights in and out of Brazil.



# ROAD CONNECTIONS



Distance to the New Airport approx. 99 km

Federal Highway (BR) 101

↕ Natal - Baía Formosa  
(1 - hour drive on BR101) ✈️

↕ João Pessoa - Baía Formosa  
(1 - hour drive) ✈️  
↕ Recife - Baía Formosa  
(2.5 - hour drive) ✈️

The Eco Estrela project site is easily accessible by car. The site can be reached from both the Natal and João Pessoa airports via the modern and comfortable 101 Federal Highway. Natal is within a one-hour drive (in favorable traffic conditions; about 99 km). João Pessoa International Airport can be reached in 60–70 minutes (in favorable traffic conditions; about 106 km).

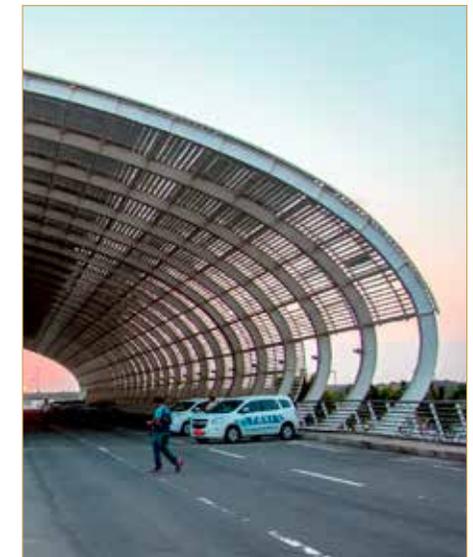


## NATAL AIRPORT TODAY

Located in São Gonçalo do Amarante, Natal Airport has been operating since May 31, 2014. It was the first airport in Brazil to be fully managed by the private sector – the Inframérica Consortium. This meant that it was the first to submit an infrastructure plan and was built from scratch at record speed. It even started operating seven months ahead of schedule.

### Runway and boarding infrastructure:

- 3000m x 60m runway ready to receive the Airbus A380
- linear terminal with two levels; 40 000 m<sup>2</sup> of built area in the first phase of implementation (2014)
- arrivals: 6 baggage carousels for domestic and international traffic
- 45 check-in counters and over 10 self-service kiosks for passenger boarding
- 6 boarding jet bridges capable of working with 8 aircraft simultaneously
- 10 remote boarding positions across a 210 000 m<sup>2</sup> airport apron



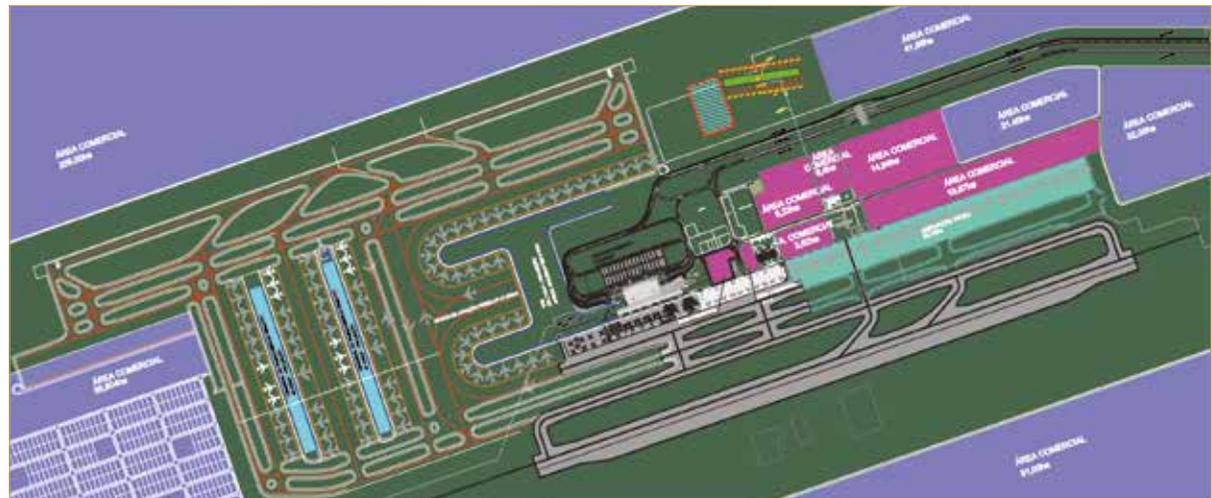
## THE FUTURE EXPANSION

Natal airport will undergo significant modernization to increase passenger capacity.

The airport currently received around 2,3 million passengers in 2019. This is expected to rise to 6,2 million in 2024 and 11 million in 2038, with investments of close to R\$ 560 million. In the second phase, its capacity will be increased to 11 million passengers per year – the expected demand in 2038. Total investment over the 28-year concession period will amount to R\$ 650 million.

### Planned infrastructure:

- 40 jet bridges
- airplane yard of up to 500 000 m<sup>2</sup>
- runway (landing and take-off) 2 x 3000 m x 60 m
- 42 check-in points
- up to 30 ATM check-in points
- 40 million passengers
- cargo terminal 500 000 m<sup>2</sup>



Masterplan of the airport development

# AIRSTRIP NEAR ECO ESTRELA



### Technical informations

The landing strip is owned by Farias Group, suitable for small jets (such as the Embraer Phenom 300) near the "Eco Estrela" project site. The runway is about 1200 m long and 9 m wide (with an additional 6 m on either side and 13 m of safe area).

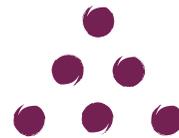
Use of the site is currently suspended as it undergoes modernization. The airstrip will be prolonged to 1400 m to make it suitable for larger jets, too. To make the airport more functional and use the space available, the strip will also be broadened.

Once the modernization is completed, the airstrip will be adapted to the latest requirements of Brazil's National Civil Aviation Agency (Agência Nacional de Aviação Civil).





1<sup>st</sup> PHASE OF THE ECO ESTRELA PROJECT  
"SIX SENSES FORMOSA BAY"



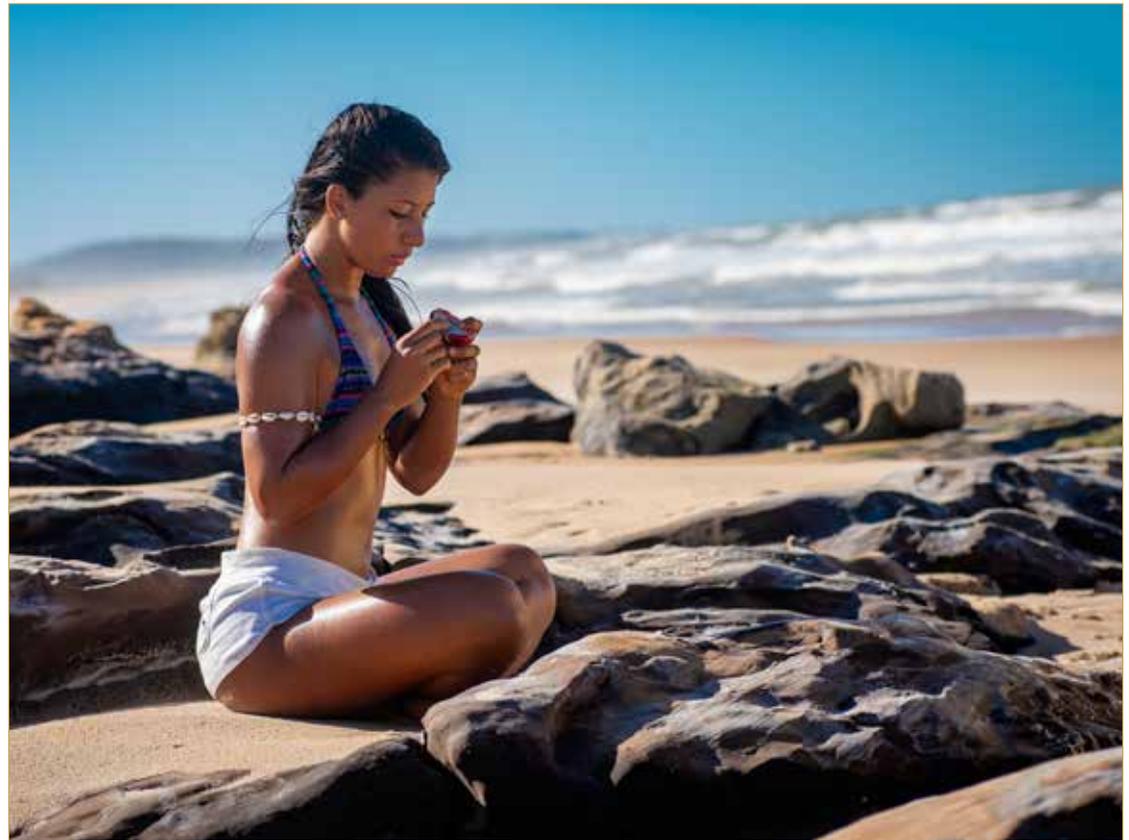
SIX SENSES

HOTELS RESORTS SPAS

## INTRODUCTION TO THE PROJECT: "SIX SENSES FORMOSA BAY"

There is always much excitement when Six Senses Hotels Resorts Spas unveils plans for its newest destination. The latest project to be announced, with a setting that offers exceptional natural beauty and out-of-the-ordinary guest experiences, is Six Senses Formosa Bay in Brazil. The proposed masterplan at Six Senses Formosa Bay has been designed with 66 Guest Villas, with a family and wellness focus; and 119 Six Senses Residences to the south of the site, which will be available for private ownership. Three groups of facilities will be conveniently spread out on the property. The resort has earmarked an area to its south to establish an organic farm, which together with local farmers and the fishing community will provide much of the produce used in the kitchens. Six Senses Formosa Bay Spa will include single and double treatment rooms, steam, sauna and hammam.

In addition to a choice of Six Senses specialty treatments, several renowned Brazilian therapies will be offered together with Six Senses Integrated Wellness, which is based on the preventative principals of Eastern medicine and result-oriented Western influences. This innovative approach to wellness allows in-house experts to measure and analyze key physiological biomarkers to provide guests with lifestyle and nutritional advice and design a personalised program of spa treatments, fitness and wellness activities.



In line with Six Senses sustainability commitments, construction materials will come from sustainable sources, together with repurposed materials. Villa designs will follow a contemporary line, with minimum energy consumption, combined with guest comfort. Furnishings will evoke a natural and neutral palate, with splashes of vibrancy reflecting Brazil's colorful culture. The main facilities, such as restaurants and the spa, will take on individual designs and themes to enhance guests' experience.

The calm waterway and lush mangrove forest are ideal for activities such as sailing, sport fishing, paddling, kayaking, stand-up boarding and exploring the wealth of flora and fauna, with some fascinating birdlife. Experienced surf aficionados can catch a big wave in the ocean and fans of kite-surf can find one of the best spots in the world. The local village of Baía Formosa is also a fascinating place to visit. In addition to its prime activity of fishing, visitors can also observe artisans using regional raw materials. A little further is Mata Estrela, the largest reserve of Atlantic forest, which covers 2039 hectares (5 038 acres). Visits to the forest can be arranged through the resort's activity center.



“SIX SENSES FORMOSA BAY” PROJECT - LOCATION ON THE ECO ESTRELA PROPERTY



## BUILDINGS' LOCATION

### 1 Six Senses Spa

Located in the area most protected by plants, acting as a physical and visual border. A wet area with a raised surface makes it possible to create a water mirror. The perfect location for introspection and getting away from the outside world.

### 2 Guest Facilities

The hub of the resort, in the middle of the site, easy to get around and access. Plotted in precise level curves to provide an ocean view.

### 3 Wellness Facilities for Residents

This complex was planned for the residential area due to the distance to Six Senses Spa.

### 4 Signature Dining 1

Oceanfront. Public access to the beach.

### 5 Signature Dining 2

Location far from the other public areas, offering privacy and intimacy.

### 6 Signature Bar

Oceanfront. Public access to the beach.

### 7 Signature Dining 3

Oceanfront. Public access to the beach. All Signature Dinings are spread in with similar distances between each other, in order to favor the accesses from the villas

### 8 Welcome Pavilion

Framed view of the ocean. Positioned +10m above sea level. Direct connection to Lobby Lounge.

### 9 Kid's Club + Experience & Recreation Facilities

Near the Guest Facilities (the resort's "hub"), protected by the topographic location. Attractions will include birdlife, represented by aquatic birds, with spaces for social interaction to encourage exchange of knowledge and group experiences.

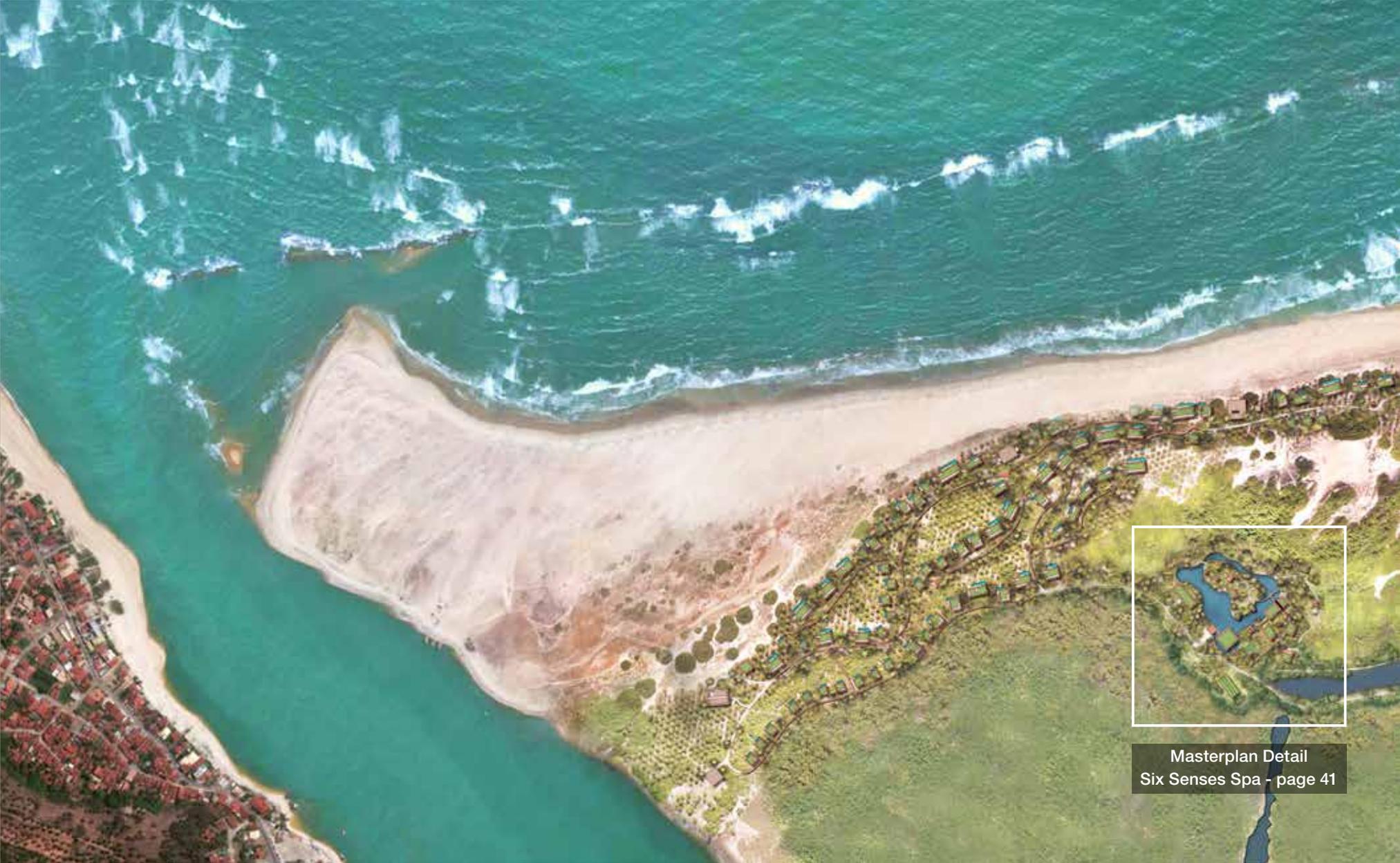
### 10 BOH

Favorable topography to build the equipment facilities: Near the service access and flatter terrain.

### 11 Turtle Center



“SIX SENSES FORMOSA BAY” PROJECT - MASTERPLAN VISUALIZATION



Masterplan Detail  
Six Senses Spa - page 41



Masterplan Detail  
Guest Facilities - page 37

## THE RESORT'S ARCHITECTS

 Gálvez & Márton  
arquitetura



### **Galvez & Marton.**

Founded in 2006 by Andrés Gálvez and Márton Gyuricza, the firm currently has three additional partners: Gabriel Reis, Gabriel Bocchile and Lina Maeoca.

The team creates architecturally unique and high-spirited projects, prioritizing structural intelligence, formal simplicity and spatial quality. The project concept is fully integrated into a 3D platform, enabling smart and efficient work dynamics. Gálvez & Márton Arquitetura is recognized for its publications in top Brazilian architecture and design magazines and has been a finalist for multiple awards. Its portfolio includes residential and commercial projects, social / sports clubs and resorts, ranging from luxurious homes to hotels in idyllic locations.

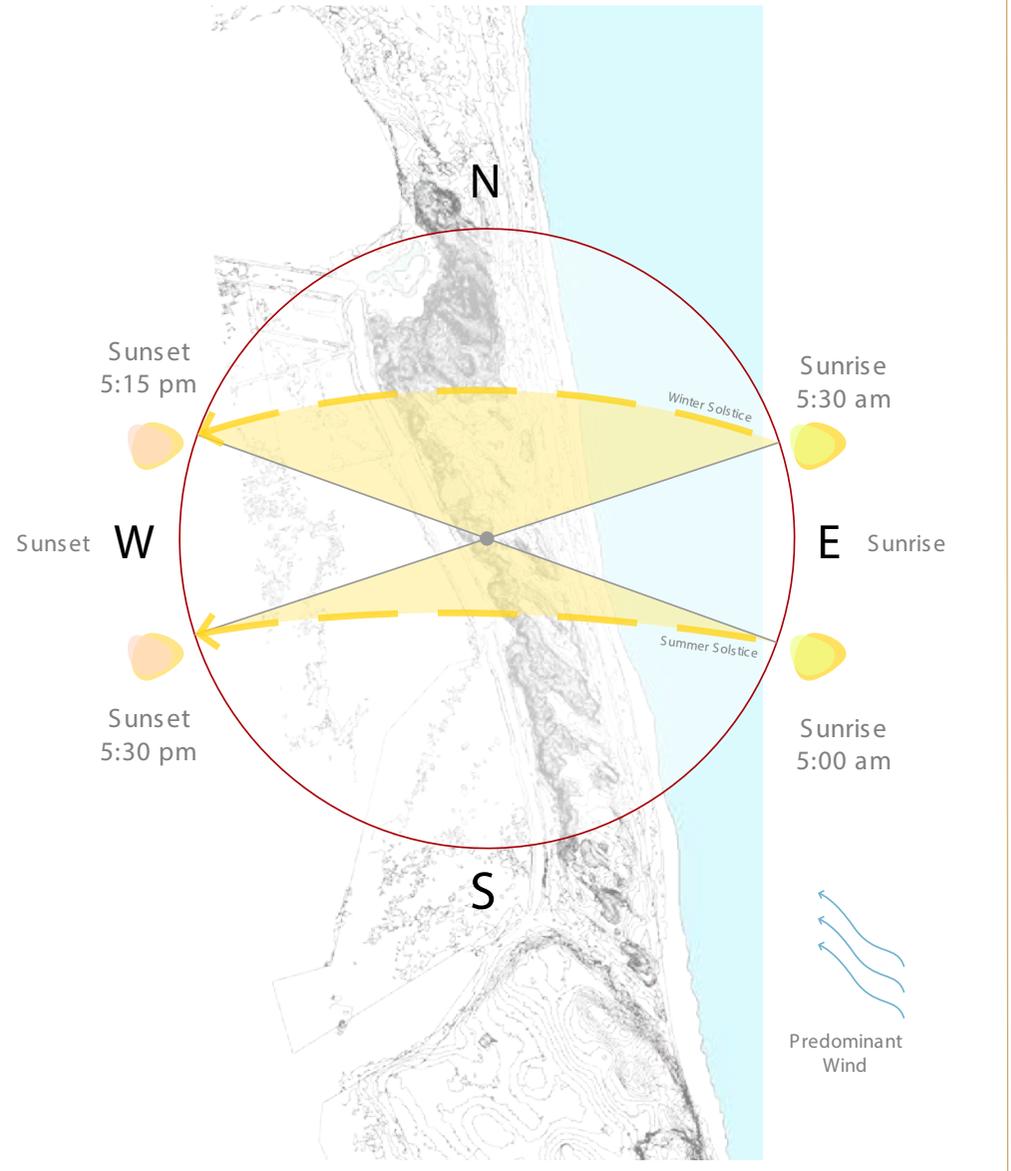
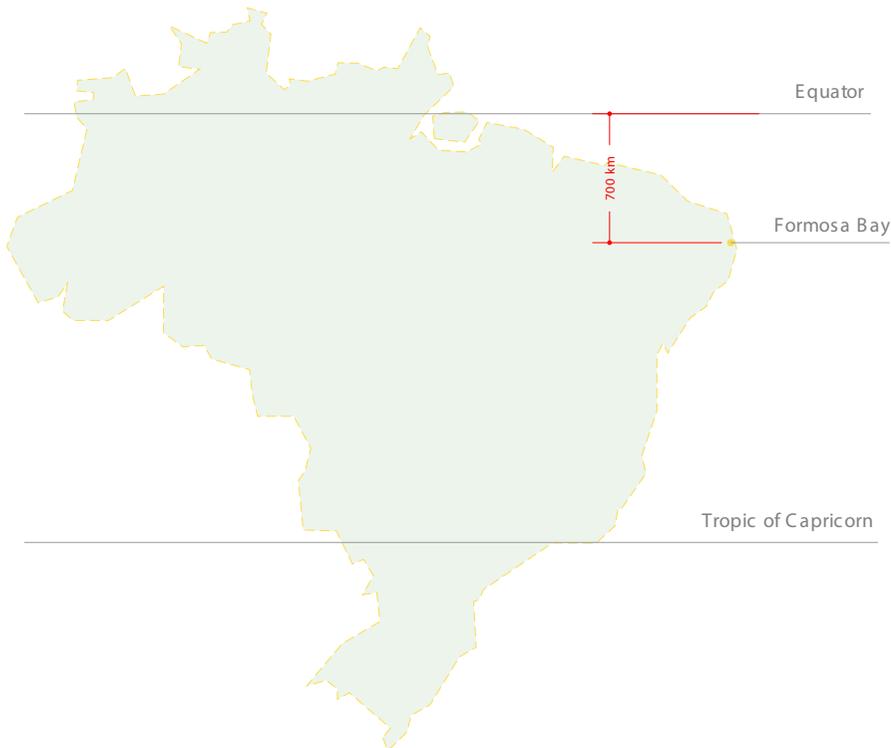
## ARCHITECTURAL CONCEPT

The project seeks to respect the site's natural characteristics: topography, native vegetation, winds and solar orientation. The buildings meet the same criteria, respecting topography to enhance the virtues of the environment (the "genius loci"). The sea's proximity is also a focus to be explored. The sun, topography (variable levels) and prevailing winds will provide a reference for positioning of the architectural elements.



# GEOGRAPHIC SITUATION

With a humid tropical climate, Formosa Bay has high temperatures throughout the year, dominated by the humid season and constant precipitation. The region, located near the Equator, has solar incidence on all facades throughout the year, with the sun slanting south in the summer and north in the winter, with a north-west wind. It is located on a coastal strip occupied by dunes partially protected by halophytic and psamophilic vegetation and arboreal / shrub in the upper portions, devoid of interduinate vegetation due to the wind.



# LANDSCAPE ENCLOSURES

- Traffic Routes (low impact):
  - Native species ("Restinga" and Atlantic Forest)
  - Marking and integration with pre-architecture treatment
- Mangrove (Permanent Preservation Area)  
Possible extension of the mangrove with intention to introduce trails and culture of crabs
- Pre-architecture Gardens:
  - Arboreal Stratum – native species
  - Shrubby Stratum – native species and/or adapted
  - Herbaceous Stratum – native species

- Park Treatment:
  - Native species ("Restinga" and Atlantic Forest)
- Arboreal shrub vegetation for dunes - preservation area



# LANDSCAPE ENCLOSURES

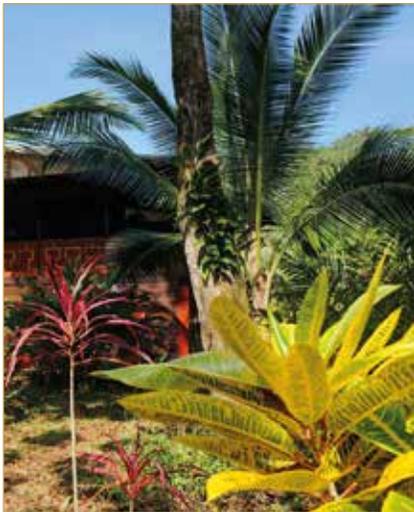
Mangrove (Permanent Preservation Area)



Arboreal Shrub Vegetation for dunes fixation - preservation area



Traffic Routes



Pre-architecture Gardens



Park Treatment



Pre-architecture Gardens

# SITE OCCUPATION & ARCHITECTURAL ELEMENTS

The different degrees of permeability in the facades allows the creation of diversified instances in relation to waves of heat, ventilation and landscape.  
Due to the uneven landscape, most of the "villas" will be plotted at +7,00 m and +10,00 m above sea level, where there is a higher probability of a sea view.  
Architectural elements give different buildings unity, without losing their specific and individual characteristics.

## – Base on pilotis (columns) / Elevated ground floor:

To be less aggressive with the topography and existing vegetation, it guarantees different floor levels, according to the best height for visualizing the landscape.

## – Ground Floor:

A light and reticulated structure will be based on this flat surface to create flexible spaces, based on the needs of each program.

## – Wooden structure:

Due to its light weight, easy handling, transport and assembly, the wooden structure allows fast execution and standardization of the construction process, simple training of the local workforce and uses 5x less energy to manufacture than steel.

## – Green cover:

Slightly sloping, the green cover creates an appropriate acoustic and thermal balance, mimicking the landscape.

## – Building Closures:

The closures will provide "ventilation x lighting x landscape". The buildings will receive one or more layers of materials according to their positioning, enabling the temperature, lighting and view to be adjusted, and smooth movement from public to private spaces.

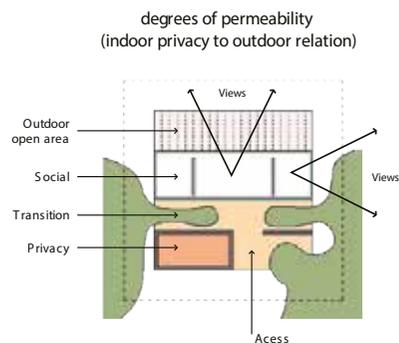
## – Materials:

We will refer to the materials of local architecture, such as latticed panels, straw linings, wooden branches, walls painted with regional colors, local stones, creating a unique architectural language for all the buildings.

## – Pre-architectural vegetation:

We see the plant component of pre-architecture as another element that balances the materials of a facade and the intermediate accesses. It is a variant of a permeable element that provides thermal balance, shadow and protection from rain and wind. As such, it gains the character of an architectural composition, creating spaces of intimacy and relating internal / external spaces as a single space.

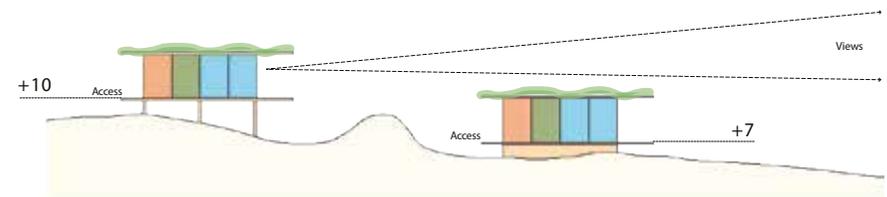
The main architectural objective is for this to be an observatory – a high point for viewing and enjoying the landscape.



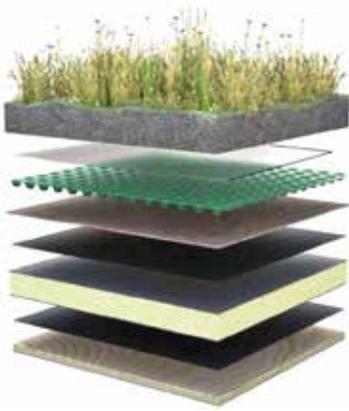
relation between building and nature



relation between building and topography



# ARCHITECTURAL GUIDELINES FOR SUSTAINABILITY



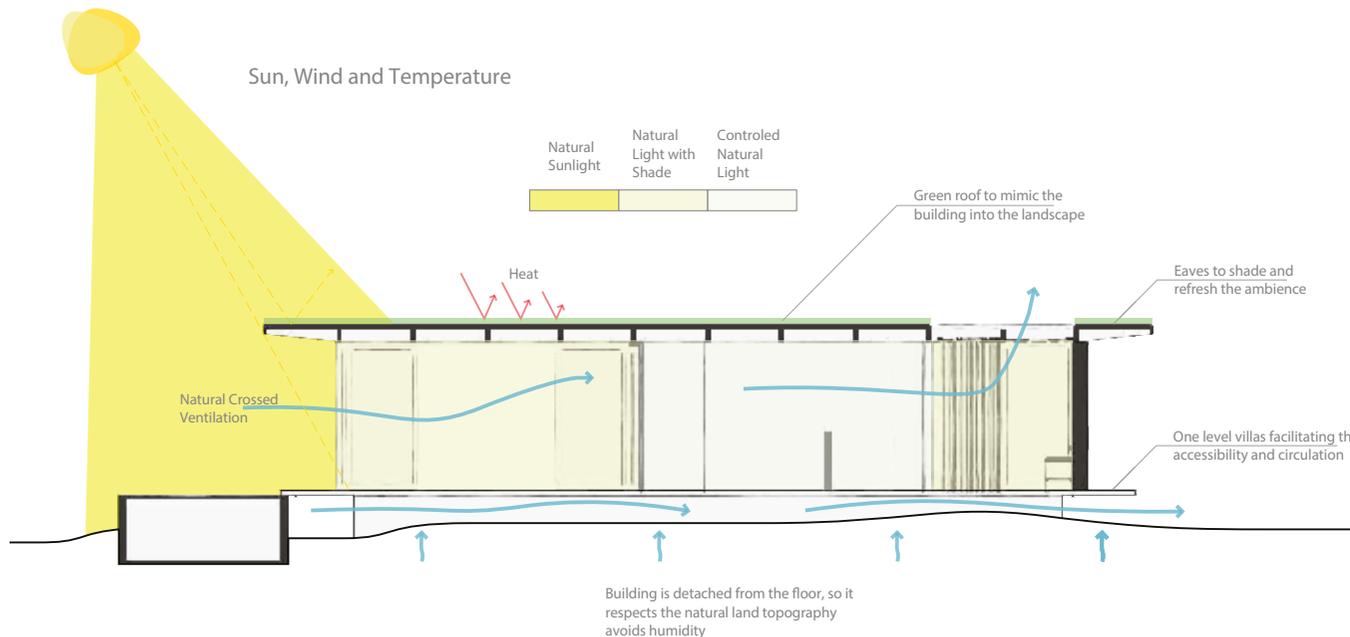
Green Roofing reduces the need for air conditioning, improving thermal comfort inside the building.



Architectural guidelines favoring natural ventilation and lightning; shadows through pergolas, eaves and vegetation; solar orientation to protect from direct solar incidence; implantation in the terrain respecting existing topography; solar energy for heating water and producing energy.



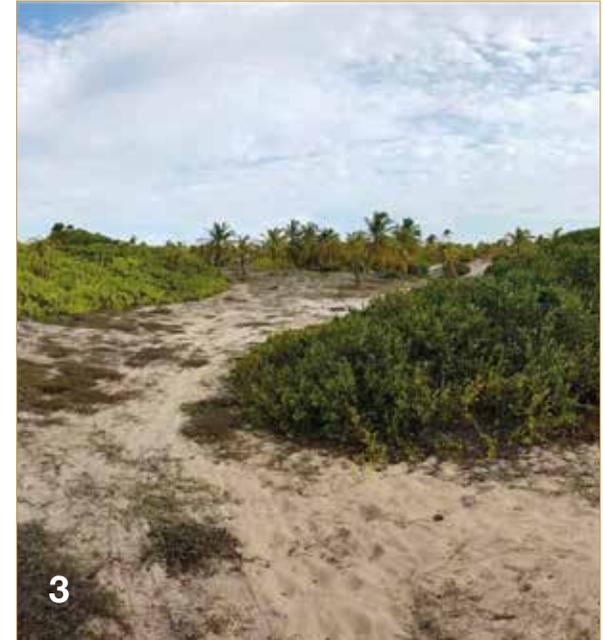
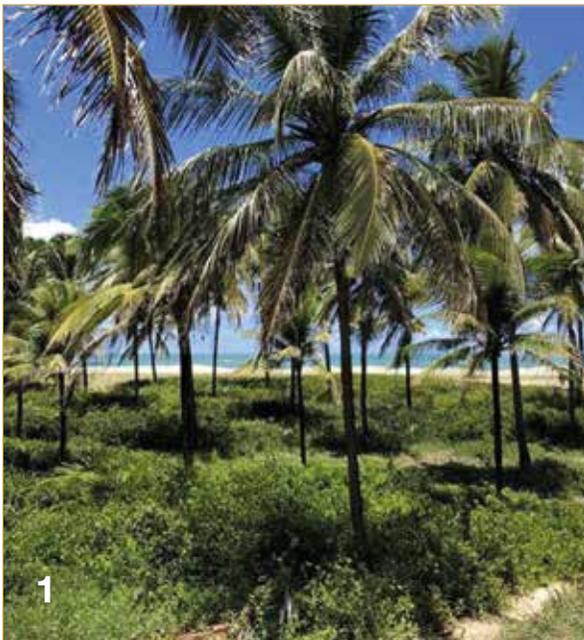
These days, vast areas in south and southeast Brazil are covered with planted forests. These were developed for the paper industry and, more recently, started to produce lumber. Managed forests and reforestation protect the soil and counter the greenhouse effect by producing oxygen and removing carbon dioxide from the atmosphere. Leftovers can be recycled or used in other ways, burned to obtain energy or crumbled to fertilize the soil. Glue-laminated timber has a low height, which requires smaller and cheaper foundations. The energy required to produce glue-laminated timber is five times less than that for steel and 24 times less than for concrete.



# LANDSCAPE GUIDELINES FOR SUSTAINABILITY

## Preventive and/or corrective Measures

- incorporating the coconut grove into the proposed landscape and recover species for later use (photo1);
- vegetation and the biggest arboreal species (photo2);
- avoiding constructing buildings on spots occupied by shrubs and open "restinga" (photo3);
- recolonising places affected by the works through eco-genesis;
- prioritizing the selection of native and local species;
- respecting and creating shelter to preserve fauna through maintenance and/or enlargement of local biodiversity.





DESIGN

GUEST FACILITIES



- 01 Welcome Pavillion (+9,50 m)
- 02 Lobby Lounge (+9,00 m)
- 03 Front Office BOH (+9,00 m)
- 04 Library (+8,00 m)
- 05 Cultural Center (+7,50m)
- 06 Cinema (+5,00)
- 07 Experience Center (+9,00m)
- 08 Youth Lounge (+7,50m)
- 09 Family Wellness (+7,00m)
- 10 Pool Bar (+7,00m)
- 11 Main Pool (+7,00m)
- 12 Pool Bar&Grill (+7,00m)
- 13 Cook House (+8,00m)
- 14 Café (+8,00m)
- 15 Deli (+8,00m)
- 16 PDR (+8,00m)
- 17 Mercado / Pizza (+8,00m)
- 18 Plaza (+8,00m)
- 19 Kid's Club (+7,00m)
- 20 Goat / Chicken / Duck / Farm (+6,00m)

Path Follows Natural Terrain Profile  
Elevated Footbridge

① Welcome Pavilion

GUEST FACILITIES

Welcome Pavilion ①



⑤ Cultural Center



Library ④





Observatory

GUEST FACILITIES



SIX SENSES SPA

- Spa & Fitness**
- Active Zone
  - 01 Welcome Area + Welcome Offices
  - 02 Holistic Anti-Aging Clinic
  - 03 Spa BOH
  - 04 Family Wellness
  - 05 Fitness Center
  - Semi-Active Zone
  - 06 Locker Rooms with Wet Facilities (Male)
  - 07 Locker Rooms with Wet Facilities (Female)
  - 08 Communal Wet Facilities
  - 09 Waiting Area
  - Quiet Zone
  - 10 Meditation Pavillion
  - 11 Outdoor Treatment Sala
  - 12 Spa Garden
  - 13 Labyrinth
  - 14 Outdoor Relaxation
  - 15 Jungle Gym
  - Calm Zone
  - 16 Single Treatment Room
  - 17 Double Treatment Room
  - 18 Double Treatment Suite
  - 19 Specialty Treatment Room
  - 20 Suspended Relaxation
  - 21 Pantry & Preparation Area for Treatment Room
- Earth Lab**
- 22 Experience Center
  - 23 Earth Lab
  - 24 Recycling Production
  - 25 Glass blowing
  - 26 Bio-diesel Production
  - 27 Composting Area
  - 28 Organic Garden
  - 29 Organic Farm
  - 30 Buggy Parking









① Welcome Area

SIX SENSES SPA

Welcome Area ①



② Holistic Anti-Aging Clinic

Family Wellness ④

5 Fitness Center



SIX SENSES SPA

Locker Room 6



8 Communal Wet Facilities



Communal Wet Facilities 8



19 Specialty Treatment Room

SIX SENSES SPA

Experience Center 22



22 Experience Center

Earth Lab 23



## DINING FACILITIES

Signature Bar

DINING FACILITIES

Signature Bar



Signature Bar

Signature Bar

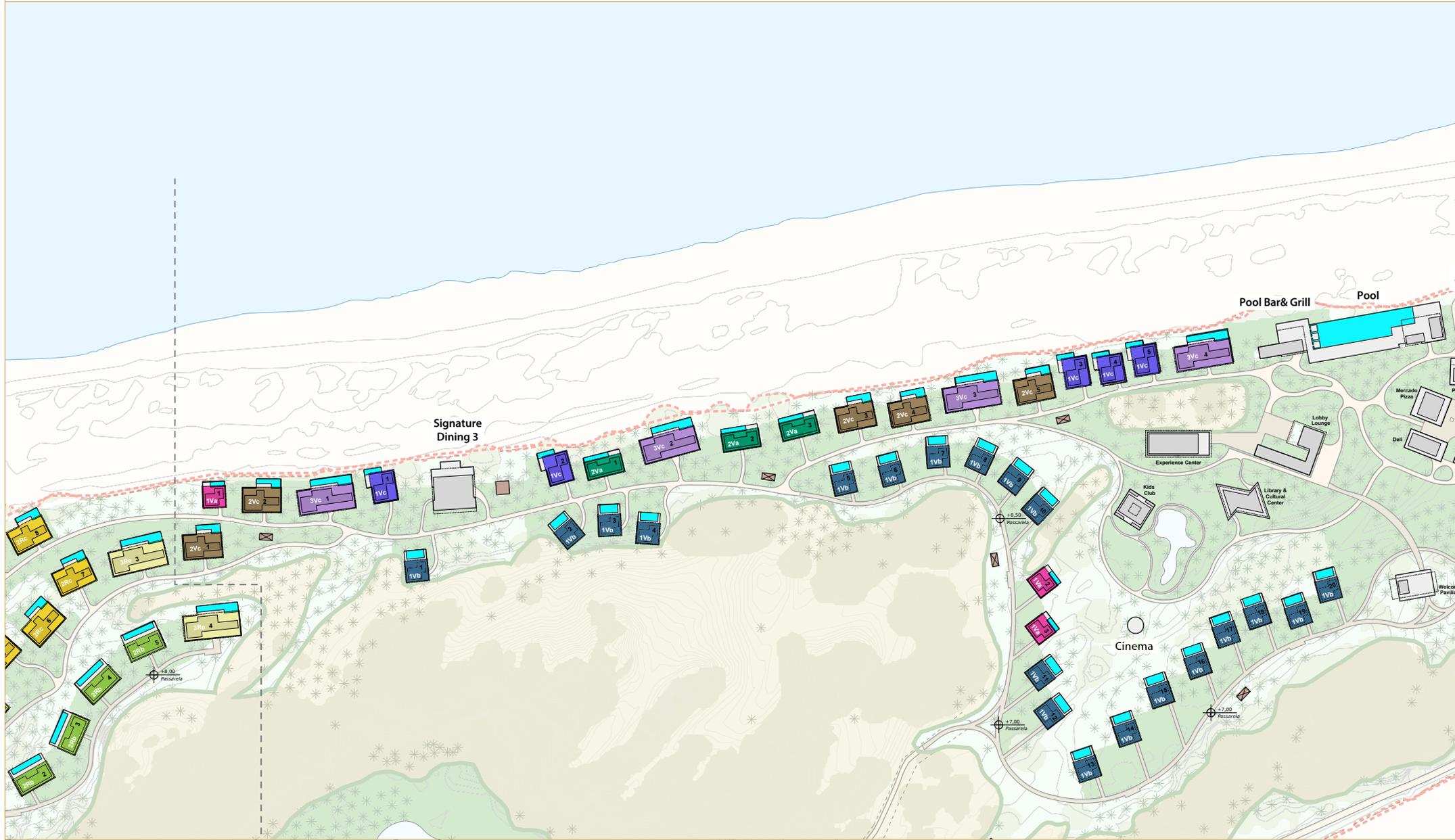








GUEST VILLAS



## GUEST VILLAS

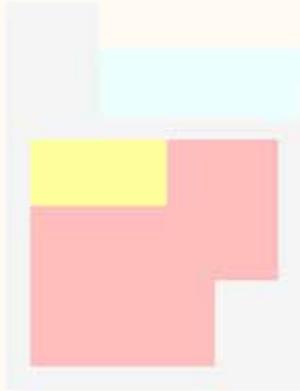
Masterplan detail – buildings' location



-  1 bedroom villa type A – 6 units
-  1 bedroom villa type B – 24 units
-  1 bedroom villa type C – 5 units
-  1 bedroom villa type D – 5 units
-  2 bedroom villa type A – 4 units
-  2 bedroom villa type B – 5 units
-  2 bedroom villa type C – 8 units
-  2 bedroom villa type D – 3 units
-  3 bedroom villa type A – 1 units
-  3 bedroom villa type C – 6 units
-  3 bedroom villa type D – 2 units

- 01 Pool
- 02 Terrace
- 03 Sun Deck
- 04 Living Room
- 05 Bedroom
- 06 Bathroom
- 07 Bath Deck

- Indoor Area - 83,7 m<sup>2</sup>
- Covered Outdoor Area - 18,5 m<sup>2</sup>
- Outdoor Area - 82,3 m<sup>2</sup>
- Pool / Water Mirror - 29,4 m<sup>2</sup>

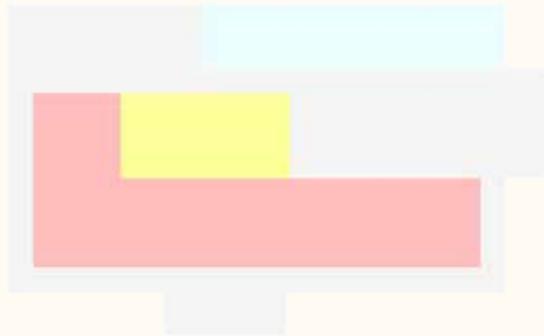


Ground Floor Plan

GUEST VILLAS

Guest Villa A, 1 Bedroom





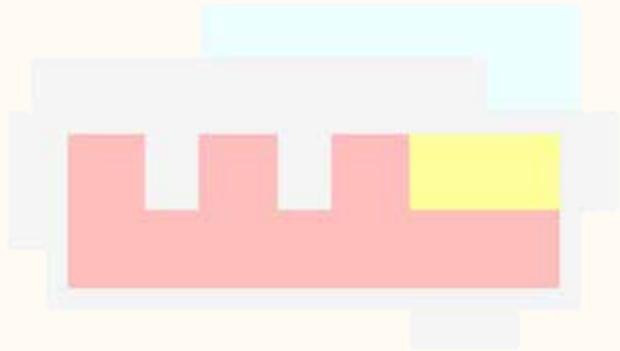
- Indoor Area - 132,8 m<sup>2</sup>
- Covered Outdoor Area - 31,4 m<sup>2</sup>
- Outdoor Area - 126,9 m<sup>2</sup>
- Pool / Water Mirror - 45,8 m<sup>2</sup>

- ① Pool
- ② Terrace
- ③ Sun Deck
- ④ Living Room
- ⑤ Bedroom
- ⑥ Bathroom
- ⑦ Bath Deck



Ground Floor Plan





- Covered Outdoor Area - 32,0 m<sup>2</sup>
- Indoor Area - 158,3 m<sup>2</sup>
- Outdoor Area - 220,2 m<sup>2</sup>
- Pool / Water Mirror - 72,6 m<sup>2</sup>

- ① Pool
- ② Terrace
- ③ Sun Deck
- ④ Living Room
- ⑤ Bedroom
- ⑥ Bathroom
- ⑦ Bath Deck



Ground Floor Plan

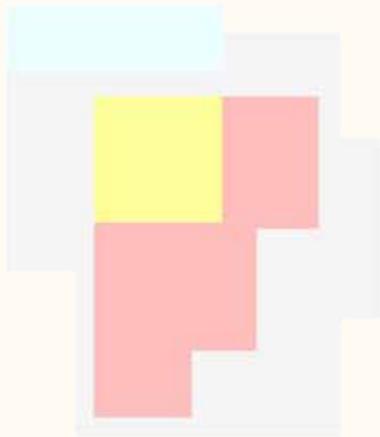
GUEST VILLAS

Guest Villa A, 3 Bedrooms



- ① Pool
- ② Terrace
- ③ Sun Deck
- ④ Living Room
- ⑤ Bedroom
- ⑥ Bathroom
- ⑦ Bath Deck

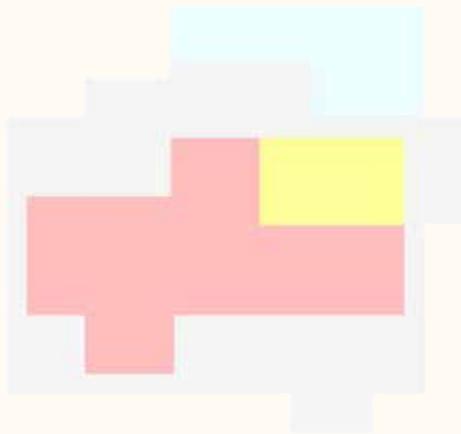
- Indoor Area - 91,5 m<sup>2</sup>
- Covered Outdoor Area - 36,9 m<sup>2</sup>
- Outdoor Area - 174,4 m<sup>2</sup>
- Pool / Water Mirror - 34,6 m<sup>2</sup>



Ground Floor Plan



- 01 Terrace
- 02 Pool
- 03 Sun Deck
- 04 Living Room
- 05 Bedroom
- 06 Bathroom
- 07 Bath Deck



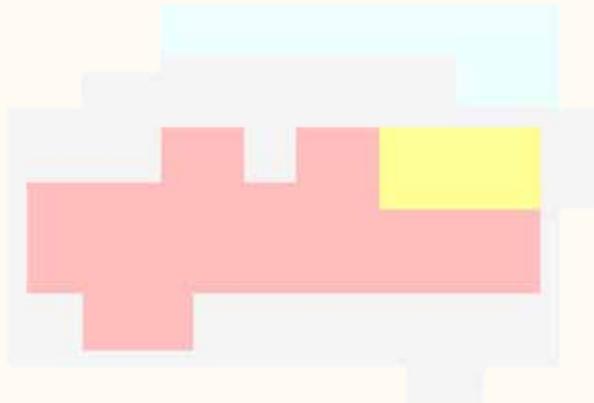
- Indoor Area - 153,4 m<sup>2</sup>
- Covered Outdoor Area - 40,5 m<sup>2</sup>
- Outdoor Area - 218,7 m<sup>2</sup>
- Pool / Water Mirror - 58,6 m<sup>2</sup>



Ground Floor Plan



- Indoor Area - 223,9 m<sup>2</sup>
- Covered Outdoor Area - 54,0 m<sup>2</sup>
- Outdoor Area - 311,6 m<sup>2</sup>
- Pool / Water Mirror - 97,0 m<sup>2</sup>



- ① Pool
- ② Terrace
- ③ Sun Deck
- ④ Living Room
- ⑤ Bedroom
- ⑥ Bathroom
- ⑦ Bath Deck



Ground Floor Plan





# SIX SENSES RESIDENCES

available for private ownership

## SIX SENSES RESIDENCES' ARCHITECT

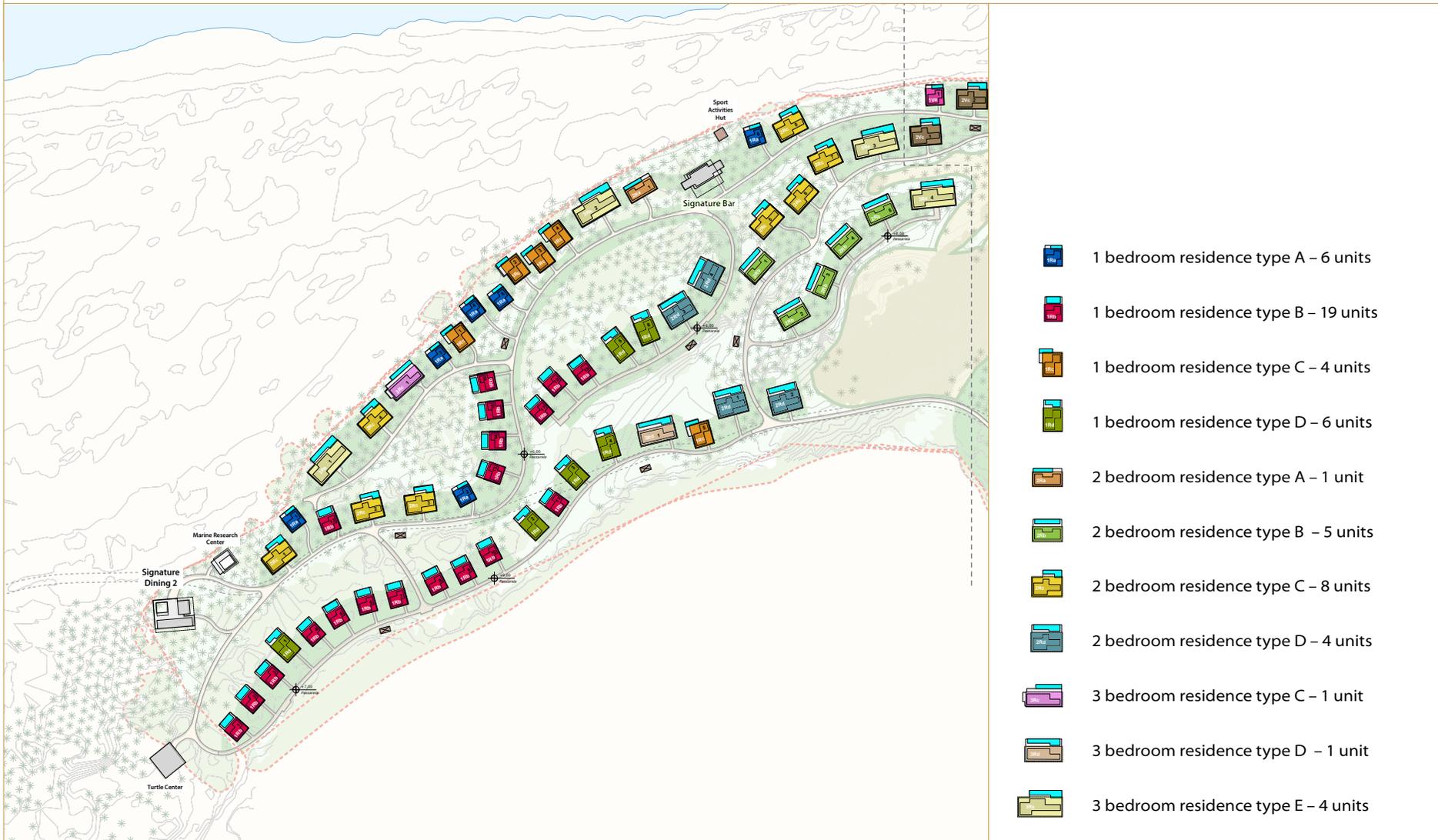


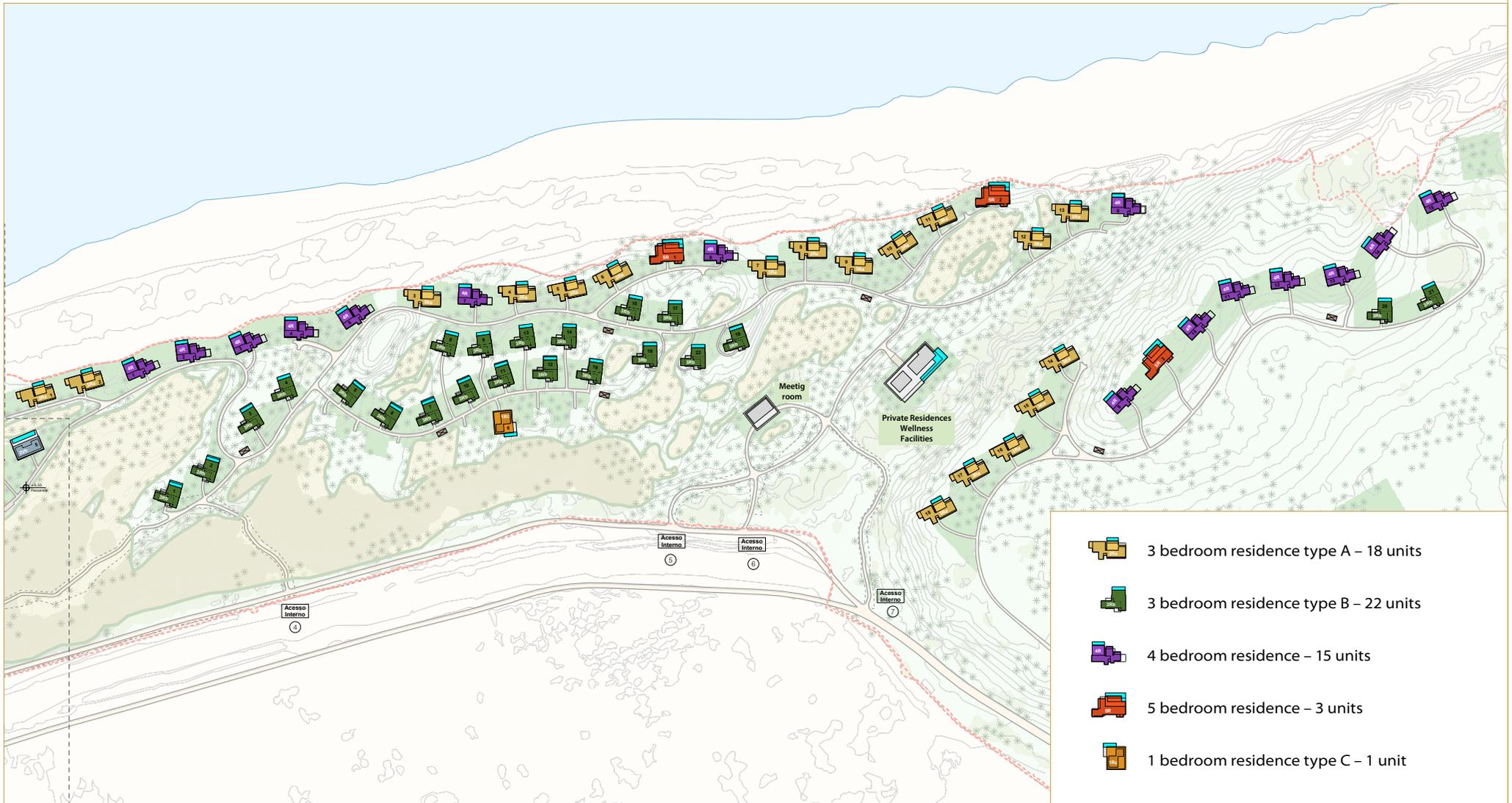
**Felipe Bezerra** Born in Natal, Brazil, in 1970. Graduated in architecture and urbanism from the Federal University of Rio Grande do Norte UFRN in 1997. He founded his own studio FB|A in 2000 and has since worked on many residential and commercial projects in north-eastern Brazil. In 2013, he founded the Mula Preta design studio, with Andre Gurgel. The name is inspired by the music of Baiao king Luiz Gonzaga, who was one of the

most important and imaginative figures in Brazilian popular music, representing north-eastern culture. Bezerra has taken part in numerous international exhibitions and has received international awards such as the Good design (Chicago) and A'Design award (Milan). His projects include houses (Bonfim, Leite, Alfa), commercial (Diario, Hermes, Oficina) and other residential projects (Metropolis, Porto Arena). Website: <https://www.mulapreta.com/>





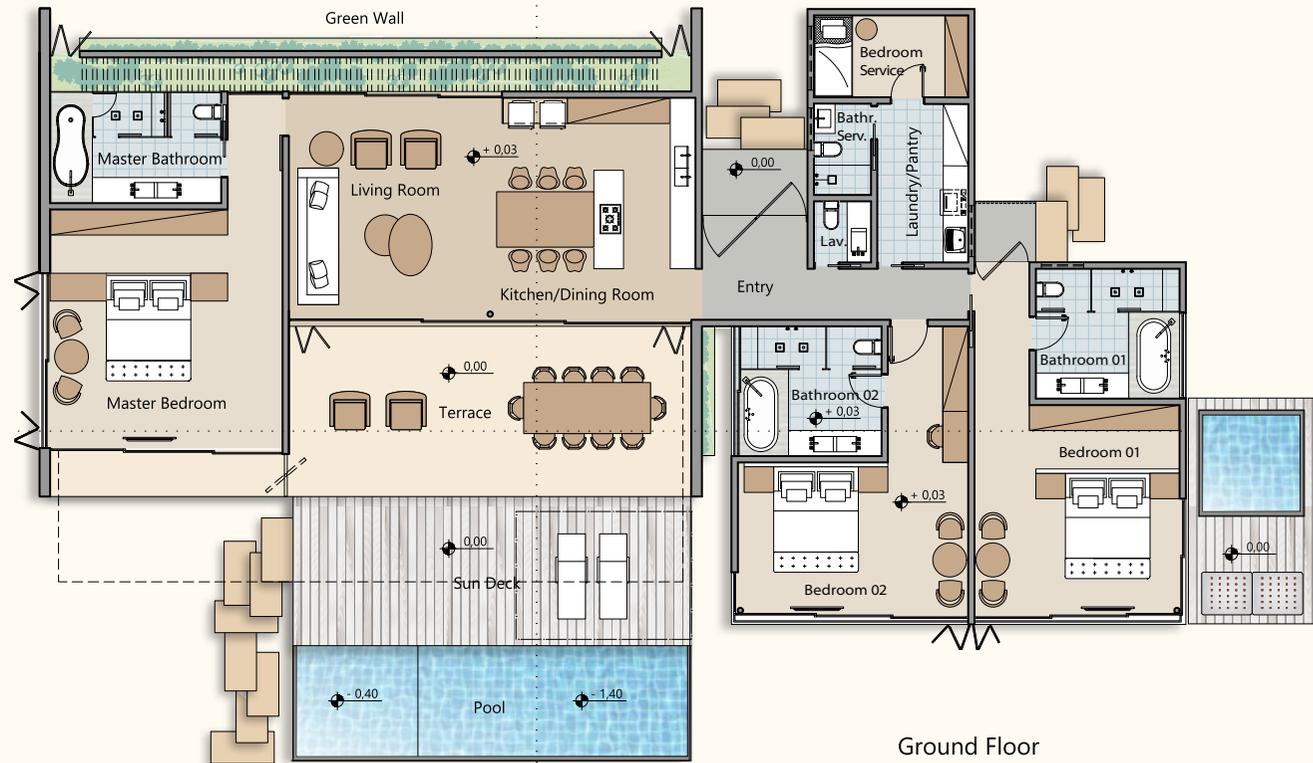






Internal Area: 222,7 m<sup>2</sup>  
 External Area: 107,7 m<sup>2</sup>

Entrance	6,9 m <sup>2</sup>
Living room	27,7 m <sup>2</sup>
Kitchen / Dining Room	24,5 m <sup>2</sup>
Laundry	8,0 m <sup>2</sup>
Service Room	7,0 m <sup>2</sup>
Service Bathroom	2,9 m <sup>2</sup>
Toilet	1,9 m <sup>2</sup>
Swimming Pool	25,0 m <sup>2</sup>
Terrace	38,0 m <sup>2</sup>
Pool Deck 01	32,5 m <sup>2</sup>
Green wall	14,4 m <sup>2</sup>
Suite 01	26,7 m <sup>2</sup>
Bathroom 01	10,8 m <sup>2</sup>
Suite 02	29,1 m <sup>2</sup>
Bathroom 02	10,3 m <sup>2</sup>
Master Suite	35,1 m <sup>2</sup>
Master Bathroom	10,5 m <sup>2</sup>
Storage	12,4 m <sup>2</sup>
Entrada 02	2,5 m <sup>2</sup>
Pool Deck 02	9,6 m <sup>2</sup>
Pool 02	6,2 m <sup>2</sup>



Ground Floor





Internal Area: 238,7 m<sup>2</sup>  
 External Area: 91,2 m<sup>2</sup>

Entrance	5,9 m <sup>2</sup>
Living room	37,0 m <sup>2</sup>
Kitchen / Dining Room	25,0 m <sup>2</sup>
Laundry	3,7 m <sup>2</sup>
Service Room	5,6 m <sup>2</sup>
Service Bathroom	2,5 m <sup>2</sup>
Toilet	3,7 m <sup>2</sup>
Swimming Pool	29,1 m <sup>2</sup>
Terrace	38,5 m <sup>2</sup>
Pool Deck 01	45,1 m <sup>2</sup>
Green wall	4,3 m <sup>2</sup>
Suite 01	36,6 m <sup>2</sup>
Bathroom 01	10,4 m <sup>2</sup>
Suite 02	34,9 m <sup>2</sup>
Bathroom 02	10,4 m <sup>2</sup>
Master Suite	27,8 m <sup>2</sup>
Master Bathroom	14,8 m <sup>2</sup>
Storage	12,4 m <sup>2</sup>



Ground Floor







Internal Area: 301 m<sup>2</sup>  
 External Area: 95,6 m<sup>2</sup>

Entrance	18,1 m <sup>2</sup>
Living room	28,2 m <sup>2</sup>
Kitchen / Dining Room	21,5 m <sup>2</sup>
Laundry	5,4 m <sup>2</sup>
Service Room	5,7 m <sup>2</sup>
Service Bathroom	2,6 m <sup>2</sup>
Toilet	1,6 m <sup>2</sup>
Swiming Pool	28,0 m <sup>2</sup>
Terrace	46,8 m <sup>2</sup>
Sun Deck	42,7 m <sup>2</sup>
Suíte 01	26,8 m <sup>2</sup>
Bathroom 01	10,3 m <sup>2</sup>
Suíte 02	26,6 m <sup>2</sup>
Bathroom 02	10,3 m <sup>2</sup>
Suíte 03	32,4 m <sup>2</sup>
Bathroom 03	10,3 m <sup>2</sup>
Master Suíte	37,1 m <sup>2</sup>
Master Bathroom	13,8 m <sup>2</sup>
Storage	12,5 m <sup>2</sup>



Ground Floor

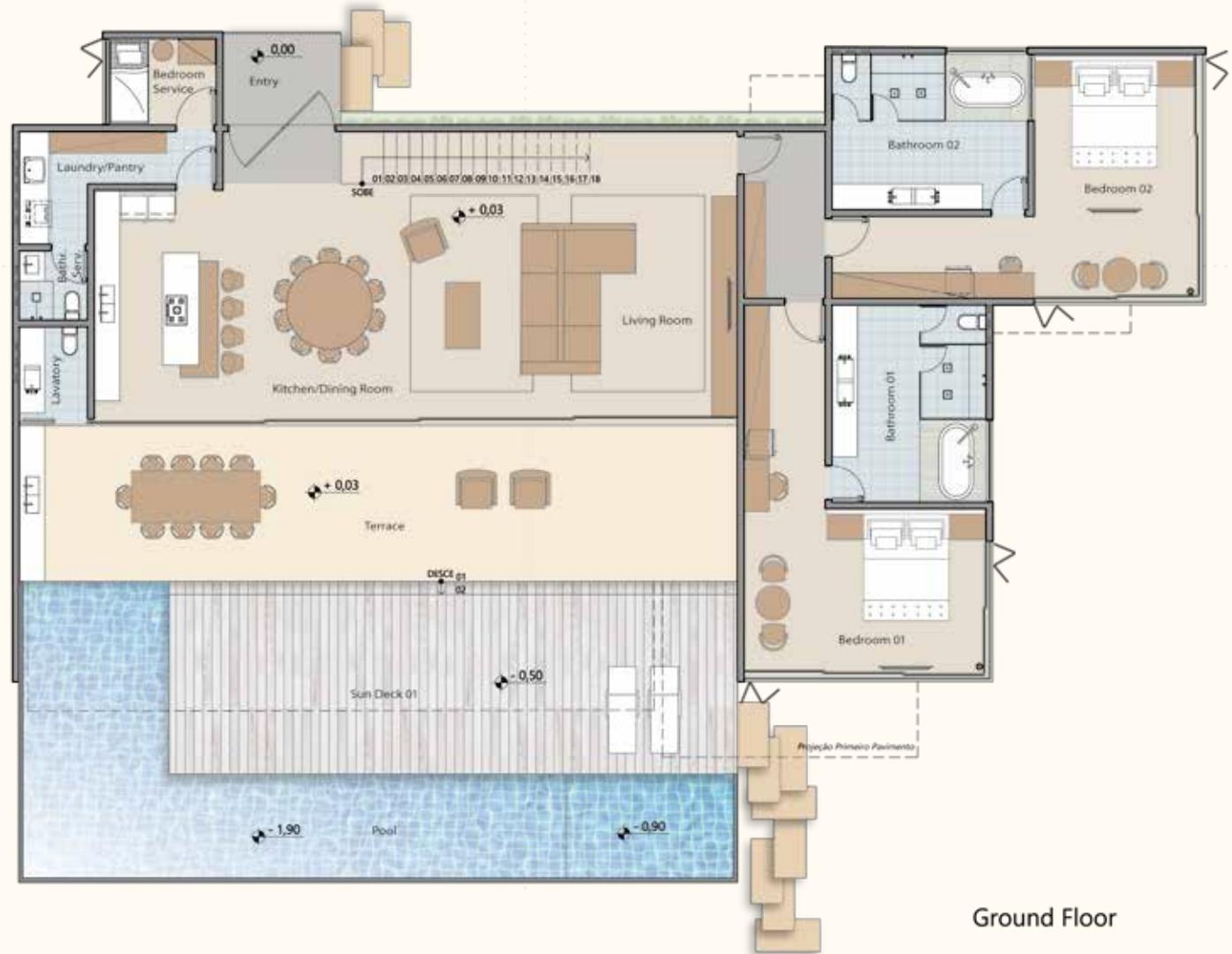






Internal Area: 422 m<sup>2</sup>  
 External Area: 233,5m<sup>2</sup>

Entrance	5,9 m <sup>2</sup>
Living room	50,9 m <sup>2</sup>
Kitchen / Dining Room	41,0 m <sup>2</sup>
Laundry	7,8 m <sup>2</sup>
Service Room	5,0 m <sup>2</sup>
Service Bathroom	2,5 m <sup>2</sup>
Toilet	2,8 m <sup>2</sup>
Swiming Pool	57,5 m <sup>2</sup>
Terrace	67,0 m <sup>2</sup>
Sun Deck	33,6 m <sup>2</sup>
Green wall	3,4 m <sup>2</sup>
Suíte 01	32,0 m <sup>2</sup>
Bathroom 01	16,4 m <sup>2</sup>
Suíte 02	30,0 m <sup>2</sup>
Bathroom 02	16,4 m <sup>2</sup>
Suíte 03	38,5 m <sup>2</sup>
Bathroom 03	16,4 m <sup>2</sup>
Suíte 04	31,5 m <sup>2</sup>
Bathroom 04	16,4 m <sup>2</sup>
Master Suíte	37,8 m <sup>2</sup>
Master Bathroom	14,8 m <sup>2</sup>
Pool Deck 02	16,3 m <sup>2</sup>
Pool 02	6,2 m <sup>2</sup>
Solarium	27,8 m <sup>2</sup>
Garden	25,3 m <sup>2</sup>



Ground Floor



First Floor







## RESIDENT FACILITIES

WELLNESS FACILITIES

RESIDENT FACILITIES

Welcome Area



Fitness

RESIDENT FACILITIES

WELLNESS FACILITIES

Pool



Pool & Relaxation Area



Meeting Rooms

RESIDENT FACILITIES



RESIDENT FACILITIES

Meeting Rooms



## SIX SENSES INTERIOR DESIGN



The Six senses Formosa Bay interior design project will be developed by the most renowned and prominent architectural firms in Brazil. The concept will be based on Vernacular materials and Brazilian furniture from modernist designers

such as Joaquim Tenreiro, Jorge Zalszupin, and Sérgio Rodrigues (some of their work was displayed in international museums - the Campana brothers or Claudia Moreira Sales). A special touch from more recent designers such as Jader Almeida,

Zanini de Zanini, Arthur Casas, and the Studio Mula Preta will add a refreshing scent. Brazilian flavor and the Brazilian beach lifestyle will be the main ingredient in the interior design of the hotel and branded residences.





# INVESTMENT OPPORTUNITY

## INVEST IN BRAZIL'S HOSPITALITY SECTOR

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### **Unexplored by international tourists**

Brazil attracts around 5,5 million overseas visitors per year – a figure that is growing, but still very low compared to other countries more firmly established on the global travel map. For a country of its size, natural beauty, tropical climate and growing global stature, it is underperforming. There is untapped potential for tourism in Brazil and related opportunities for investment in the hospitality sector in the medium to long-term future.

### **Fifth-largest country**

In 2016, Brazil ranked 12th worldwide in terms of the number of wealthy inhabitants (Ultra High Net Worth Individuals and High Net Worth Individuals). According to the OECD, the current economic outlook is positive, with investor confidence recovering and political uncertainty decreasing.

### **Remarkable beauty**

The country has world-class beaches, the Amazon rainforest, iconic cities such as Rio de Janeiro and wonderfully vibrant, welcoming people.

### **Potential for investment**

This stems from: 1) the Brazilian middle-class, which expects better hotels and services, 2) an international market that will grow when given the right incentives (international prestige and luxury resorts).

According to the “Brazil Hotel Industry Snapshot” by John Dean, Brazil Beach House Ltda and Advanced Hospitality international LLC, the top reasons to invest in Brazil’s hospitality sector are:

- Fabulous tropical environment
- All-year-round warm sunny climate, especially in the country’s northeast
- Huge domestic market
- Great potential for long-term growth internationally
- Accessibility and infrastructure of airports and highways linking the Brazilian coastline
- Relatively low tax on Brazilian hotel revenue (16%)
- As a foreign investor, the opportunity to buy a property without needing a Brazilian partner or shareholder



## HEALTH AND WELLNESS AS AN OPPORTUNITY

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The next trillion-dollar industry

- Health and wellness represent an enormous opportunity for brands to elevate the travel experience for growing numbers of health-conscious consumers.
- Touted as the next trillion-dollar industry, health and wellness touches everything from fitness and healthy eating, to spas, workplace wellness, alternative medicine, beauty & anti-aging.
- Top brands (like “Six Senses”) have adopted a variety of strategies to connect their brands with exciting new growth opportunities in the health and wellness sector. Their expertise enables them to go above and beyond the typical wellness offering of morning yoga classes and healthy food options, and integrate the medical evaluations needed to take personalised healthy-living programs to the next level.







# TOURIST ATTRACTIONS

## TOP REASONS TO VISIT BRAZIL

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Brazil is an exceptional tourist destination. The country offers incredible landscapes like the Guiana Highlands in the north, the Brazilian Uplands in the southeast and the Amazon in the north and north-west. It is home to the most famous Atlantic city beaches in the world – Copacabana and Ipanema in Rio de Janeiro. Brazil holds several records for its wildlife numbers and diversity. This results from the urgent need to preserve endangered natural treasures and has inspired a surge in ecotourism and responsible travel initiatives. This is allowing more travelers to enjoy Brazil in a sustainable way and preserving the best of Brazil for local communities. Tourists who visit Brazil are fans of nature, the Amazon and adventure. They love to have fun, which is guaranteed by the Brazilians' exceptional character. Over hundreds of years, Brazilian culture has been forged from a diverse ethnic and cultural heritage. Diversity is imprinted on the culture, which has created distinctly Brazilian items, celebrations and traditions such as the bossa nova, capoeira and the yellow soccer jersey. With so much diversity, Brazilians are generally friendly towards foreign tourists. Brazil is

famous for its dances, including the samba. It is not just about music and movement, but primarily about the soul and fire inherent in Brazilians. This is best seen during carnival, which is celebrated throughout the country, especially in Rio and Salvador da Bahia. Today's Brazil is a paradise, with mountains, nature and, especially in the northeast region, water sports. Brazil became a Portuguese colony in 1500, remaining under Portuguese rule for 300 years. Remnants of this heritage can be seen in its historic former colonial cities today and are among the sightseeing highlights. As the largest and most developed country on the continent, modern Brazil has several modern airports serving almost all major airlines and rapidly developing transport and tourist infrastructure. Brazil's Ministry of Tourism and state administration have been investing in towns and cities to make them accessible to tourists. That translates into better roads, more jobs, improved community life and numerous other benefits that are turning Brazil into a very attractive destination.



## HISTORY OF THE NATAL REGION

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The north-eastern tip of South America, Cabo de São Roque, 20 miles (32 km) north of Natal and the closest point to Europe from Latin America, was first visited by European navigators in 1501. In 1501–1502, Portuguese expeditions led by Amerigo Vespucci discovered this territory inhabited by the Potiguar tribe. For decades afterwards, no permanent European settlement was established in the area. In 1597, after some years when French pirates led by Jacques Riffault, established regular commercial activities with the native population, the ninth Portuguese Governor-General of Brazil, Francisco de Sousa, ordered the expulsion of the buccaneers, taking possession of the region for the Portuguese Crown. More recently, Natal has benefited from the growth of the salt (the north of Rio Grande do Norte is the largest producer in Brazil) and petroleum industries (the largest inland Brazilian reserves are in the state). In the past decade, the state

has boosted production of sugar cane used for sugar, alternative fuel and typical alcoholic beverage Cachaça. In the neighboring state of Pernambuco, on the outskirts of Recife, lies the historical city of Olinda, around 3 hours south of the project site. Besides its natural beauty, Olinda is also one of Brazil's most important cultural centers. Added to UNESCO's World Heritage List in 1982, Olinda relives the magnificence of the past every year during carnival, to the rhythm of frevo, maracatu and other genres. Olinda showcases some of the best remnants of Brazilian colonial architecture. Natal has expanded to become one of the major tourist destinations in Brazil. With its warm temperatures and mild winds blowing from the ocean all year round, tourists always describe the local climate as fabulous. Natal means Christmas in Portuguese, so every December the city fills up with attractions such as concerts, plays, meeting with writers, the traditional burning of fires, and "Carnatal" – the carnival in Natal. Carnatal is one of the largest "micaretas" - off-season carnivals in Brazil.





## TOURIST ATTRACTIONS NEAR BAÍA FORMOSA



### **Buggy trips along the beach to the Saga (border of the state of Rio Grande do Norte and Paraíba):**

On the way you can visit:

- so-called Lake Coca-Cola (Lagoa de Coca-Cola), a freshwater lake with water the color of Coca-Cola. The color comes from the high iron content in the soil and from dyes released by leaves that have been in the water for a long time.
- Mangrove - extremely rich plant formations growing in fresh and salt water, characteristic of the region. The mangrove area can be entered in a small boat.

### **Beaches, buggy trips, surf and kite-surfing in Baía Formosa.**

The Fazenda Estrela property belonging to Gremi is an excellent point for surfing and kite-surfing. In the small town of Baía Formosa there are also several surfing spots, both for beginners (Port) and for advanced surfers (Pontal or Secret Point). An instructor can be hired. 2019 World Surf League Champion comes from Baía Formosa. Italo Ferreira still trains here, when his calendar of international competitions allows him to.





### **Trip to the Mata Estrela**

A trip on foot or by bike to the Mata Estrela, the most significant reserve (2 000 hectares) of Atlantic forest in the north of the country. It provides refuge for many animals (foxes, Brazilian ocelot, lizards, opossums, agouti, monkeys and others) and rich flora, sometimes rare in other regions (potted fig tree, Paubrasilia).

### **Praia da Pipa**

The most famous beach in Rio Grande do Norte. In Praia da Pipa, you can see turtles and dolphins swimming near the beach. The town has excellent tourist infrastructure, offering sea boat trips, canoes for rent, paddling, tree-climbing, etc. The city has numerous souvenir shops and great restaurants. Praia da Pipa can be reached from Formosa Bay, along the beach or the cliffs by the sea.

### **Barra da Mamanguape**

At the mouth of the Mamanguape river is the Manatee Reserve. The limited number of inhabitants helps maintain the place's natural character, with mangroves, dunes, coconut palms, local fruit trees (including mango, adored by manatees). There is a small museum onsite, where you can learn about the origin and habits of these rare animals. After that, a boat trip can bring you within meters of the manatees.





**Serra do São Bento and Pedra da Boca**

Fascinating mountain formations, within an hour's drive from Baía Formosa. In Pedra da Boca there are exciting places for climbing and trekking. In Serra, de São Bento, there is a charming and comfortable guesthouse called Villas da Serra.

**Natal and surroundings**

The city of Natal has exciting places to see, but its charm is primarily due to its location. The main tourist points are Morro do Careca (dune on the main beach of Natal Ponta Negra), the Fort of the Three Kings (Forte Dos Reis Magos), and the most massive cashew tree in the world (Cajueiro de Pirangi). One of the most popular attractions is the Column from Capitol, which the city of Natal received from Benito Mussolini as an expression of gratitude for saving and looking after Italian pilots who crashed on the coast of Natal in 1928. The Old Town has numerous examples of colonial architecture, while the Museum houses fascinating examples of local art. Another interesting place is the Arena das Duna's football stadium, built for the 2014 World Cup.



### **Genipabu Dunes**

1,5 hours north of Baía Formosa is an area occupied by vast dunes, among which the freshwater Lagoon of Genipabu is located. You can get off on a sandy beach, rent a buggy to drive through the dunes, or even take a short trip by camel, which has become an unmissable tourist attraction.





PARTNERS

## COOPERATION WITH THE LOCAL COMMUNITY

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Promoting social activities in Baía Formosa has always been an important part of Gremi International's strategy for the "Eco Estrela" project. Social development combined with economic growth as a result of the establishment of resorts will improve quality of life in the region.

The international film festival, FINC ([www.fincbf.com](http://www.fincbf.com)), is an annual event established by Greg Hajdarowicz, the founder of Gremi International. Focused on short movies, it provides incentives for local filmmakers. The festival has gathered people interested in the film industry for the past nine years. Due to the pandemic outbreak, FINC 2020 (26-30.12) took place online.

Sport events, such as beach volleyball competitions and runs, are co-organized with local associations.

Environmental protection and care for nature are vital for such heavenly scenery. Gremi International has registered Baía Formosa in the Clean up the World movement and periodically organizes beach-cleaning events with schools and the local authorities.





*Our landscapes are unique, our tourism potential is extraordinary and our hospitality gets the seal of approval of almost all foreign visitors.*

## GILSON MACHADO NETO

*"Like I always say: to be Brazilian is to be part of an incredible destiny. It's to live where the World dreams of taking a vacation! To be Minister of Tourism in Brazil at such an important moment is, at the same time, a great privilege and an enormous challenge. Tourism in Brazil has all the ingredients to become an important pillar of our economy. No other country in the world has the natural beauty like we have here. Our landscapes are unique, our tourism potential is extraordinary and our hospitality gets the seal of approval of almost all foreign visitors. Tourism is fast money for the economy!*

*For the first time in our history, Brazil has a president with vision who is a strong supporter of the tourism industry stakeholders and sector as a whole. President Jair Messias Bolsonaro's Government works with concrete measures and not just words. These measures have been praised by the Secretary General of the*

*World Tourism Organization (WTO), Zurab Pololikashvili, during his visit to Brazil in 2020. He recognized our potential and stated that "the world needs to discover the beauty of Brazil".*

*Our mission is to work on the development of tourism, offering, among other things, supporting legislature for those who opt to bet on our country. In addition, it is necessary to invest in tourism infrastructure, promotion of our destinations and training of the labor force, so that more and more tourists, especially foreigners, visit Brazil. We have been visiting all Brazilian states and listening to people, to understand their realities and their needs. At the same time, we have established direct communication channels with the tourist trade, businessmen and other leaders, because they are the ones who invest in the sector, generating employment and income for our population. Only this combination of actions and efforts will make tourism stronger in Brazil.*



Gilson Machado Neto  
Brazil's Minister of Tourism

MINISTRY OF  
TOURISM





*By themselves these numbers already guarantee the strong support of the state government for the implementation of the project.*

## FÁTIMA BEZERRA

*With the investment of about US \$ 1,5 billion and the creation of approximately 400 direct jobs and 4 000 indirect ones these will be the greatest legacies that the Eco Estrela Resort Project will leave in Rio Grande do Norte. By themselves these numbers already guarantee the strong support of the state government for the implementation of the project. Along with this is the tourist promotion of the destination of Formosa Bay and the entire region, bringing the tourism of excellence and great investment opportunities for Brazil. This is the first investment of the group Six Senses in South America and starting from Rio Grande do Norte brings perspectives of other investments such as the Eco Estrela Resort to our state. As governor, I can assure you that we will not measure efforts to carry out this and any other project that brings benefits to the people of Rio Grande do Norte.*



Fátima Bezerra  
Governor of Rio Grande do Norte state in Brazil



**GOVERNO**  
**DO RIO GRANDE DO NORTE**



*An enterprise of the proportions and splendor of the Eco Estrela Resort is a fundamental piece for Brazilian tourism...*

### ANA MARIA DA COSTA

*The Rio Grande do Norte is a power in tourism, we combine characteristics and differentials that no other state of Brazil, besides extremely hospitable people. An enterprise of the proportions and splendor of the Eco Estrela Resort is a fundamental piece for Brazilian tourism, not only for Rio Grande do Norte, and for the Northeast. The project of the Six Senses group, a pioneer in Latin America, brings a scale that can change the history of the RN; attracting a new profile of tourist, much more concerned with the environment, sustainability and with a special look for culture. The project is to occupy an area of 2 570 hectares in front of the sea of Formosa Bay (Rio Grande do Norte). From the point of view of economic development, I am sure that Eco Estrela will help spread the positive image of the RN, attract new investors and other ventures of this magnitude to our state. We know that all Europe already knows other beaches on our coast as paradisiacal destinations. With a venture of this size Formosa Bay will become another famous international destination.*



Ana Maria da Costa  
The State Secretary of Tourism of Rio Grande do Norte



**GOVERNO  
DO RIO GRANDE DO NORTE**

Secretaria de Estado do Turismo do RN - Setur RN



*Growing with responsibility and sustainability should be the target of any enterprise, thus promoting the necessary economic growth, and guaranteeing the preservation of the environment.*

### CAMILA MELO

*“Baía Formosa is a touristic village privileged by numerous natural attractions, incredible beaches, enjoyable climate and with a huge potential for further development. Growing with responsibility and sustainability should be the target of any enterprise, thus promoting the necessary economic growth, and guaranteeing the preservation of the environment. I see this ability in the Eco Estrela project, which with all its sustainable and responsible policy will bring direct and indirect employment opportunities to our citizens, thus contributing to the progress of Baía Formosa.*

*Investing in tourism in our community along with the Eco Estrela Project means developing qualified labor, providing opportunities for the expansion of local food businesses and services, generating improvements in public health, sanitation, access routes and public safety, thus nurturing benefits and quality of life that will revert to our population. We will walk together, investing responsibly in the unforgettable experience that we will provide to our tourists, reaffirming its real meaning: comfort, tranquility and especially happiness.”*



CAMILA MELO  
Mayor of Baía Formosa



PREFEITURA  
**BAÍA FORMOSA**  
GESTÃO PARTICIPATIVA



*We welcome sustainable tourism ventures as they contribute to the development of our land.*

## LEONLENE AGUIAR

*"The Rio Grande do Norte offers great potential for tourism, especially for those developing in the inviting coastal zone. There are natural sandy beaches, dune fields, Atlantic forest, important estuaries and coastal lagoons that arouse the curiosity of people all over the world. These spaces are real heritage. We welcome sustainable tourism ventures, as they will contribute to the development of our land, where there is a public policy for the promotion of the Costa Branca Polo and the Costa das Dunas Polo, within the Tourism Development Program. IDEMA must exercise its role of control, licensing and supervising, ensuring the harmony of the projects with the natural characteristics of the coastal zone, bringing legal certainty and sustainability that favor the scenario that fosters employment and income with environmental balance."*



Leonlene Aguiar  
Director General of IDEMA

**IDE-EMA**  
Instituto de Desenvolvimento Sustentável  
e Meio Ambiente do Rio Grande do Norte



*The purpose of the Institution is to promote local development, training qualified people to meet the demands of companies that settle in Rio Grande do Norte.*

### JOSÉ ARNÓBIO DE ARAÚJO FILHO

*"The IFRN is a century-old institution that is always renewing itself. With professional reference education throughout Rio Grande do Norte, it has 132 courses and more than 30 thousand students. Through integral training, it prepares citizens connected with the environmental, political and cultural needs of the modern world. The purpose of the Institution is to promote local development, training qualified people to meet the demands of companies that settle in Rio Grande do Norte."*



José Arnóbio de Araújo Filho  
Rector of the IFRN





*...an intelligent solution for promotion of sport/recreational fishing tourism in the region and attracting other investments...*

### ANTONIO CARLOS FERREIRA DE ARAUJO

*"Brazil offers unparalleled conditions for the practice of sport/recreational fishing, with astonishing river basins, 8 500 km of coastline and an impressive quantity and variety of sport fishes from fresh and salt water, as a worldwide showcase of the activity. The Eco Estrela project in the State of Rio Grande do Norte presents itself as an intelligent solution for promoting sport/recreational fishing tourism in the region and attracting other investments, which will certainly generate income for the local population and improve social conditions, all with necessary protection of the local environment. The project and its organizers are to be congratulated! National Association of Ecology and Sport Fishing (ANEPE), headquartered in the city of São Paulo, State of São Paulo is the national non-profit association that represents the interests of sport fishermen and the Brazilian sport fishing market. Its members include fishermen and companies in the segment (industry, trade and services, including tourism). Its main purpose is the promotion, dissemination and fostering of sport-recreational fishing, as an important tool for generating income and social gains, sustainable environmentally. ANEPE assists and supports the executive and legislative authorities in creating regulatory benchmarks designing projects that will promote and stimulate the entire sector's social and economic development, to create conditions to attract the tourism and business of sport/recreational amateur fishing to develop regions with fishing potential."*



Antonio Carlos Ferreira de Araujo  
Former President of ANEPE



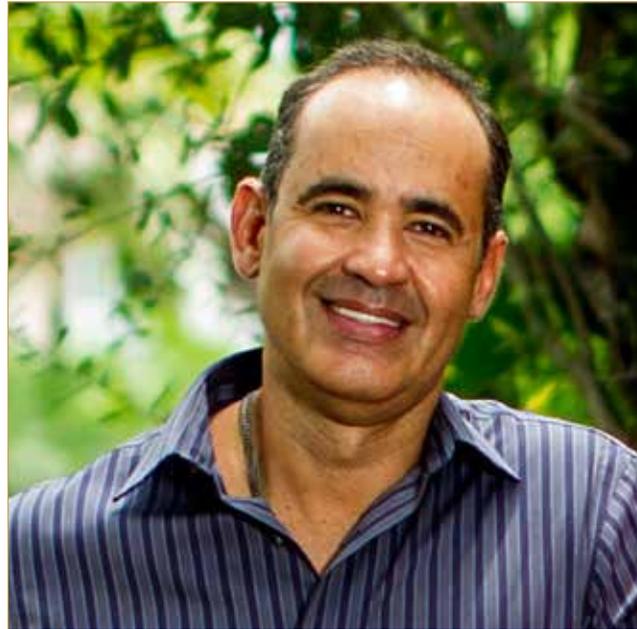
ASSOCIAÇÃO NACIONAL DE  
ECOLOGIA E PESCA ESPORTIVA



*The project is filled with activities that embrace wind, sun and the beauty of the site's majestic sand dunes and stunning beaches.*

## JOSE ANTONIO JAGUAN

*"Nothing in the region rivals Fazenda Estrela Resort's magnificent natural beauty. Key to the project is the preservation of its spectacular coastal dune environment as well as the restoration and enhancement of the vast mangrove reserve that occupies much of the site; both vital natural resources and places for recreation. The project is filled with activities that embrace wind, sun and the beauty of the site's majestic sand dunes and stunning beaches. The Eco Estrela Project is set to become a thriving, living community where residents and visitors alike come to live, work and play."*



Jose Antonio Jaguan  
PLA, ASLA, EDSA Former Principal





*We think that Eco Estrela has the fundamentals to become an iconic project in Brazil...*

### CARLOS ALONSO

*"We think that Eco Estrela has the fundamentals to become an iconic project in Brazil and a landmark tourist destination in South America, since it combines the right balance of location, natural beauty, accessibility, great weather and increasing market demand in the region for luxury and exotic destinations."*



Carlos Alonso  
Managing Director PKF hotelexperts Latin America





*We are excited to be acting as International Hospitality Counsel for the Eco Estrela project...*

## ERIC ROSEDALE

*Greenberg Traurig is a leading international law firm with a well-established practice in multi-phase resort developments, including projects in ecologically sensitive areas. We act on behalf of resort developers, owners, operators and debt providers. Our multi-disciplinary hospitality team has a long track record of advising on projects in Latin America and structuring complex resort investments. We are excited to be acting as International Hospitality Counsel for the Eco Estrela project, in close cooperation with Brazilian law firm, Koury Lopes Advogados. Eco Estrela's large project site, unique coastal features and sustainability goals present a wide array of development options and opportunities. We look forward to being an integral part of the project's international advisory team.*



Eric Rosedale  
Chair, International Real Estate  
Greenberg Traurig

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*We are very excited about the challenges we'll be facing in the next steps until its full completion.*

## MARIANA CORTEZ

*"KLA is a young and dynamic full-service law firm with extensive experience in advising, representing a broad range of international clients. Our Real Estate team is seen as a leader in the regularization of rural properties in Brazil, as well as for its involvement in the development of standards and legal projects relating to real estate business. It has been a pleasure working with Greenberg Traurig on this project. We have been working with the Gremi team since 2005 on the acquisition of the rural property where the Eco Estrela project will be developed and are very excited about the challenges we'll be facing in the next steps until its full completion."*



Mariana Cortez  
Corporate and M&A partner  
with extensive experience in real estate matters



“

*...we are proud to become the initial gateway that thousands of visitors will open to enjoy the Eco Estrela project.*

### JOSE LUIS MENGHINI

“Eco Estrela is a paradigmatic project and the robust foundation of a planetary bridge connecting a sustainable real-state tourism development in north-eastern Brazil with the whole world. As operators of the airport of Natal in Rio Grande do Norte over the next decades, we are proud to become the initial gateway that thousands of visitors will open to enjoy the Eco Estrela project. We have invested heavily in ensuring superb quality and the safe operation of Natal airport and will invest every effort to provide all the investors and visitors of the Eco Estrela project with the most reliable airport infrastructure and the most enjoyable travel experience.”



Eng. José-Luis Menghini  
(Former CEO and current member of the board of  
Inframérica-Sao Gonçalo do Amarante Airport Concession)





*The Natal/Rio Grande do Norte tourism area is poised to be one of the main beneficiaries of an improved Brazilian economy.*

## ROBERT KARVER

*"The Natal/Rio Grande do Norte tourism area is poised to be one of the main beneficiaries of an improved Brazilian economy. Beautiful beaches and an untouched landscape, as well as a strategic location proximate to both the eastern US and western Europe coasts, continued global economic and tourism growth and the search for unique experiences (natural and cultural) should drive demand to the region. Projects like Eco Estrela should be first in line."*



Robert Karver  
Senior Manager - Ernst & Young  
Transaction Real Estate and Hospitality





*We are excited to help in the implementation in Brazil of a synonym of high luxury and quality in hospitality, in one of the most paradisiacal places of the wonderful coastline of northeastern Brazil*

### HERNANI VARELLA JR.

*Tallento Gerenciadora is one of the main project management companies in Brazil and gathers the experience of its 32 years of uninterrupted activity in Brazilian engineering, having participated in more than 1,200 construction sites nationwide and abroad. The company seeks efficiency in its projects and assertiveness on its actions, joining its expertise and its procedures of engineering to the project necessities of its clients, resulting in the certainty that the entrepreneur/investor needs on their investments.*

*With extensive experience in hotels development, working with brands such as Four Seasons, Oetker, Hyatt, Hard Rock, Yoo2, Club Med, Accor, BHG (Royal Tulip), we are extremely motivated to, together with Gremi International, reconciling the best performance of national engineering with the demanding requirements of the renowned Six Senses. We are excited to help in the implementation in Brazil of a synonym of high luxury and quality in hospitality, in one of the most paradisiacal places of the wonderful coastline of northeastern Brazil, which will certainly be a reference project in world tourism.*



Hernani Varella Jr.  
Managing Partner Tallento Gerenciadora





*We encourage practices such as the development of sustainable business ventures (...)*

## FLÁVIO LIMA

*The Center of Surveys and Environmental Monitoring (CEMAM) is a non-profit and non-governmental institution created in 2014 by the technical team of the Costa Branca Cetacean Project – University of the State of Rio Grande do Norte (Projeto Cetáceos da Costa Branca – Universidade do Estado do Rio Grande do Norte, PCCB-UERN). CEMAM and PCCB-UERN carry out research, monitoring and environmental conservation of marine, coastal and terrestrial ecosystems, integrating scientific and traditional knowledge. We encourage practices such as the development of sustainable business ventures, protection of the environment, as well as creating employment opportunities for local residents that may enhance economic well-being and overall quality of lives. As part of the partnership between CEMAM / PCCB-UERN and the Eco Estrela, our mission is to spread information about marine ecosystems and use of scientific and traditional knowledge for conservation efforts, including outreach and environmental education of the local community.*



Flávio Lima  
General Project Coordinator







*We are honored to have been selected as the Brazilian Financial Advisor for such a visionary project*

## ANDRE BARAKE

*We are honored to have been selected as the Brazilian Financial Advisor for such a visionary project. As we joined this selected group of high caliber, passionate individuals, we endeavor to add our experience to help turn their vision into reality.*



Andre Barake  
GRT Partners

**GRT** Partners

We would like to thank all the partners working on this project for their dedication, professionalism and creativity.





# PROJECT TEAM



### *Grzegorz (Greg) Hajdarowicz*

Mr. Hajdarowicz is a graduate of the Institute of Political Science at the Law Faculty at the Jagiellonian University in Kraków. As a student, in the 1980's, he was an active opponent of the totalitarian system in Poland.

In the late 1980's he lived and worked in the US. After returning to Poland with its nascent free market he invested his savings of \$6000 and founded a pharmaceutical company Gremi, which rapidly expanded to cover the whole country.

In 1994, Gremi diversified its business to pre-development projects and investments. The restructuring of failing enterprises became another line of its business in 1996.

Those businesses were subsequently sold and Gremi focused on equity and real estate investments in Poland.

In 2009 Gremi also invested in a unique project in Brazil by buying Fazenda Estrela.

The acquisition of Przekrój weekly in 2009 marked the beginning of a media venture. Today the Company owns Rzeczpospolita, Poland's most influential newspaper. Its media portfolio also includes the business daily Parkiet.

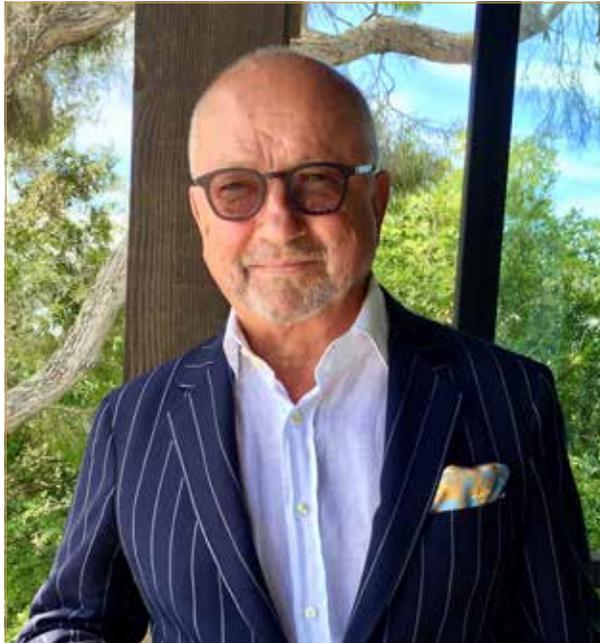
Film production has been another line of Grzegorz Hajdarowicz's business for several years now. He has produced seven movies since 2003, including City Island by Raymond de Felitta starring Andy Garcia.

Mr. Grzegorz Hajdarowicz initiated International Film Festival in Baia Formosa FINC. It is considered today as one of the most highly regarded Film Festivals in North-eastern Brazil.

Since 2017 Mr. Hajdarowicz and his team have been working on creating an international chain of 13 Amusement Parks based on VR and AR and Alvernia Planet Citizenship Network.

In 2016 Mr Hajdarowicz was awarded by President Bronislaw Komorowski, The Knight's Cross of the Order of the Rebirth of Poland, the highest state award "for an outstanding contribution to democratic transformation in Poland".

In 2018 Mr. Hajdarowicz was invited to participate in the international Bilderberg meeting.



### *Wolf Hengst*

Mr. Hengst started his career with Hilton International in London and Paris. In 1977 Mr. Hengst joined Four Seasons Hotels and Resorts. In his role as General Manager he opened the first Four Seasons-built hotel in the United States in Washington DC. The hotel's uniqueness, service standards and success soon became the criteria for luxury hotels in the United States, garnering a prominent mention in the opening pages of the bestselling book *In Search of Excellence* by management guru Tom Peters.

Mr. Hengst's career fast-forwarded to his promotion to Vice President of Four Seasons in the early 1980s, a period during which Four Seasons opened hotels in various parts of the United States. In 1985 he was promoted to Vice President, Operations in charge of the Eastern United States, Caribbean and Europe. In this capacity he worked as part of the team that initiated the rapid growth of Four Seasons Hotels as the undisputed leader in the luxury category; this push included the first Four Seasons Resort as well as full-service spas within hotels in those regions.

When Four Seasons purchased Regent International Hotels in 1992 - then the leading luxury brand of hotels and spas in Asia - Mr. Hengst was appointed Chairman of Regent International Hotels and President of Four Seasons Hotels Asia Pacific, headquartered in Hong Kong. In this capacity over the next 6 years he led the integration of the two companies and their expansion throughout Asia. In 1998 Mr. Hengst moved to Toronto, the company's headquarters where he was appointed President, World Wide Hotel Operations reporting to the Founder and Chairman, Isadore Sharp.

In 2008, Mr. Hengst joined the board of Six Senses Resorts and Spas. In 2012 Pegasus Private Equity Group of New York purchased Six Senses, at that time he was appointed Executive Chairman of the newly acquired company. When Six Senses was purchased by Intercontinental Hotels in early 2019, Hengst became Strategic Advisor to Six Senses.



## *Andrew Thomson*

Andrew Thomson is the Director of Pacific Nexus, an Advisor to Portugal's Amorim Luxury group as well as a Project Director of Real Holdings International which is planning a resort and residence developments in Brazil, including an Aman in Duas Barras in Alagoas State.

As General Manager of Regent International Hotels group (later Four Seasons Hotels) Andrew was responsible for project management and development of resorts in Australia, Hawaii, New Zealand and Fiji.

Prior to this he was the Aman Managing Director and Director of Operations (1998-2013; based in Singapore) and has helped the Aman group to grow worldwide.

Furthermore, he was the General Manager of the Shangri-La Fijian Resort, and held senior positions

with Rockresorts in the US and British Virgin Islands, Puerto Rico, and Hawaii.

A rugby player, he was President and a player with Fiji's champion Nadroga Rugby Union from 1976 to 1982, a National Selector and Manager of Fiji Rugby teams from 1989 to 1997, and Chairman of Fiji Sevens from 1993 to 1997, when Fiji won the Rugby Sevens World Cup.

In addition, he has also held positions on Boards of Air Pacific (later Fiji Airways) and the Fiji Trade and Investment group. Andrew's 50 years' experience in the development of hotel and tourism projects has established him as an internationally respected figure in the hospitality industry. For his services to the Tourism Industry and Fiji Rugby, Andrew was recently awarded the Order of Fiji.



### *Dorota Hajdarowicz*

Dorota was born, raised and completed her education in Krakow.

She is a graduate of Spanish and Latin American Studies at the Jagiellonian University.

This passion for the history and literature of South America was how she met her future husband – Greg Hajdarowicz.

Since 1989, when they first met, they have shared this passion and have traveled to South America together numerous times. They finally discovered Brazil and fell in love with its nature, language, culture and people.

Dorota ran her own business De Oro (1998-2003), working together with her husband's companies, especially in the field of PR and marketing. She was responsible for the marketing materials during the pharmaceutical period of Gremi's business activity.

Always passionate about healthy lifestyle, Dorota was the editor-in-chief of *Twoje Zdrowie* (Your Health) monthly in the 1990's. The magazine was

printed and distributed in pharmacies across Poland in the quantity of 400 000 copies.

In early 2000's, she was involved in the project of regeneration of Krakow's former industrial district – Zabłocie, focusing on the historical and cultural aspects of the district. She organized the first Oscar Schindler exhibition in the original Schindler's factory, owned by the Gremi Group at the time. As a consequence, the building was donated to the city and two museums were opened within its premises – Museum Schindler's Factory and Museum of Contemporary Art.

Dorota is currently a Member of the Supervisory Board in a number of companies: KCI S.A. – Chairman, Gremi Inwestycje S.A. – Chairman, Dragmor Sp. z o.o. – Chairman and Gremi Media.

She is a mother of two – Kacper and Gaja and is still happily married to Greg.

Dorota currently resides in Lisbon and is working on projects related to the promotion of Polish artists in Portugal and Brazil.

## GREMI INTERNATIONAL TEAM



Piotr Maj  
Eco Estrela - Head of Project Management



Martin Brink  
Project Manager



Maria Kordecka  
CFO Brazil



Wojciech Kordecki  
CEO Dragmor Brasil

## GREMI INTERNATIONAL TEAM

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Rafał Dziuba  
Chief Investment Officer



Marcos Lin  
Senior Sustainability Manager



Aneta Mrozik  
Office Director

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