

LUXURY SHARE

BÚZIOS



A UNIQUE AND INSPIRING PLACE.

An unparalleled destination, where the sun and lush natural beauty make it one of the most privileged places in the world.

23 ENCHANTING BEACHES THAT WILL INSPIRE ALL YOUR SENSES

WHERE THE SUN, THE SEA AND NATURE REIGN AND INVITE YOU TO EXPERIENCE A DESTINATION LIKE NO OTHER.

A PLACE THAT ENCHANTS THOSE LOOKING FOR UNFORGETTABLE EXPERIENCES.

Porto da Barra

365 DAYS OF HOLIDAY, WITH SUNSHINE ALL YEAR ROUND...

Búzios is located on an oceanic peninsula in Rio de Janeiro (RJ). It's a perfect place to enjoy nature, fine dining, beautiful beaches and water sports. A UNIQUE LIFESTYLE, READY TO WELCOME YOU.









FINE DINING

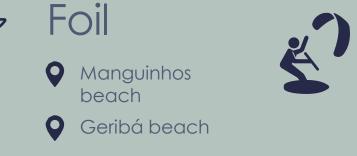




WATER SPORTS













Scuba

diving



Brava beach

Geribá beach

Tucuns beach



Tartarugas beach



WHAT IS THE MEDIA SAYING ABOUT BÚZIOS?

Source: Diário do Rio - 18/Jan/2024



Com projeção de valorizar 100%, mercado imobiliário de Búzios atrai investidores

Com pouco mais de 26 mil metros quadrados, cidade do litoral do Rio de Janeiro deve ter onda de valorização imobiliária nos próximos anos e é apontada como a "bola da vez" do mercado imobiliário. Segundo o especialista do Crupo Sort Investimentos Renato Monteiro, obras de infraestrutura, preservação de suas características históricas e interioranas, excelentes indices de qualidade de vida e segurança, além de praias e atrativos turísticos, são alguns dos Compatibut 🗄 🗙 🔕 🕒 İn 🤜 📾 🖉 🖨 Constantes



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"Búzios tem todas as características naturais do Nordeste, de clima e natureza, mas está estrategicamente localizada no Sudeste. Além de todos os atrativos turísticos, que fazem deste balneário um dos destinos mais cobiçados por brasileiros e estrangeiros, a cidade tem sol o ano inteiro e baixa incidência de chuva, além de gastronomia de altissimo nivel. Outro diferencial é que Búzios preserva a cultura local e se preocupa com o crescimento ordenado, inclusive, com baixo índice de supressão vegetal dos terrenos que garantem a preservação da natureza e o controle da densidade demográfica, além da chegada de bairros planejados. A cidade tem tudo para ser referência nacional em valorização no mercado imobiliário", explica Monteiro.



Secretário de Turismo comemora aumento de quase 400% de visitantes em Búzios

Maycon Siqueira foi entrevistado nesta terça-feira (17), um dia após o lançamento do Calendário de Eventos 2023

Publicado 17/01/2023 19:58

O convidado do 53º episódio do RC Cast, podcast em parceria com O Dia, nesta terça-feira (17), foi o secretário interino de Turismo de Armação dos Búzios, Maycon Siqueira, que na entrevista falou, entre outros assuntos, sobre a antecipação do Calendário de Eventos 2023, lançado nesta segundafeira (16). "Búzios é 100% turismo. A gente se prepara para além da alta temporada, ainda mais depois de dois anos de pandemia. É um calendário preparado com o maior carinho e veio pra ficar ", disse Maycon.

Entre os destaques, os eventos de maior sucesso do ano de 2022, como o Degusta Búzios (festival gastronômico) – que movimentou quase R\$ 4 milhões e os mais de 30 artistas que se apresentaram em todo ano passado com parceria da Funari.

Aliás, o número de turistas no balenário passou, em um ano, de 51 mil para mais de 300 mil visitantes. "Tivemos um aumento de 382%", destacou Mavcon.

Além do Calendário, o secretário também falou sobre política, sobre os trabalhos desenvolvidos pelo prefeito no setor e muito mais

= Seções Q CORREIO BRAZILIENSE Economia

Source: Correio Braziliense - 15/Sep/2024

Atraídos pelo luxo, visitantes da classe A estão de volta a Búzios O turismo de luxo é estratégia para impulsionar o mercado imobiliário do balneário, atração fluminense é procurada por gente do Brasil e do exterior

Armação dos Búzios (RJ) - Vilarejo de pescadores, que na década de 1960 foi revelado ao mundo pela atriz francesa Brigitte Bardot, Armação dos Búzios ganhou notoriedade por suas belezas naturais e charme atemporal. Conhecida como a "Saint Tropez brasileira", a península localizada na Região dos Lagos fluminense é um dos destinos mais procurados no país.

Com uma média de 255 dias de sol por ano, o município recebeu 671.819 turistas nacionais e 320.320 estrangeiros em 2023, segundo dados do Conselho de Turismo da Costa do Sol (Condetur). O número expressivo também é reflexo da passagem de transatlânticos, tendo recebido 95 escalas na temporada 2023/2024.



Source: Isto é Dinheiro - 24/May/2024

Dinheiro

TECNOLOGIA

ÚLTIMAS CARREIRA ECONOMIA NEGÓCIOS

Búzios ressignifica o futuro do turismo

Terceiro destino mais desejado do País, cidade do litoral fluminense recebe onda de investimentos e lança iniciativa para preservar seu charme mundialmente famoso



24/05/2024 - 16:5

≡ Menu

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Da bucólica e pacata vila de pescadores até a década de 1950, Búzios se tronou conhecida como a "Saint Tropez brasileira" depois de revelada ao mundo por Brigitte Bardot, atriz que ainda é o símbolo do glamour local. Virou paraíso de argentinos e paulistas a partir da década de 70. E segue se reinventando para atrair mais visitantes e residentes sem perder a magia que faz da cidade **um dos** três destinos mais desejados do País, perdendo apenas para Rio de Janeiro e São Paulo, segundo pesquisa recente da Omnibees.

Seus encantos vão muito além:

das 23 praias (uma bem diferente da outra),

· do sol que brilha o ano inteiro (é a cidade litorânea em que menos chove no

e da incomparável oferta de hotéis, pousadas, restaurantes, lojas e passeios.

MORE THAN 1 MILLION TOURISTS IN 2023*

*Source: O Dia newspaper

95% OCCUPANCY RATE IN THE **HIGH SEASON****

3rd MOST SEARCHED CITY ON GOOGLE IN 2021**

**Source: Secretaria de Turismo RJ

ST

With 50 years of experience, Grupo ST has always been driven by the challenge of developing bold and innovative projects, bringing the best of global urban planning to Brazil.

ST began operations in the real estate market with a focus on developing and organizing diverse projects.

Their portfolio includes emblematic projects. Their work in Rio includes Downtown (Barra da Tijuca), Botafogo Praia Shopping and the Mário Henrique Simonsen complex (current Centro Empresarial). In Brasília, they are responsible for the Le Quartier multipurpose complex, a landmark in the capital's Monumental Axis avenue.

Currently, Grupo ST operates in real estate developments and subdivisions in strategic cities.

GRUPO **ST** INNOVATES IN THE REAL ESTATE AND HOTEL SECTOR

Sheraton Barra - RJ

Port Corporate Tower - RJ

Parque da Gávea - RJ



Ibis Styles - SP





LUXURY SHARE

STRATEGIC LOCATION



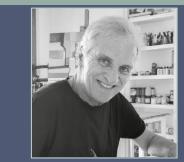
A housing development, with a multi-ownership concept, on a plot of land with over 80,000 m² of preserved green spaces, with more than 30 leisure facilities and access to an exclusive beach club, Casa Mar.



David Bastos

Designer of the houses, common areas and Beach Clubs

THE EXCLUSIVITY OF A PROJECT DESIGNED BY A LEADING TEAM



Nelson Sadala General architectural design support







Carlos Mauad Swimming pool designer



Heloisa Dantas Landscape consultant









SPECIFICATIONS 130,000 m² of land 80,000 m² of preserved green spaces More than 30 leisure facilities in 35,000 m²









130,000 m² of land, with two-thirds dedicated as preserved green spaces



Houses and common areas delivered equipped



More than 30 leisure and outdoor activities



Your retreat on the beach for a fraction of the price

01 Entrance portico	13 Swimming pool
02 Lobby/Reception	14 SPA
03 Parking	15 Yoga
04 Staff space	16 Playground
05 Multi-sport court	17 Teen space
06 Gym	18 Game room
07 Changing rooms	19 Movie theater
08 Sand courts	20 Bathrooms
09 Skateboarding Park	21 Playroom
10 Restaurant	22 Pet Place
11 Kiosks	23 Pet Care
12 Natural pool	24 Maid support



IMPLEMENTATION



LAKE WITH AN EXCLUSIVE BEACH



























MASSAGE ROOM



X

CASA BUZIOS 0 OUTDOOR GYM









FACILITIES





Internal condominium shuttle



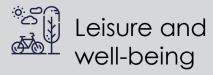
Pay-per-use services 24-hour
 professional security



Exclusive RCI Concierge



Shuttle to Casa Mar Beach Club Resort services



Dedicated reservations center











MULTI-OWNERSHIP: YOUR BEACH HOUSE FOR A FRACTION OF THE PRICE



PROPERTY WITH DEED AND REAL ESTATE REGISTRY (RGI): YOUR HOUSE IN BÚZIOS FOR LIFE



LOWER COSTS (FIXED AND MAINTENANCE COSTS), SHARED AMONG THE OWNERS



ASSET WITH POSSIBILITY OF RESALE, RENTAL AND INHERITANCE

WELCOME TO YOUR PRIVATE RETREAT

HOUSES CASA FOCA | 2 suites CASA CANTO | 2 suites + Hot tub CASA GERIBÁ | 3 suites + Hot tub CASA RASA | 4 suites + Swimming pool CASA BARDOT | 5 suites + Swimming pool







delivered EQUIPPED AND DECORATED















delivered EQUIPPED AND DECORATED









CASA CANTO – 2 SUITES + HOT TUB



CASA FOCA – 2 SUITES

– casa – **canto** 2 SUITES

Veranda with hot tub

Gourmet space

Designer furniture

Complete set of linens



delivered EQUIPPED AND DECORATED

– casa – **foca** 2 SUITES

Designer furniture

Complete set of linens

delivered EQUIPPED AND DECORATED









– CASA – **BARDOT** 5 SUITES

Swimming pool

Gourmet space

Sauna

Designer furniture

Complete set of linens



delivered EQUIPPED AND DECORATED



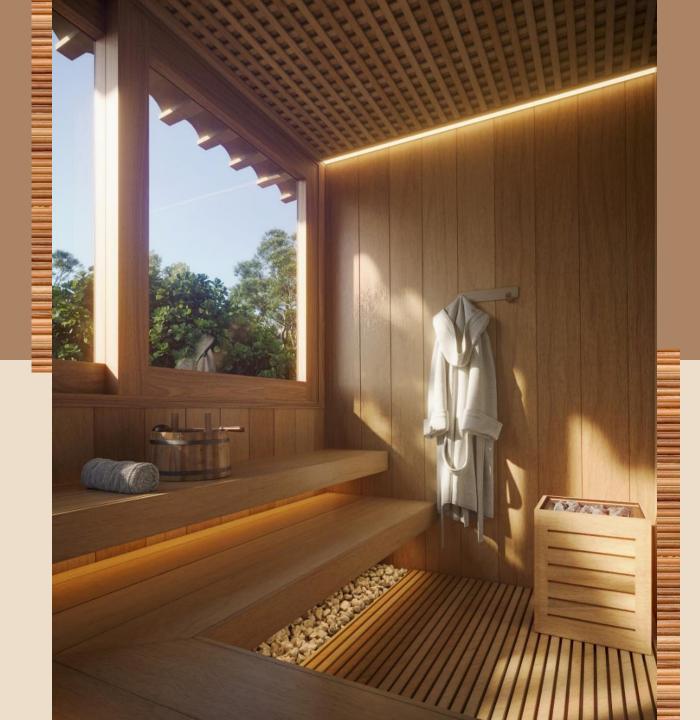












SAUNA



WELL EQUIPPED AND PRESENTED HOUSE

- High ceilings
- Split air conditioning in all areas
 of the house
- Top-of-the-line appliances
- USB sockets

- Pizza oven and charcoal grill
- Granite countertops
- Accessibility
- Complete set of linens
- SmartTV in all suites



SUSTAINABILITY DIFFERENTIALS AIMED AT PRESERVATION, OPTIMIZING RESOURCES AND REDUCING COSTS:

THE ESG AGENDA UNDERSCORES OUR COMMITMENT TO THE FUTURE, COMBINING ENVIRONMENTAL SUSTAINABILITY, SOCIAL RESPONSIBILITY AND CORPORATE GOVERNANCE.



SUSTAINABILITY IS A HIGHLIGHT AT CASA BÚZIOS

ENERGY:

Facade finishings and openings designed for greater energy efficiency (ventilation and natural lighting); Low-consumption and LED lighting; Common areas with solar heated water.

SUSTAINABILITY:

Use of certified wood and recycled materials in the construction; Photovoltaic panels; Irrigation with reuse of rainwater; Infrastructure for electric car charging; Landscaping adapted to the native biome; Selective waste collection; Community garden; Support for the Aretê seedling nursery for planting native plant species.

SOCIAL:

Creation of the Viver Búzios Institute, to promote the destination through content on nature, sports, gastronomy, tours and accommodation, boosting the local economy and putting Búzios on the Brazilian tourist map @viverbuzios.







THE MOST EXCLUSIVE BEACH CLUB IN BÚZIOS







COMFORT AND SOPHISTICATION JUST A FEW STEPS FROM THE SAND



CASA MAR FACILITIES

- SPA
- DRY AND WET SAUNA
- MASSAGES
- SHOPS
- BEAUTY SALON

- BAR AND RESTAURANT
- BOAT DOCKS
- GAME ROOM
- SWIMMING POOL
- BUNGALOWS AND MUCH MORE

Pay-per-use services and equipment rental for water sports









	Traditional Purchase	Smart Purchase	
House price	Millions	A fraction of the price	
Maintenance costs	High	Very low, as they are shared	
Bureaucracy and headaches	Yes	None	
Number of vacation homes	01	As many as you want	

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	Main differentials	Rented house	Hotel room	Casa Búzios	
	Conecta Aretê	Not available	Not available		
	Leisure facilities	Not available	Inferior	Complete	
	Hotel services	Not available	Similar	Complete	
	Beach Club	Not available	Not available	A few steps away	
	Availability for booking	Not available	Not available	100% guaranteed	
	Security	Not available	Inferior	24-hour	

SURVEY OF PRICES AT 4- AND 5-STAR HOTELS IN BÚZIOS/RJ

Dates Average cost Price per period Room per day researched R\$10,057 7 days Aug/24 R\$1,437 **1** Standard R\$10,711 7 days Oct/24 R\$1,530 Suite 2 adults 7 days Dec/24 R\$30,225 R\$4,318 + 1 child 7 days Mar/25 R\$13,708 R\$1,958 R\$16,175 R\$2,311 Average price

SURVEY OF PRICES IN BÚZIOS/RJ

2 adults + 1 child		
07 days		
01 suite		
3 and 4 stars		

esearch carried out in April/202

SYNONYMOUS WITH PRACTICALITY AND SPECIAL MOMENTS

CONECTA ARETÉ

A benefits program that brings together services and products from an extensive partnership network, with options that include all the possibilities and experiences of the Aretê neighborhood ecosystem.



AN EXPERT IN MULTI-OWNER PROPERTY MANAGEMENT

Livá is a joint venture between Átrio Hotel Management, a hotel management company with over 30 years of experience in Brazil, and Alpar Participações, the controlling company and shareholder of the Natos group, the first professional multi-owner property management company in the country.







- Accommodation and governance
- F&B operations on a large scale
- ✓ Guest safety
- Entertainment
- Owner relations (condominium owner)
- Asset management and maintenance
- Legal modeling
- Condominium implementation





WITH SMART EXCHANGE, YOUR DREAM HOLIDAYS BECOME A REALITY.

HOLIDAY CLUB Smart and exclusive holidays that take your experiences to the next level.

RCI offers the world's largest vacation exchange network with unparalleled products and services to enhance your vacation ownership experience.

24-hour service to assist you with all your travel-related needs.













REGISTRY COLLECTION*

Exchange a week at Casa Búzios for a week at luxury properties around the world

The Registry Collection is the **world's largest luxury vacation** rental program, with over 200 affiliated properties that are available for exchange or in development. From condo hotels and luxury resort units to private residential clubs, The Registry Collection program offers members **access to an elite network of the finest vacation rentals** in some of the world's top destinations.

The program offers a unique portfolio of:

- luxury experiences,
- elegantly appointed accommodations,
- first-class on-property amenities,
- the most desirable destinations around the world.



PRICES FROM:





LUXURY SHARE