



*More than  
a paradise.*

A COMPLEX  
OF GREAT  
OPPORTUNITIES







Tambaba



Seixas natural pools



Historical Center



Coqueirinho



Cabo Branco Station



Areia Vermelha





*Beyond heavenly  
beaches and  
urban coziness*

*A new experience for  
tourism business,  
events and leisure*

Paraíba, known worldwide for its touristic potential from the coast to the backwoods, will soon host the largest planned tourist complex of the Brazilian Northeast.

The Cabo Branco Complex, consisting of a privileged area at the seafront of João Pessoa, has an area of 654 hectares and is surrounded by Parque das Trilhas, the largest protected reserve in Paraíba. Between the southern Paraíba coast and the green Atlantic Rainforest, the complex will have hotels, event sectors, touristic entertainment and trade and services area.

Currently the project already has the Convention Center, which has more than 48.000 sqm of built area and wide capacity to provide business events and great spectacles.



*João Pessoa*  
**809.015**  
*inhabitants*

Source: IBGE

POLO  
**CABO  
BRANCO**





POLO  
CABO  
BRANCO

## FAIR AND EXHIBITION HALL

### SIMULTANEOUS events

19 thousand  
sqm of built area

20 thousand  
people



## PEDRA DO REINO THEATER

2.924  
seats

Projection  
and translation  
Individual  
dressing rooms



## CONGRESS AND CONVENTION HALL

13 thousand m<sup>2</sup>  
of built area

8 flexible  
venues

9 thousand  
people



ENVIRONMENTAL  
AND TOURIST POLICE  
BATALLIONS



HEADOFFICE OF THE  
CONSERVATION UNIT:  
PARQUE DAS TRILHAS

## ENVIRONMENT:

- Surrounded by the largest nature reserve in Paraíba
- Parque das Trilhas – 578,55
- State Decree nº37.653/2017
- Installation license: c9/2017

## INFRASTRUCTURE:



• PAVING



• WATER



• GAS



• SANITATION

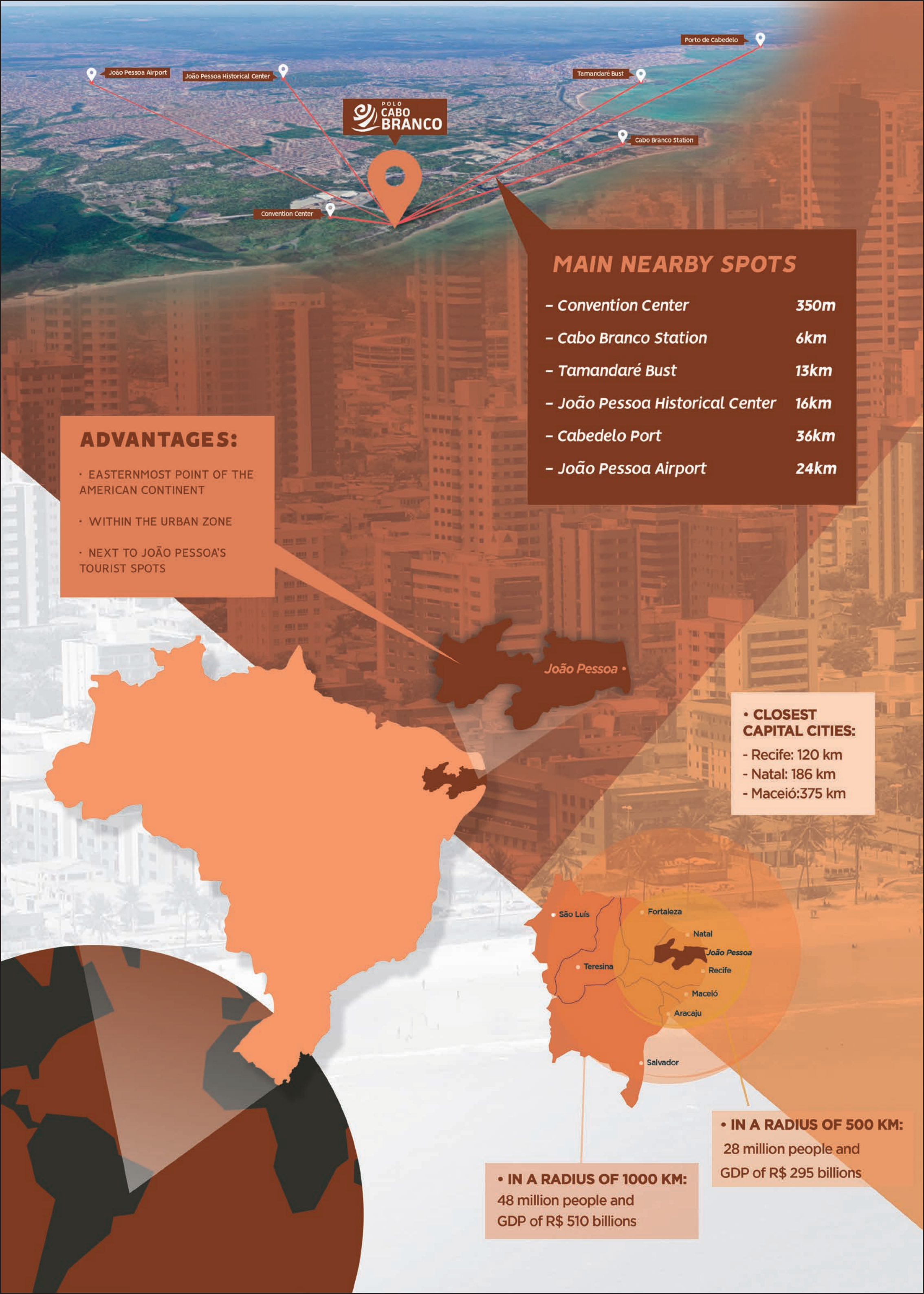


• POWER



• OPTICAL FIBER





## ADVANTAGES:

- EASTERNMOST POINT OF THE AMERICAN CONTINENT
- WITHIN THE URBAN ZONE
- NEXT TO JOÃO PESSOA'S TOURIST SPOTS

## MAIN NEARBY SPOTS

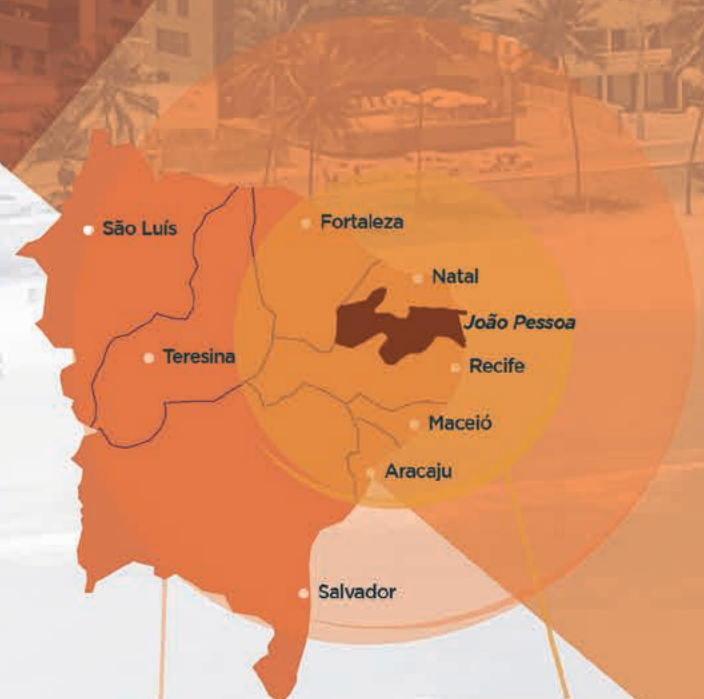
- Convention Center	350m
- Cabo Branco Station	6km
- Tamandaré Bust	13km
- João Pessoa Historical Center	16km
- Cabedelo Port	36km
- João Pessoa Airport	24km



João Pessoa

## • CLOSEST CAPITAL CITIES:

- Recife: 120 km
- Natal: 186 km
- Maceió: 375 km



## • IN A RADIUS OF 500 KM:

28 million people and GDP of R\$ 295 billions

## • IN A RADIUS OF 1000 KM:

48 million people and GDP of R\$ 510 billions



# SURF WORLD PARK

## CABO BRANCO TOURIST COMPLEX: FIRST ENTERPRISES

### SURF WORLD PARK

Large water park with a resort and several water attractions, among them the largest artificial wave pool in Brazil (and one of the largest in the world). Superior luxury, five-star standard design.

The SWP will be installed in a 240 thousand sqm area with: water attractions, an amphitheater, plazas, a gastronomic area and bars, a senior center, a kindergarden, an open-air disco, a medical center, a gym and a SPA, a surf school, a gourmet market, a skateboard track, an artificial wave pool, and a sand beach. The water park will offer: the slide tower, slow river, pirate ship, boomerang slide, whirlpool slide, aqua-house, flow rider, wave pool, and surf school.

The artificial wave pool, one of the biggest attractions of the water park, will be built in a 31 thousand sqm area with a 200 m diameter. The equipment will make 24 waves per minute, will have five wave levels of up to 2.4 m high, and will be able to receive up to 170 surfers simultaneously.







# SURF WORLD PARK

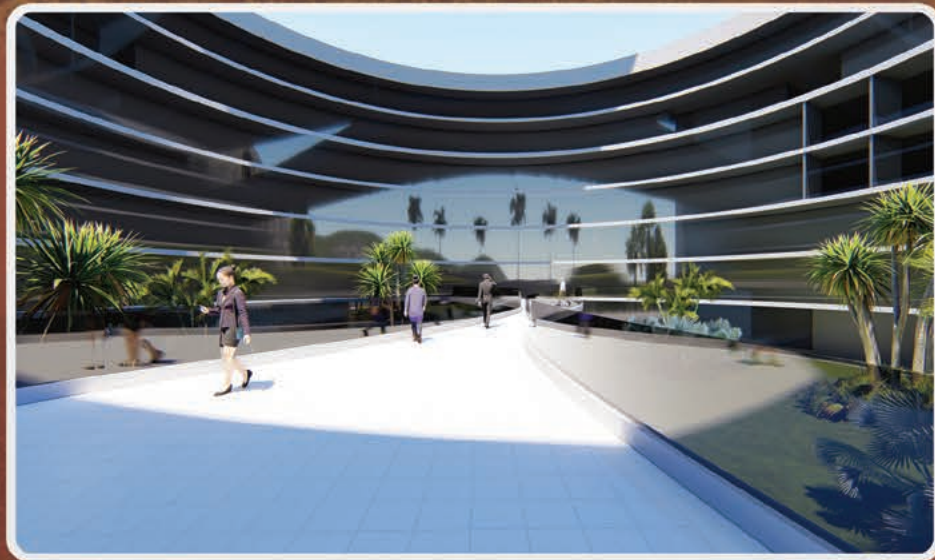
## OVERVIEW

- |   |                              |
|---|------------------------------|
| 0 Entrance                              | 11 GYM-SPA                   |
| 1 Parking building                      | 12 Amphitheater              |
| 2 Square of admission                   | 13 Beach and poolside        |
| 3 Market square                         | <b>14. WATER ATTRACTIONS</b> |
| 4 Public services                       | 14.1 Slide Tower             |
| 4.1 Restrooms                           | 14.2 Swimming pool           |
| 5 Gastronomic area and bars             | 14.3 Slow River              |
| 5.1 Locales Gastro-Bar                  | 14.4 Pirate Ship             |
| 5.2 Fast food restaurants               | 14.5 Whirlpool Slide         |
| 5.3 International fast food restaurants | 14.6 Boomerang Slide         |
| 6.1 Kindergarden                        | 14.7 Slide                   |
| 6.2 Senior Center                       | 14.8 Aquahouse               |
| 7 Medical assistance                    | 14.9 Skateboard track        |
| 8 Disco                                 | 15 Surfing pool              |
| 9 Restaurant                            | 16 Surfing school            |
| 10 Hotel                                |                              |





## **CABO BRANCO TOURIST COMPLEX: FIRST ENTERPRISES**



### **OCEAN PALACE JAMPA ECO BEACH RESORT**

High standard design, superior luxury, five stars, with All-inclusive system.

More than 43 thousand m<sup>2</sup> of constructed area, including 405 apartments (most of them with sea view) with areas between 41m<sup>2</sup> and 99m<sup>2</sup>, and several leisure activities, including ecological trails and several gastronomic options.

Swimming pools with lanes and VIP, sports courts, kiosks, waterslides, regional restaurant, French restaurant, yoga and pilates rooms, gym, events area, cinema, lobby, bars, lounges, cyber cafe, beauty salon, SPA, sushi bar, convention center, central garden, and kids sidewalk with nursery and games.

Besides, the facility will have a medical center, sauna, and laundry room, among other services.

A Sustainable project, integrated with the green and energy self-sufficient.







## **CABO BRANCO TOURIST COMPLEX: FIRST ENTERPRISES**

### **AMADO BIO & SPA HOTEL**

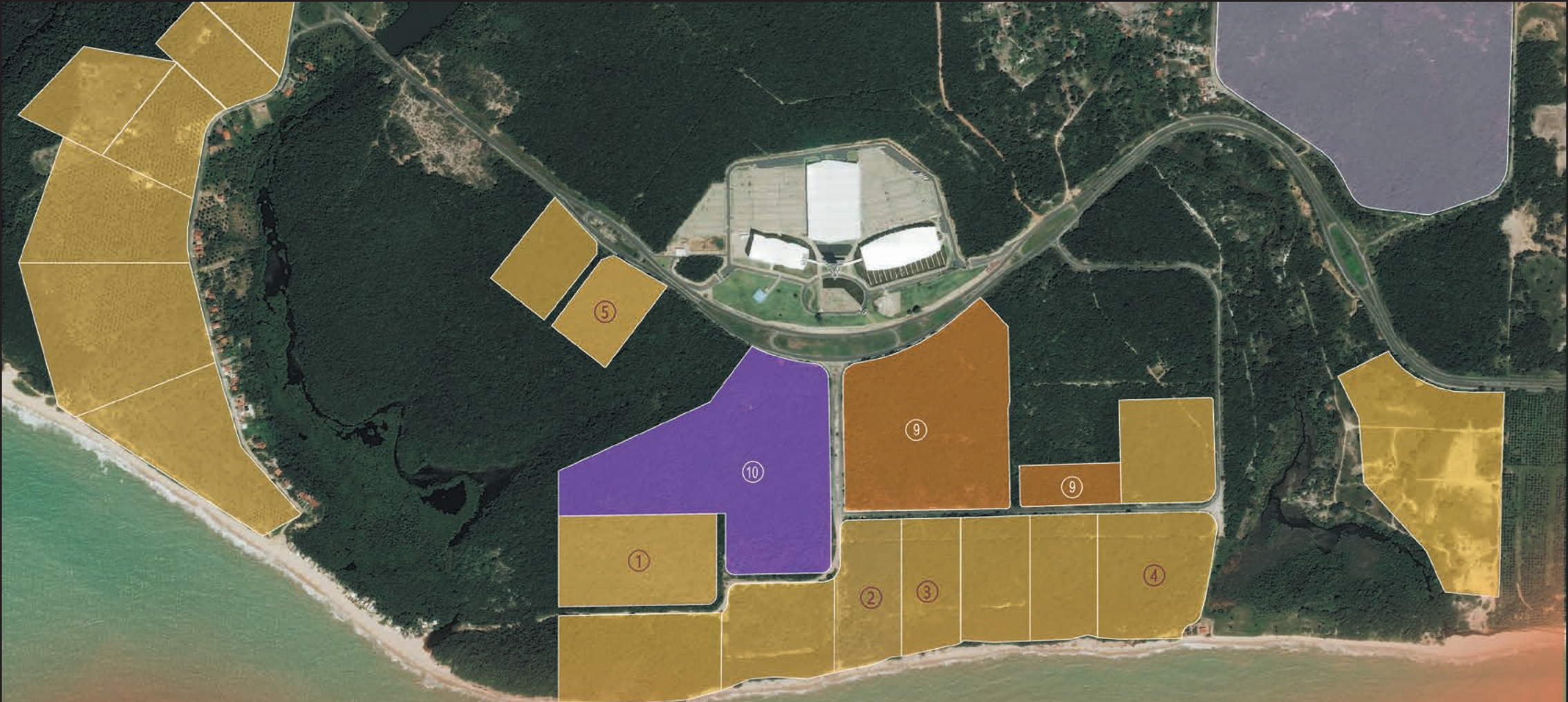
The project aims to re-signify patterns and behaviors, and to do so, will integrate elements from the ocean, cliffs, and forest where the tourist complex is located.

It brings concepts such as Biophilic Design (way of creating natural environments), Tailor made, Wellness, Mindfulness, customizing services for each user, with unique sensory experiences, both in relationship with the environment and the spaces, providing equipment designed to have an impact at all times.

Amado Bio & SPA Hotel will be built in an area of almost 40 thousand m<sup>2</sup> and its structure will have the capacity for 240 units. 82 will be built in the first six months and the others in up to a year.







## LOTS OFFERED:

LOT	AREA	Usage (Decree nº 6.931/2010)
1	7,0	RESORT
2	4,5	RESORT
3	3,8	RESORT
4	7,5	RESORT
5	3,3	HOTEL
9	16,5	COMMERCE AND SERVICES
10	18,8	ENTERTAINMENT (THEME PARK)

## CONDITIONS FOR OBTAINING THE AREAS:

- Grant through the Locational Incentive Program

### REDUCTION UP TO:

**90%**  
OF MARKET  
VALUE

Hotel sector

**95%**  
OF MARKET  
VALUE

Commerce and services

**97%**  
OF MARKET  
VALUE

Entertainment  
(Theme park)

**15%**  
OF DOWN  
PAYMENT +60  
INSTALLMENTS

WITH A  
**2**  
YEAR GRACE PERIOD  
FOR THE FIRST  
INSTALLMENT

## TAX INCENTIVES:

**60%**  
OF REDUCTION  
ON ISS<sup>1</sup>

<sup>1</sup> Municipal law nº  
115/2017

GRANT ON  
**ICMS<sup>2</sup>**

<sup>2</sup> Special State Decree  
for the complex

## FOR FURTHER INFORMATION:



**ACCESS:**  
[cinep.pb.gov.br](http://cinep.pb.gov.br)



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