

PARADISE LIFESTYLE



MARAEY
RIO DE JANEIRO





MARA EY, PARADISE ON EARTH

A business venture offering numerous experiences, with innovation, grand luxury, environment respect and social responsibility, in a unique region of Maricá, in Rio de Janeiro state.

Tourist, residential, ecological, commercial, business, sports, cultural and leisure infrastructures combined in an only transformative Project.

MARA EY aims to become:

- One of the top Tourist Destination of Latin América
- Worldwide example of Sustainable Tourism
- A unique model of Integrated and Quality Hospitality Training
- The most stunning Real Estate Development in Brazil
- Cluster of Innovation and New Technologies Development



www.maraey.com

An aerial photograph of a tropical coastline at sunset. The sun is low on the horizon, casting a bright, shimmering path of light across the turquoise ocean. The coastline features a wide, sandy beach bordered by lush green vegetation. In the background, there are rolling hills and mountains under a soft, hazy sky.

MARAEY



PARADISE ON EARTH

" THE BEST TOURIST AND RESIDENTIAL ECO DEVELOPMENT IN BRAZIL"



LOCATION



840 HA



12 KM OF LAGOON SHORES



8,5 KM OF BEACHES





VISIT PARADISE...



TOURISM



2.000+ hotel rooms managed by a unique offer of international brands
312.000+ direct tourists per year and 150.000 indirect tourists per year
118.000 passengers per year in Maricá's airport

ROCK IN RIO MARA EY RESORT

A unique resort on a spectacular front beach lane of fine sand, where it will be possible to enjoy the best musical and cultural experiences

YVYRA RESORT & BRANDED RESIDENCES

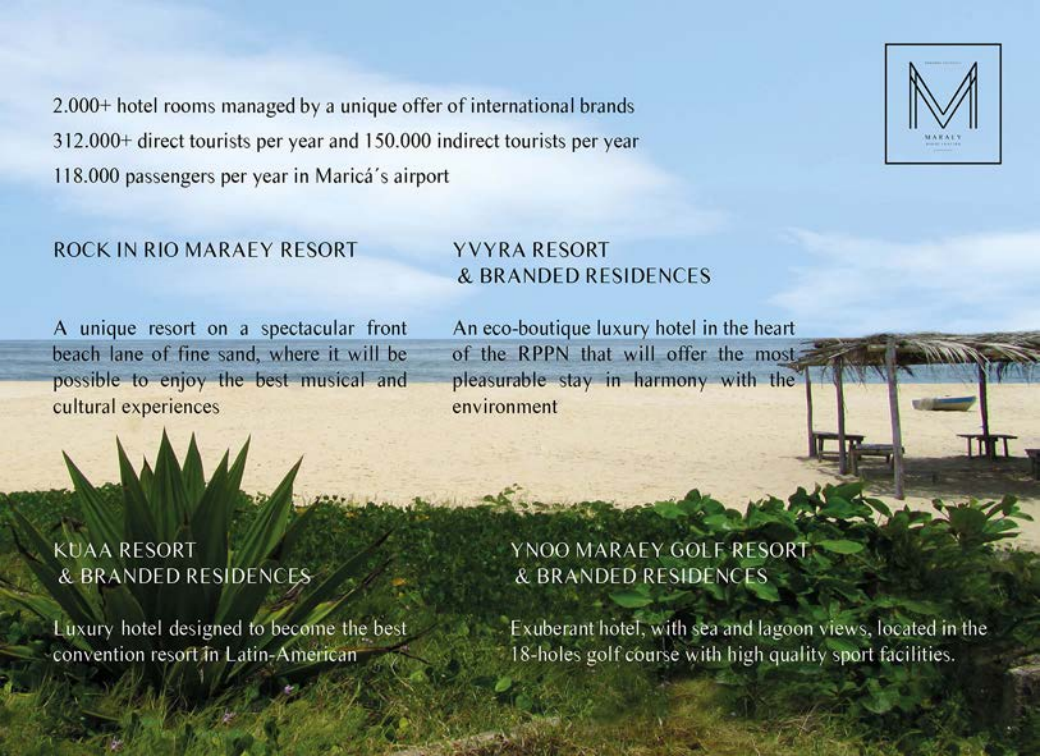
An eco-boutique luxury hotel in the heart of the RPPN that will offer the most pleasurable stay in harmony with the environment

KUAA RESORT & BRANDED RESIDENCES

Luxury hotel designed to become the best convention resort in Latin-American

YNOO MARA EY GOLF RESORT & BRANDED RESIDENCES

Exuberant hotel, with sea and lagoon views, located in the 18-holes golf course with high quality sport facilities.





LIVE IN PARADISE...



RESIDENTIAL



Residential complex of low occupation density and the highest construction standards.
Based in sustainability, innovation and technology

Unique offer for first and second dwelling in a privileged environment

Exclusive project, with dwellings and buildings with a maximum of four floors

Multiple multifamily residential typologies: multifamily, duplex, detached houses and villas



UPLEX



EMI-DETACHED



ILLAS



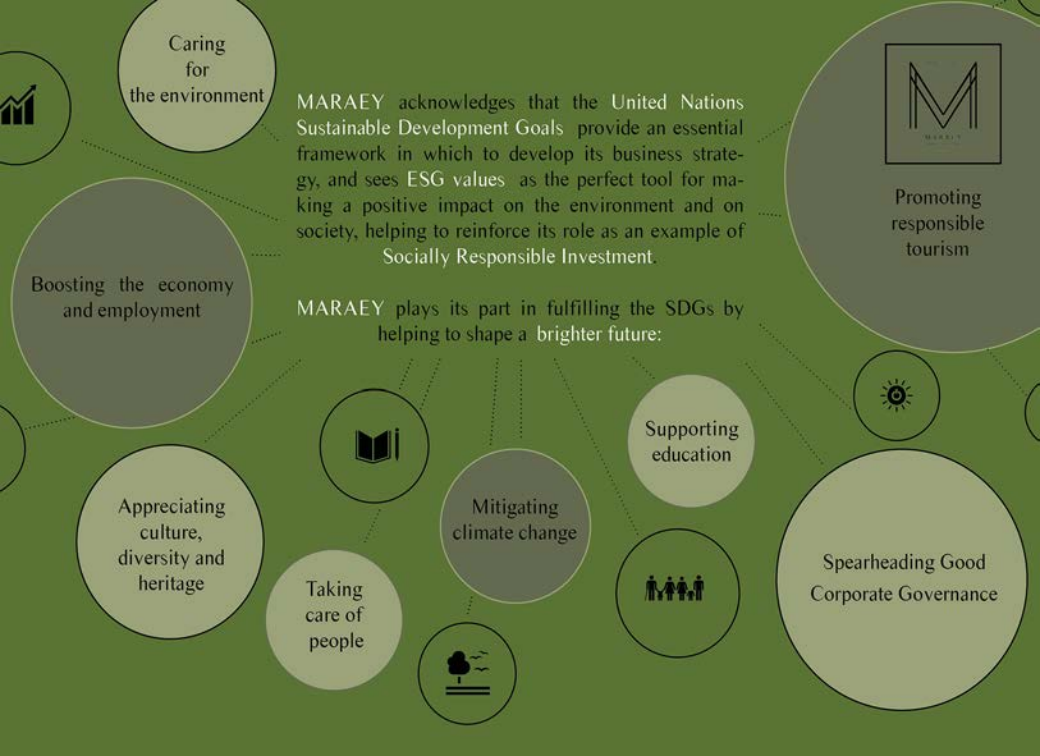
ULTIFAMILIAR


Residents and visitors with direct access inside the complex to education services, health, commerce, sport facilities, leisure and business

Maximum security in the MARAEY area



MARAEY, a worldwide paragon of Sustainable Development -
ESG (Environmental, Social and Governance)





Live restinga, minimum occupancy, unique environment
MARAÉY bets on its natural heritage.



ENVIRONMENTAL COMMITMENT


6,6% building occupancy

81% of the development area will be
preserved with native vegetation



Creation of the second biggest natural patrimony private reserve (RPPN)
of restinga in the Rio de Janeiro State, with 437 hectares

Environmental Research Center for Maricá's fauna and flora studies
development, including the participation of some of the main Universities in
the country, such as UERJ, UFRJ, UFF, UFRRJ, UFES, FURG, and prestigious
ONG acting in the environmental studies area.

A silhouette of a fisherman in a small boat on a body of water at sunset. The fisherman is holding a large, expansive fishing net that is spread out in the air, catching the light from the low sun. The background shows a calm sea and distant hills under a warm, orange sky. The sun is a bright, glowing orb on the horizon, reflecting on the water.

Integrated community, preserved culture, guaranteed fishing.



SOCIOCULTURAL

Zacarias foundational regulation, with final assignment of the property deeds,
for the inhabitants inside the boundaries established by the State



Creation of the handmade fisher house

Rescue program and dissemination of the family and cultural memory of Zacarias

Recuperation project of the Maricá's lagoon and resettlement with native species

Urban participatory design, with the same census as the project

Creation of leisure areas and sport centers

Sewage water treatment with tertiary technology



Hopitality and Cooking: from learning to excellence in one place.



EDUCATION





Creation of MARAEY University Campus, for 700 students of higher-level education, led by the most renowned hospitality schools in the world

Hospitality Education Center of Maricá, with 3.000 students in job training

Training for all professional levels in the hospitality sector

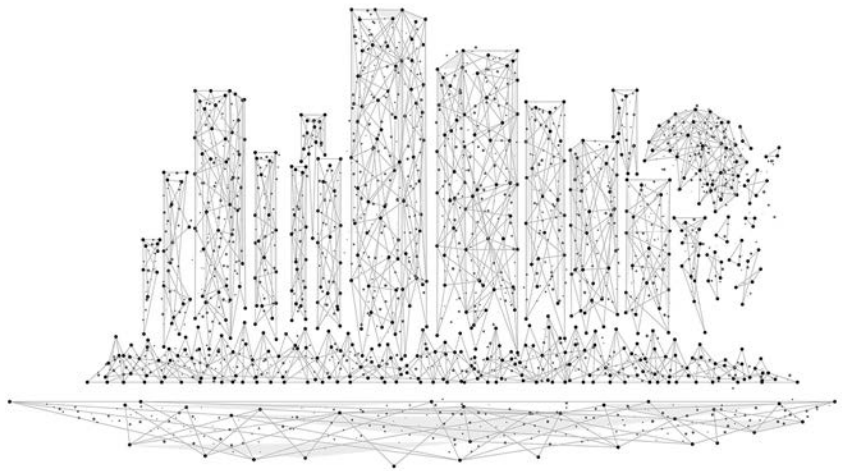
Unique group of hotels, with the most important hotel chains in the world

Consolidation of a high quality educational hub



Energy efficiency, new technologies use and creative capacity.

MARAEY advances the future.



INNOVATION AND NEW
TECHNOLOGIES CLUSTER



A Smart City complex, with extensive implementation of Information and Communication Technologies


Positive Ecological Footprint: initiatives that guarantee a balanced use of the natural resources, generating less impact on the environment than calculated for the whole complex

Distributed Generation, with many electricity connection points

Smart Buildings, with material and techniques that reduce significantly the human impact on the environment

E-Mobility, a local transportation system through electric models, contributing to the reduction of fossil fuel vehicles, avoiding carbon emissions

Smart Citizen, an initiative that connects the smart city with the inhabitants and visitors through collaborative technology to carry out the sustainability MARA EY fulfillment



MARAEY pursues its goal of making mobility safe, environmentally friendly and highly efficient.



MARA EY will be working like no other urban development in the world to promote the use of electric and hybrid cars, aiming for 55% of its fleet to be sustainable vehicles.

MARA EY will have the biggest bikeway in a real estate development in Brazil, spanning 20 km long. This micro-mobility solution, connected to the Maricá bikeway network, will be developed according to the quality and sustainability parameters of the SITES Gold certification.

MARAEY rises as a worldwide exemplary development in terms of quality, innovation and sustainable integration.



BIOSPHERE

THE Sustainable
SITES
Initiative





MARA EY is the first private initiative project in the world to have gained the BIOSPHERE certification in the “Sustainable Tourism Destination” category. BIOSPHERE, considered the most important international seal of Sustainable Tourism Destinations, is endorsed by UNESCO and by the World Tourism Organization (UNWTO).

MARA EY has achieved SITES Gold pre-certification, making it the first mix-use project in South America with this rating. SITES is the most internationally recognized seal concerning conception, development, infrastructure, maintenance and sustainable communities. Managed by Green Business Certification Inc., this seal includes the protection of ecosystems and energy efficiency through renewable sources (increasing carbon credits).

In addition to the most important certifications in Brazil and around the world, MARA EY has its own “green paper” on sustainability and efficiency: MARA EY ECO ARCH, which will guarantee the highest standards of bioclimatic construction and demanding design requirements are observed in all the projects undertaken in this unique development.



MARAEY, a strategic economical project for the sustainable development of Maricá and the whole Rio de Janeiro State.

An important source of income, investments and jobs.



R\$ 11 BILLIONS of private investment in 14 years during project construction

R\$ 7.32 BILLIONS in direct and indirect taxes collected during the construction and consolidation of the project, according KPMG

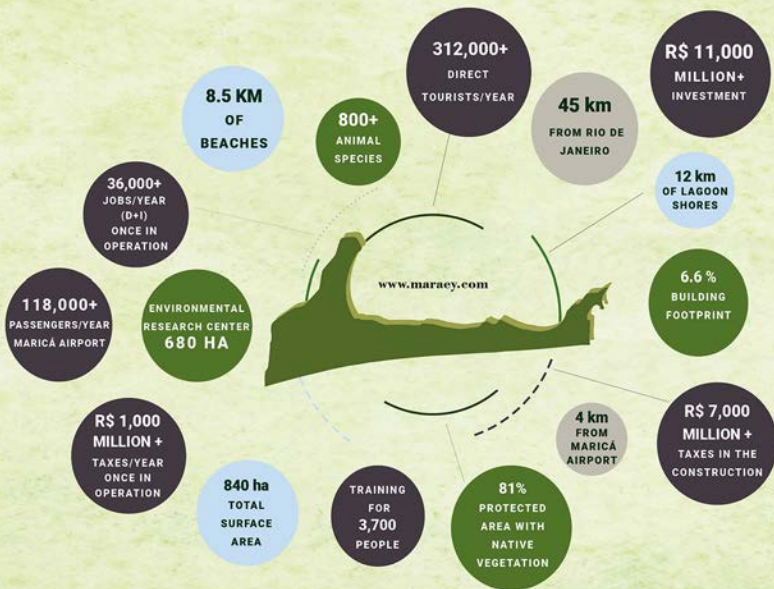
R\$ 1 annual BILLION of public collection during the operational phase

R\$ 1.76 annual BILLION generated by the estimated consume of residents, tourist and visitors

36,000+ direct and indirect jobs per year during the operational phase (18,000+ direct and 18,000+ indirect)

52,000 direct jobs during the construction phase

MARAEY: the numbers of an unparalleled development





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