2023

PRAIA DAS FONTES • BEBERIBE • CEARÁ • BRAZIL

NASCENTES

PROJECT

SARAIVA+ASSOCIADOS

WHAT'S THIS PROJECT

BOUTIQUE HOTEL + RESIDENTIAL DEVELOPMENT,
FRACTIONAL OWNERSHIP AND HOTEL OPERATION

UP TO 25.000 M² OF PRIVATE AREA,
UP TO 60,000 M² OF TOTAL BUILT-UP AREA

550 RESIDENTIAL UNITS: T0, T1 AND T2

ENVIROMENTAL AND INSTALLATION LICENSE APPROVED,
LICENSES IN EFFECT, ROAD SYSTEM STARTED

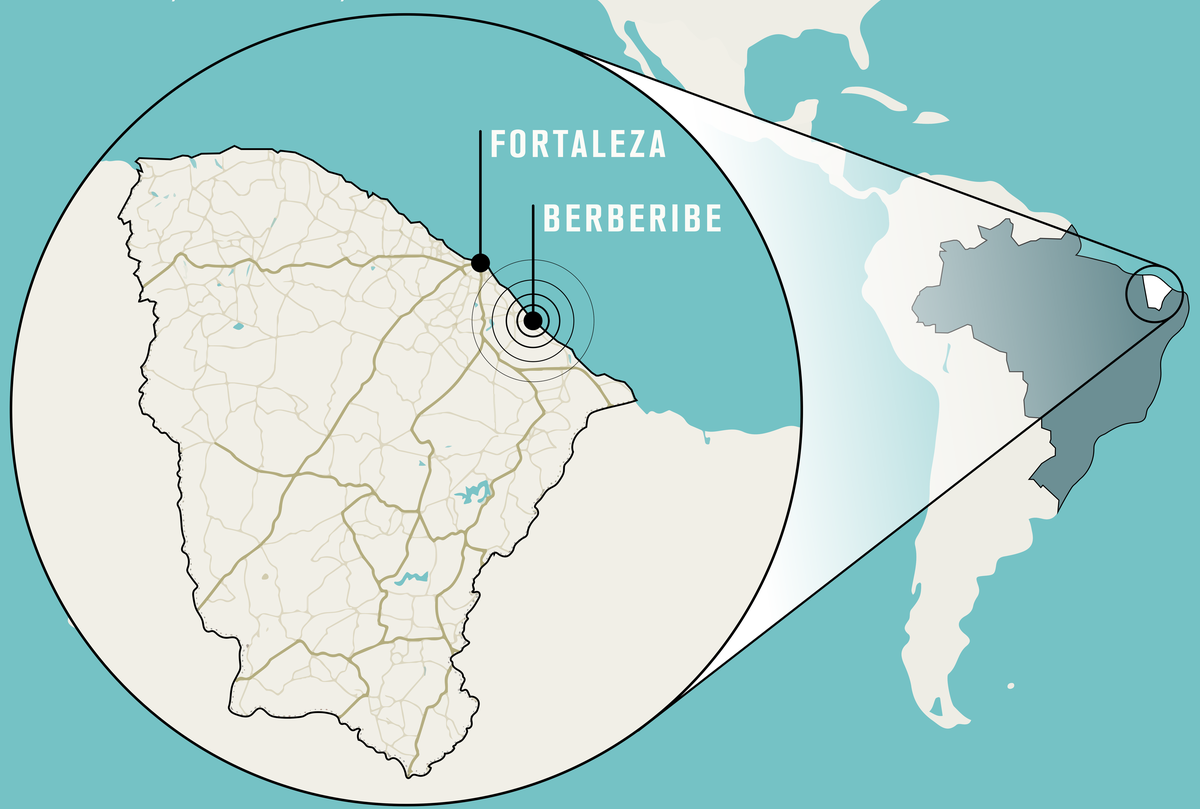
PROJECTS IN BASIC LEVEL,
ADMIT ADJUSTMENTS

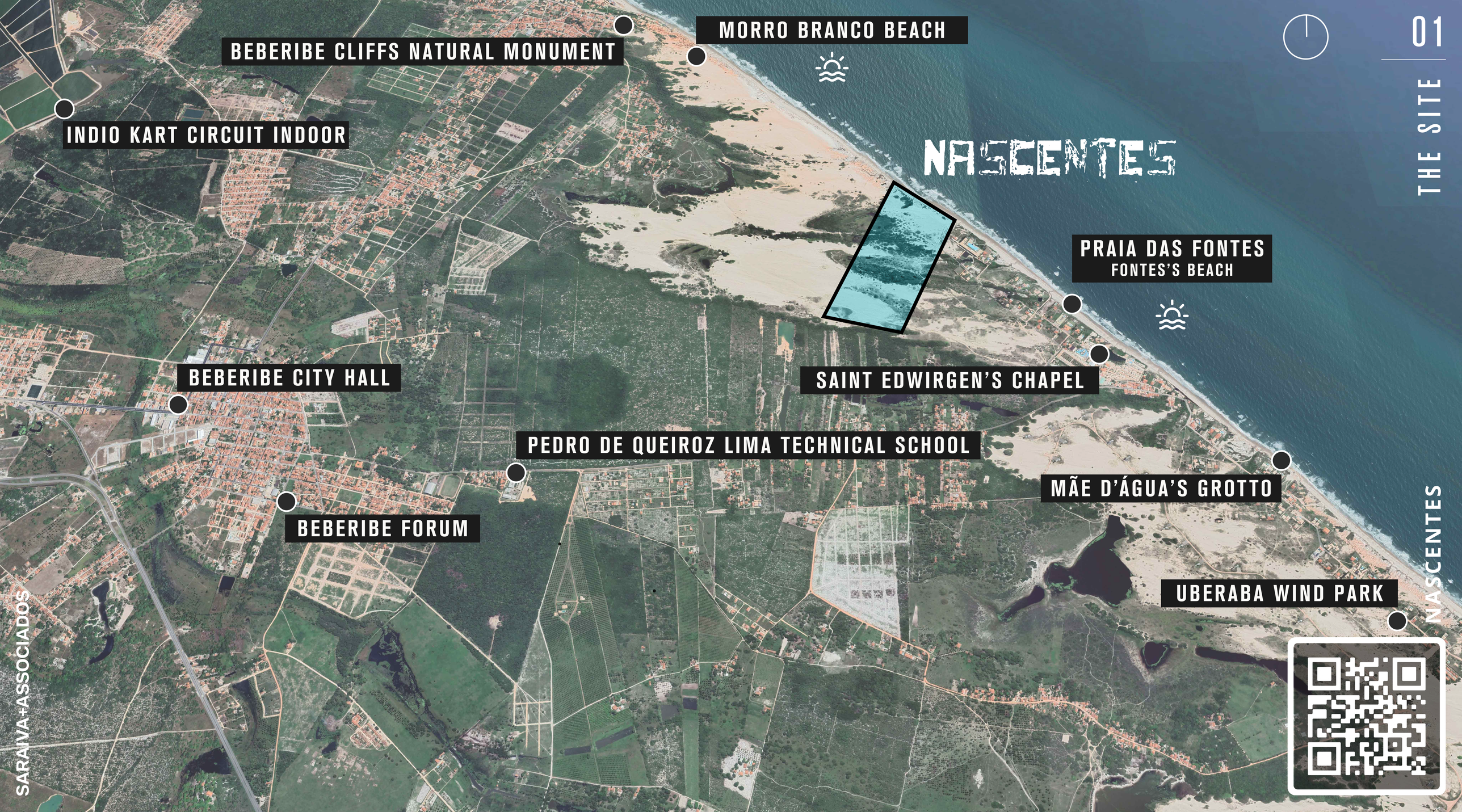
LETTERS OF INTEREST FROM VILA GALÉ AND MINOR RESORTS

THE SITE

PRAIA DAS FONTES

BERBERIBE, CEARÁ, BRAZIL





SARAIVA+ASSOCIADOS

THE PROJECT

NASCENTES
THE RESIDENTIAL
THE HOTEL

THE HOTEL

ASPECT OF THE HOTEL ENTRANCE

HOTEL

- **90 UNITS TYPE T0**
  FACILITIES:
  STORES, FITNESS CENTER, RESTAURANT, HOUSEKEEPING, SPA, LAUNDRY, CHILDREN'S ACTIVITIES, COMMON SWIMMING POOLS
- **54 UNITS TYPE T1**
- **18 UNITS TYPE T2**

THE VIRTUES OF THE HOTEL PROJECT

FULLY APPROVED, WILL OCCUPY
AREAS WITH **PRIVILEGED VIEWS**

3% OCCUPATION,
RATIONALIZED INFRASTRUCTURES

97% OF THE AREAS WILL BE FOR
ENVIRONMENTAL HERITAGERVATION

3-STOREY CONSTRUCTION

CLEAN SOLAR ENERGY PRODUCTION

**EXTRACTION AND TREATMENT
OF DRINKING WATER**

INNOVATIVE SEWAGE TREATMENT
PROCESSES, WITH LOW CONTAMINATION POTENTIAL

CONSTRUCTION WITH **HIGH RATES OF INDUSTRIALIZATION**:
CONCRETE STRUCTURES, STELL FRAME AND MLC

HIGH RATE OF AUTOMATION, ENERGY EFFICIENCY, USE OF
INNOVATIVE MATERIALS AND TECHNIQUES FOR THE HIGHEST
LEVELS OF **ENVIRONMENTAL CERTIFICATIONS**

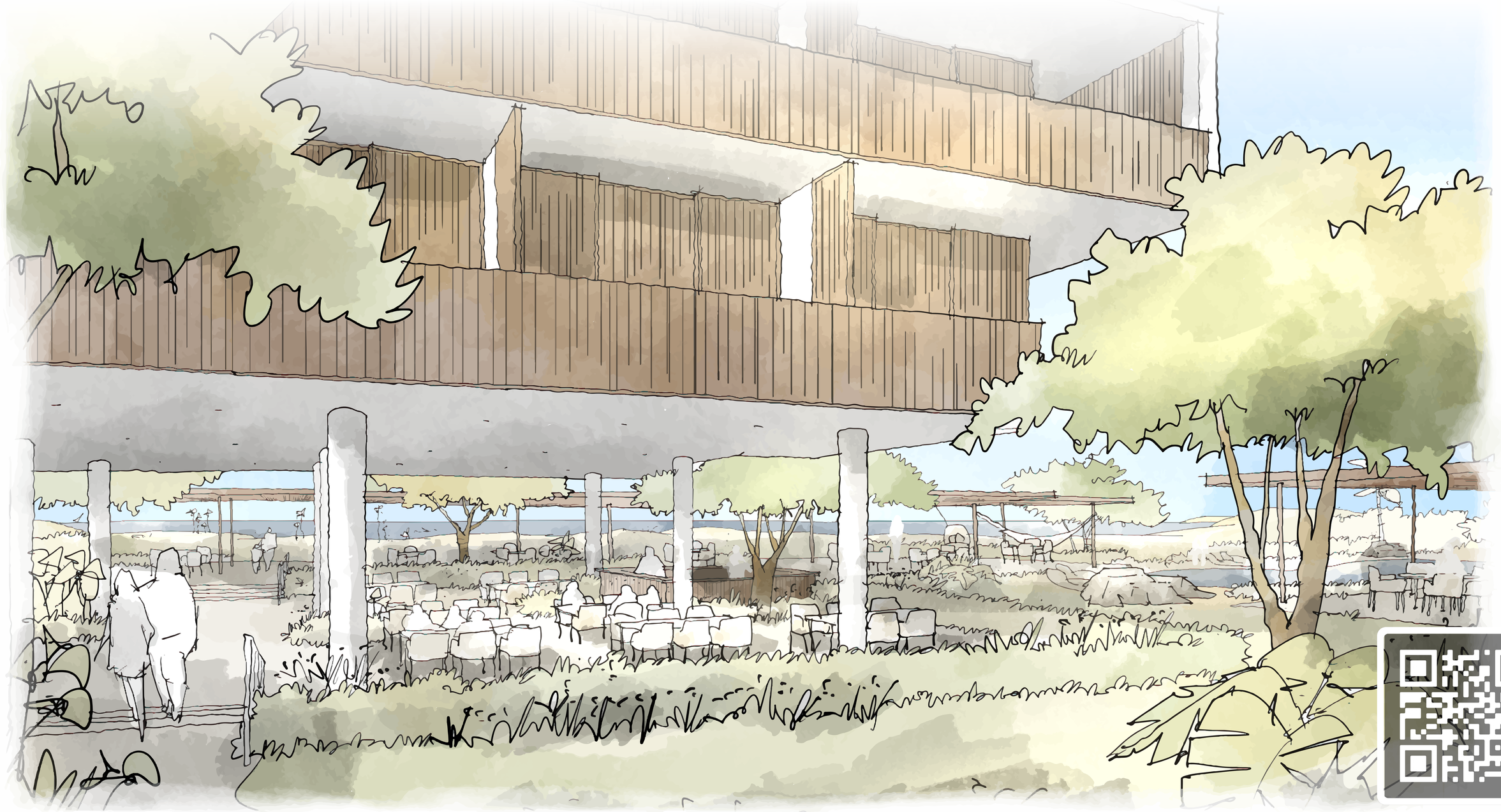
ADOPTION OF **LOCAL LABOR QUALIFICATION PROGRAMS**

EXECUTIVE PROJECT TO BE **DEVELOPED ACCORDING TO
THE HOTEL FLAG AND ECONOMIC OBJECTIVES**

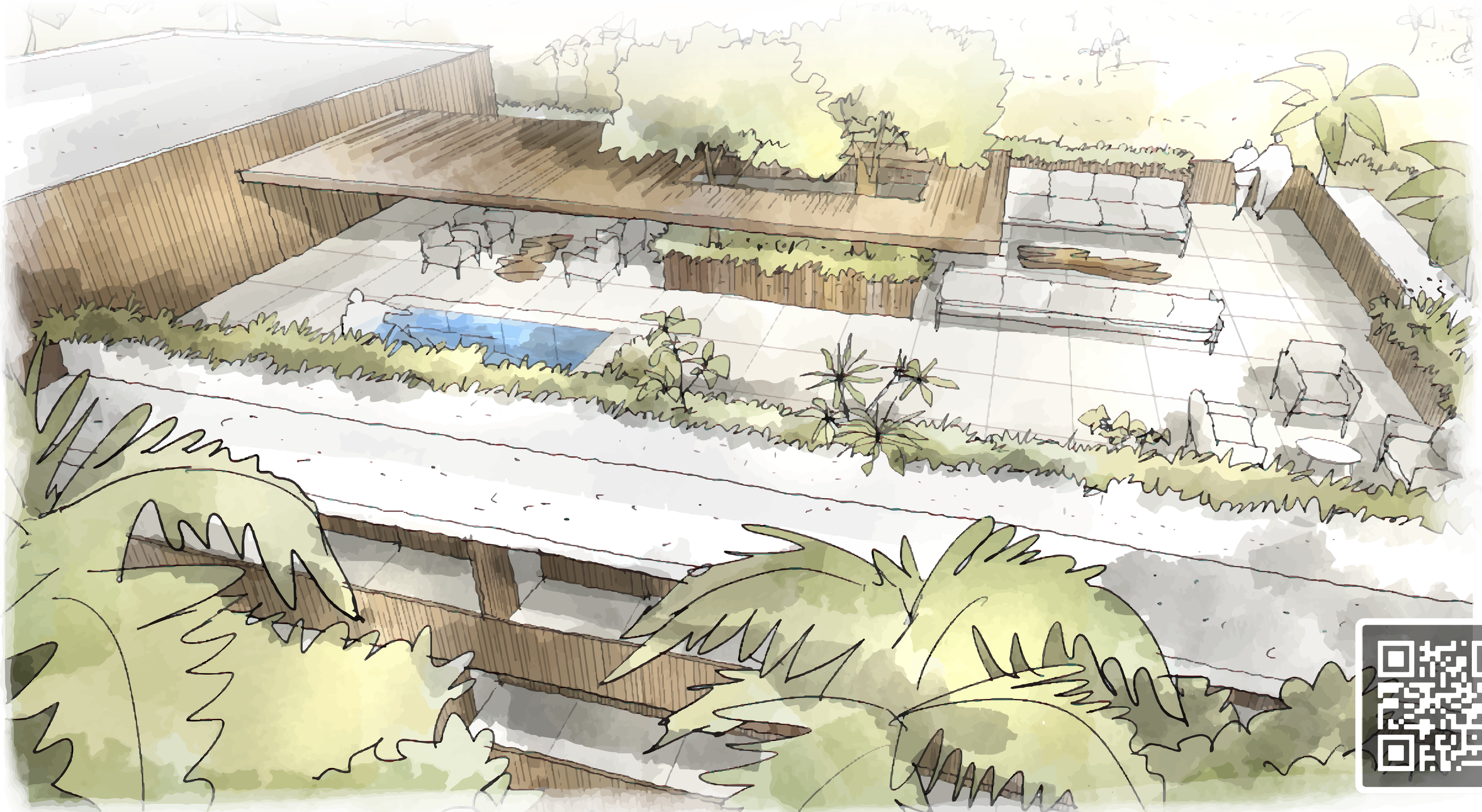
INTERNATIONAL PROJECT TEAMS

ASPECT OF THE HOTEL SWIMMING POOL

ASPECT OF THE HOTEL BAR AND RESTAURANT



ASPECT OF THE HOTEL ROOF TOP



THE RESIDENTIAL

RESIDENTIAL

388 UNITS TYPE T1

FACILITIES: FITNESS CENTER, HOUSEKEEPING, CHILDREN'S ACTIVITIES, COMMON SWIMMING POOLS AND OTHERS SPORTS FACILITIES.

THE VIRTUES OF THE RESIDENTIAL PROJECT

FULLY APPROVED, WILL OVERLOOK THE DUNES AND WATER BODIES

3% OCCUPATION WITH RATIONALIZED INFRASTRUCTURE

97% OF THE FREE AREAS WILL BE FOR THE **PRESERVATION OF THE ENVIRONMENTAL ASSETS** THEMSELVES

EXTRACTION AND TREATMENT OF DRINKING WATER

INNOVATIVE SEWAGE TREATMENT PROCESSES WITH LOW POLLUTION POTENTIAL

HIGH RATES OF INDUSTRIALIZATION: CONCRETE STRUCTURES, STELL FRAME AND MLC FENCES

HIGH RATE OF AUTOMATION, ENERGY EFFICIENCY AND USE OF INNOVATIVE MATERIALS AND TECHNIQUES, FOR THE HIGHEST LEVELS OF **ENVIRONMENTAL CERTIFICATIONS**

ADOPTION OF **LOCAL LABOR QUALIFICATION PROGRAMS**

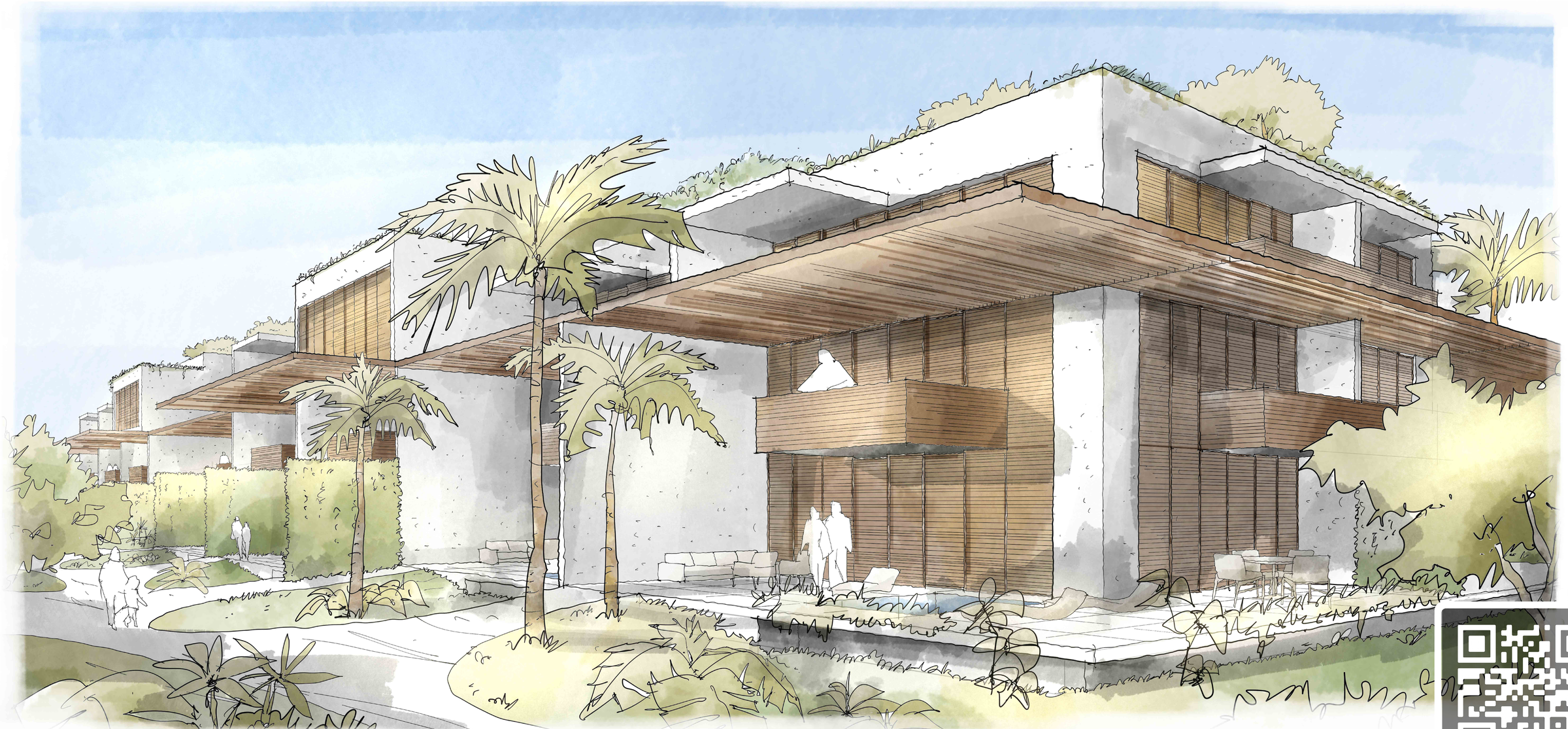
EXECUTIVE PROJECT TO BE **DEVELOPED ACCORDING TO ECONOMIC MODELING**

MAY ADOPT **HOTEL SERVICES** AND WILL BE DEVELOPED FOR **MULTI-PROPERTY**

OWN **SPORTS FACILITIES**

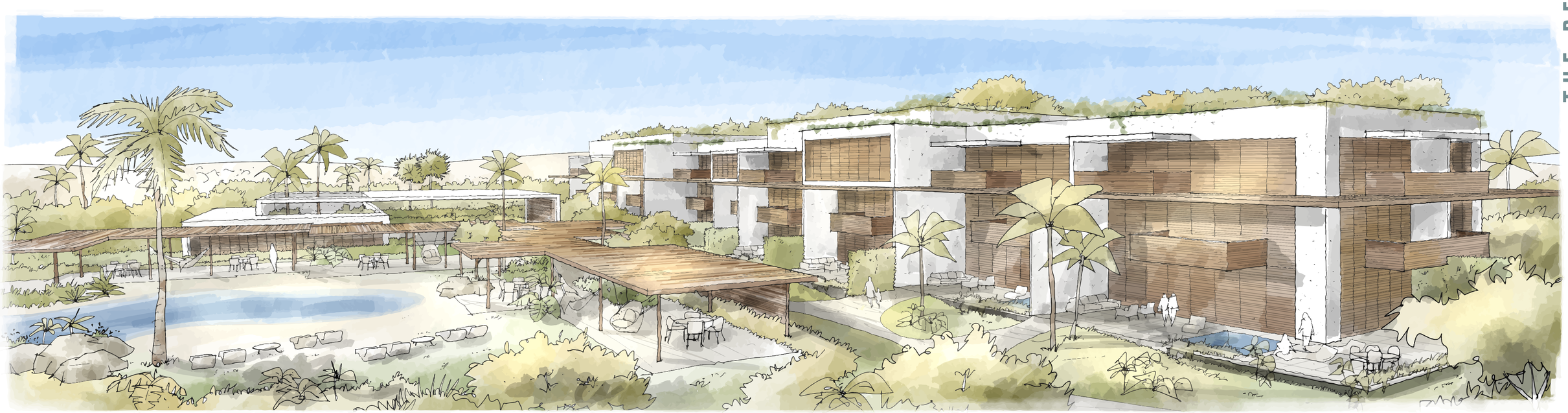
INTERNATIONAL PROJECT TEAMS

ASPECT OF THE RESIDENTIAL DUPLEX



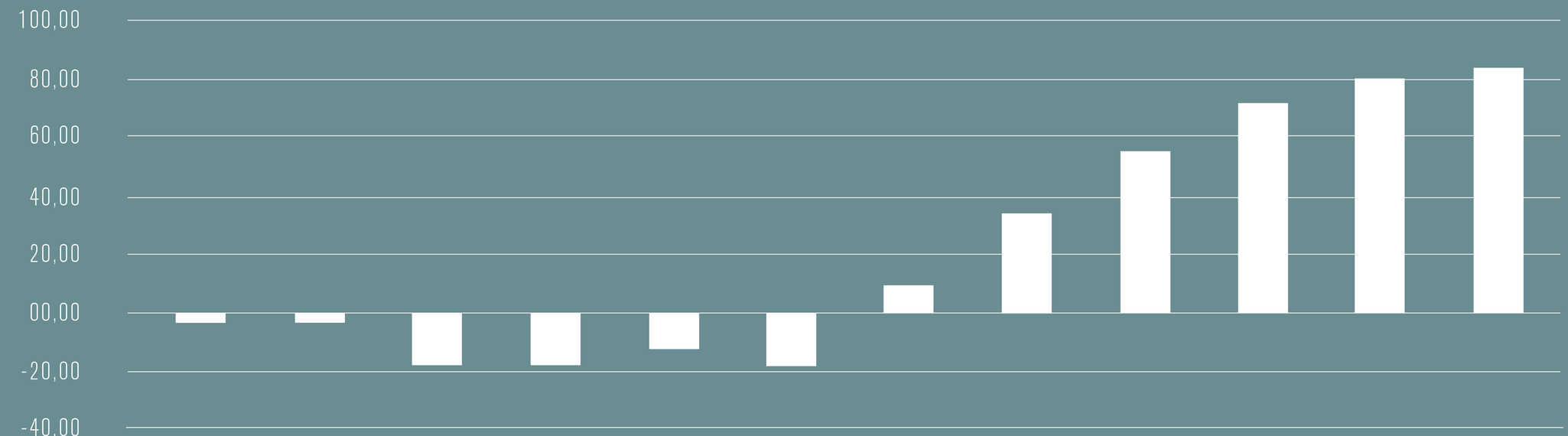
ASPECT OF THE RESIDENTIAL ROOFTOP

ASPECT OF THE RESIDENTIAL



THE BUSINESS

ACUMULATED CASH FLOW - FRACTIONAL OWNERSHIP PROJECT (US$ X 1MM)



	YEAR -1	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11
ACC. CF	-3,46	-3,87	-18,75	-18,66	-12,51	-18,67	8,16	32,97	54,26	70,80	79,72	82,76

GSV: US$ 195,4 MM
P/L: US$ 85,7 MM
IRR: 32,5%
NPV @ 15%: US$ 20,8 MM

PRAIA DAS FONTES PROJECT – CEARA – BRAZIL:

- 100% FRACTIONAL OWNERSHIP SALE
- 550 KEYS - T0, T1 AND T2 ABOUT 46 SQM EACH
- LAND: 414.000 SQM / 60.000 SQM, CONSTRUCTION AREA.

NOTES:

- CF - INFLATION WAS NOT CONSIDERED.
- INTEREST AND DISCOUNT RATES – NET OF INFLATION
- FC PREMISES: CONSTRUCTION: 36 MONTHS - . SALE IN 60 PARCELS. –SPEED OF SALES: 30 MONTHS.
- CF EXPOSURE INCLUDES LAND + PROJECTS + LICENSES + EXISTING INFRASTRUCTURE : US$ 15, 4 – 5-YEAR PAYMENT AGREEMENT.
- EXCHANGE RATE: US$ 1 = R$ 5,30

S+A

CAIO CALFAT
REAL ESTATE CONSULTING
PLANNING & DEVELOPMENT

EXP BR

Rede Lopes

IMÓVEL A