



# CASA BÜZIOS

LUXURY SHARE

# BÚZIOS

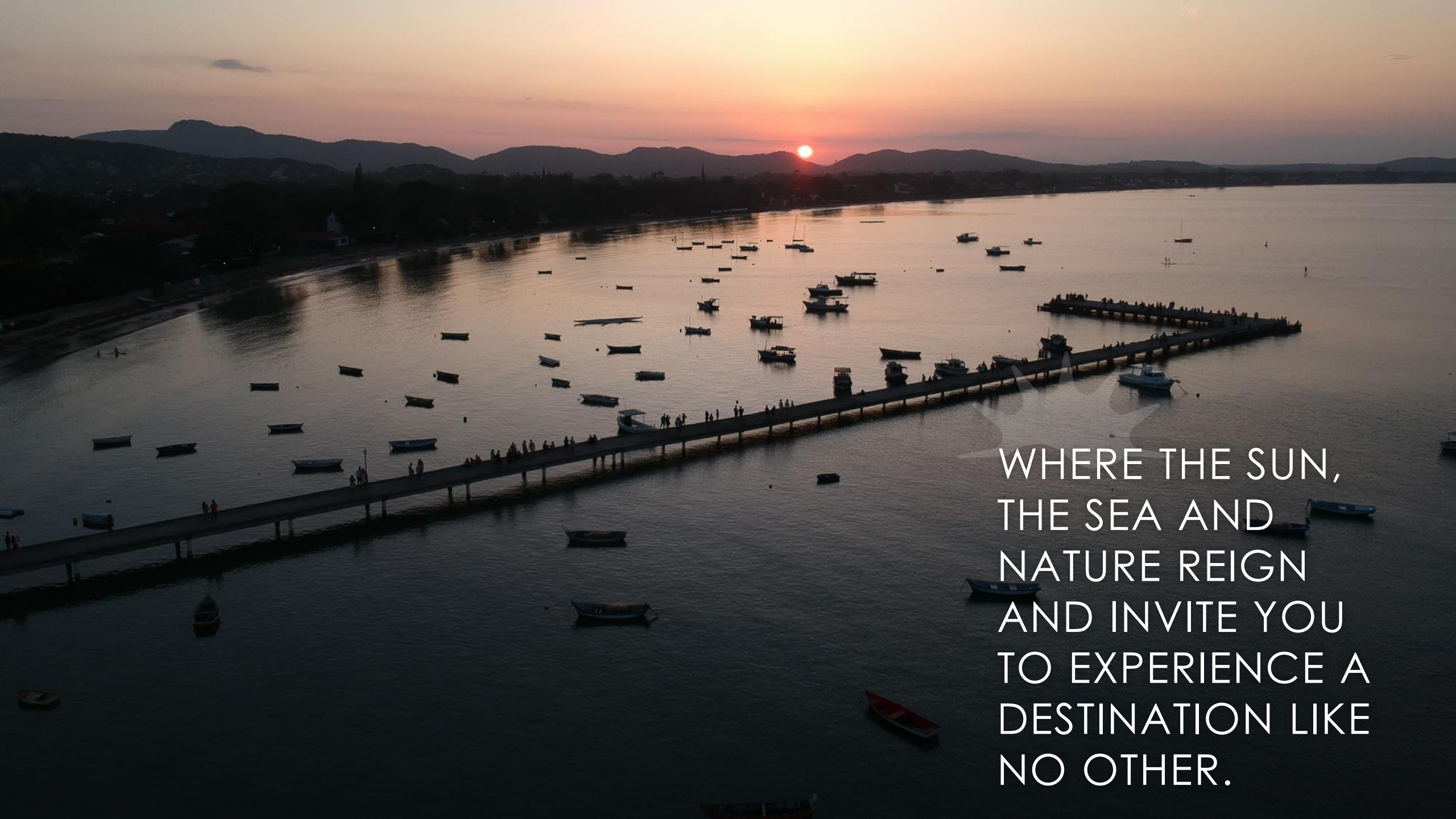


A UNIQUE AND INSPIRING PLACE.

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.

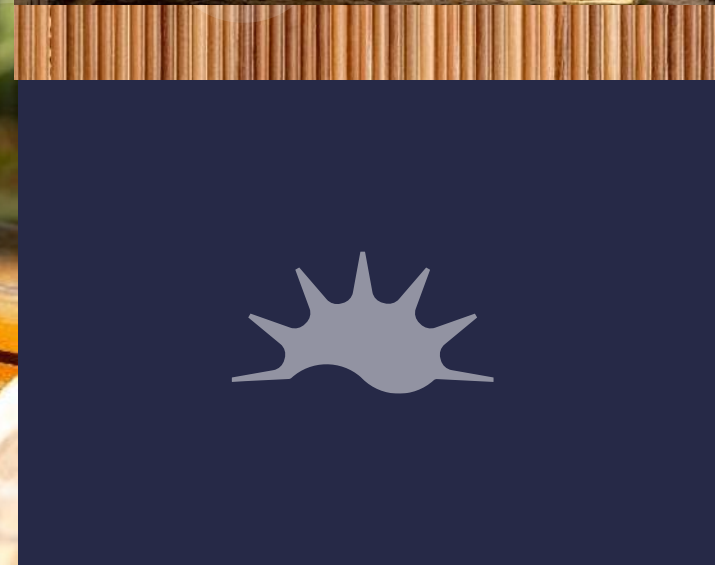
Porto da Barra



# 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





## Foil

- 📍 Manguinhos beach
- 📍 Geribá beach



## Kitesurf

- 📍 Rasa beach



## Sailing

- 📍 Manguinhos beach



## Surf

- 📍 Brava beach
- 📍 Geribá beach
- 📍 Tucuns beach



## Scuba diving

- 📍 Tartarugas beach
- 📍 João Fernandes beach



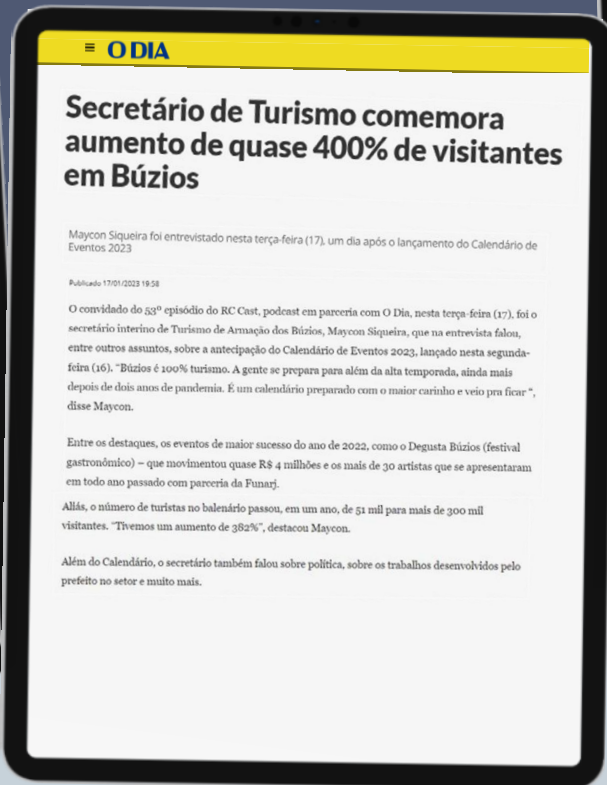
WHAT IS THE MEDIA  
SAYING ABOUT  
BÚZIOS?



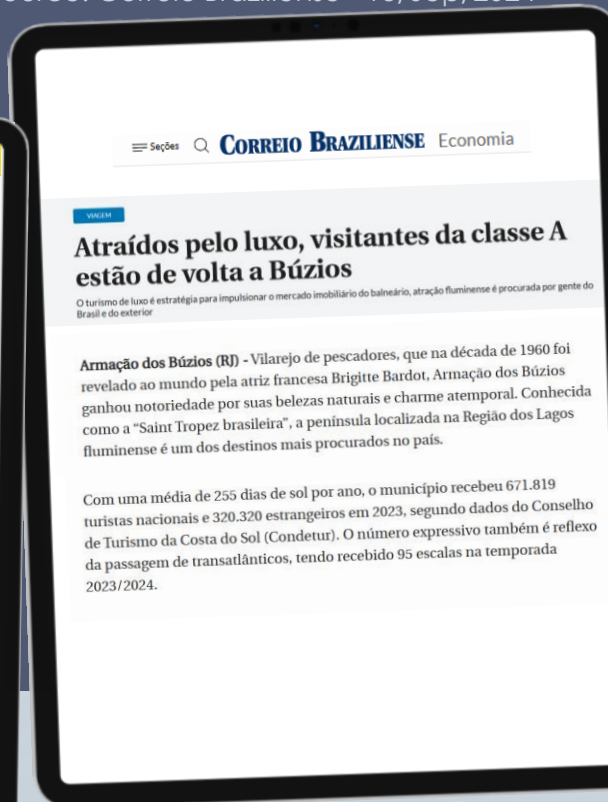
Source: Diário do Rio - 18/Jan/2024



Source: O Dia - 17/Jan/2023



Source: Correio Braziliense - 15/Sep/2024



Source: Isto é Dinheiro - 24/May/2024



MORE THAN 1 MILLION TOURISTS IN 2023\*

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

3rd MOST SEARCHED CITY ON GOOGLE IN 2021\*\*

\*Source: O Dia newspaper

\*\*Source: Secretaria de Turismo RJ



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.



Hilton - RJ

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



Sheraton Barra - RJ



Port Corporate Tower - RJ



Ibis Styles - SP



Parque da Gávea - RJ



# CASA BÜZIOS

LUXURY SHARE

## STRATEGIC LOCATION

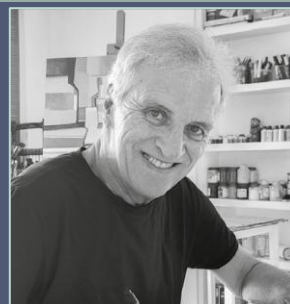


A housing development, with a multi-ownership concept, on a plot of land with over 80,000 m<sup>2</sup> of preserved green spaces, with more than 30 leisure facilities and access to an exclusive beach club, Casa Mar.



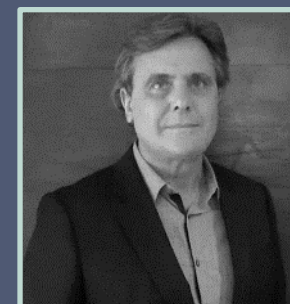
## David Bastos

Designer of the houses, common areas and Beach Clubs



## Nelson Sadala

General architectural design support



## Carlos Mauad

Swimming pool designer



## Heloisa Dantas

Landscape consultant



THE EXCLUSIVITY OF A  
PROJECT DESIGNED BY A  
LEADING TEAM



- 1** Entrance to Búzios
- 2** New roundabout
- 3** Airport
- 4** Porto da Barra
- 5** Bardot Waterfront
- 6** Rua das Pedras (Street)



- 7** Marina Aretê
- 8** Connecting highway
- 9** Condominium Entrance
- 10** Golf course
- 11** Casa Búzios
- 12** Casa Mar Beach Club

**SPECIFICATIONS**

130,000 m<sup>2</sup> of land

80,000 m<sup>2</sup> of preserved green spaces

More than 30 leisure facilities in 35,000 m<sup>2</sup>







A PERFECT RETREAT,  
WITH THE INFRASTRUCTURE, SERVICES AND  
COMFORT OF A 5-STAR HOTEL





130,000 m<sup>2</sup> of land, with two-thirds dedicated as preserved green spaces



Houses and common areas delivered equipped

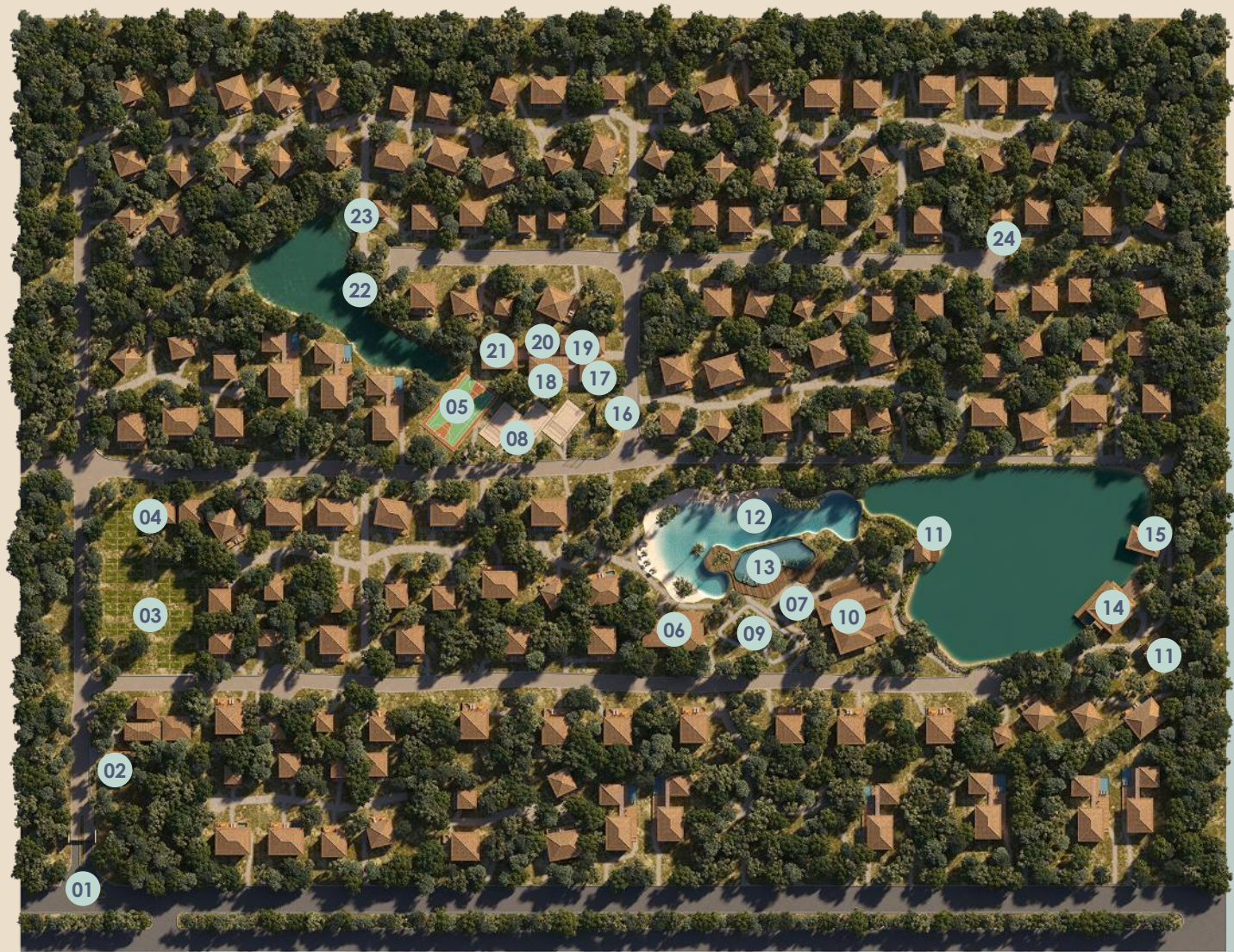


More than 30 leisure and outdoor activities



Your retreat on the beach for a fraction of the price

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



IMPLEMENTATION



# LAKE WITH AN EXCLUSIVE BEACH





LAKE AND RESTAURANT



RESTAURANT



BAR





SPORTS COURTS



SKATEBOARDING PARK



PLAYROOM



PET PLACE



ORGANIC PARK



SPA



MASSAGE ROOM



YOGA SPACE



OUTDOOR GYM



SWIMMING POOL  
AND LAKE



SWIMMING  
POOL



MOVIE  
THEATER



GYM



# FACILITIES

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Internal  
condominium  
shuttle



Pay-per-use  
services



24-hour  
professional  
security



Exclusive RCI  
Concierge



Shuttle to Casa  
Mar Beach Club



Resort  
services



Leisure and  
well-being



Dedicated  
reservations  
center



Boat  
shuttle



# UNIQUE ADVANTAGES FOR YOU



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



CASA RASA – 4 SUITES

CASA  
RASA

4 SUITES

Swimming pool

Gourmet space

Pizza oven

Designer furniture

Complete set of linens

delivered  
EQUIPPED AND DECORATED





LIVING  
ROOM



SINGLE ROOM



DOUBLE ROOM





CASA GERIBÁ – 3 SUITES

# CASA GERIBÁ

## 3 SUITES

Veranda with hot tub

Gourmet space

Pizza oven

Designer furniture

Complete set of linens

delivered  
EQUIPPED AND DECORATED





LIVING  
ROOM



DOUBLE ROOM



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 CANTO LIVING ROOM





SINGLE ROOM



CASA BARDOT – 5 SUITES





## CASA BARDOT

### 5 SUITES

Swimming pool

Gourmet space

Sauna

Designer furniture

Complete set of linens



delivered  
EQUIPPED AND DECORATED



LIVING  
ROOM

A gourmet outdoor dining space featuring a stone fireplace, dining table, and lounge area. The space is covered by a pergola with a log roof and supported by wooden pillars. The dining area is set with a table and chairs, and the fireplace is built into a stone wall. The entire area is on a wooden deck overlooking a swimming pool.

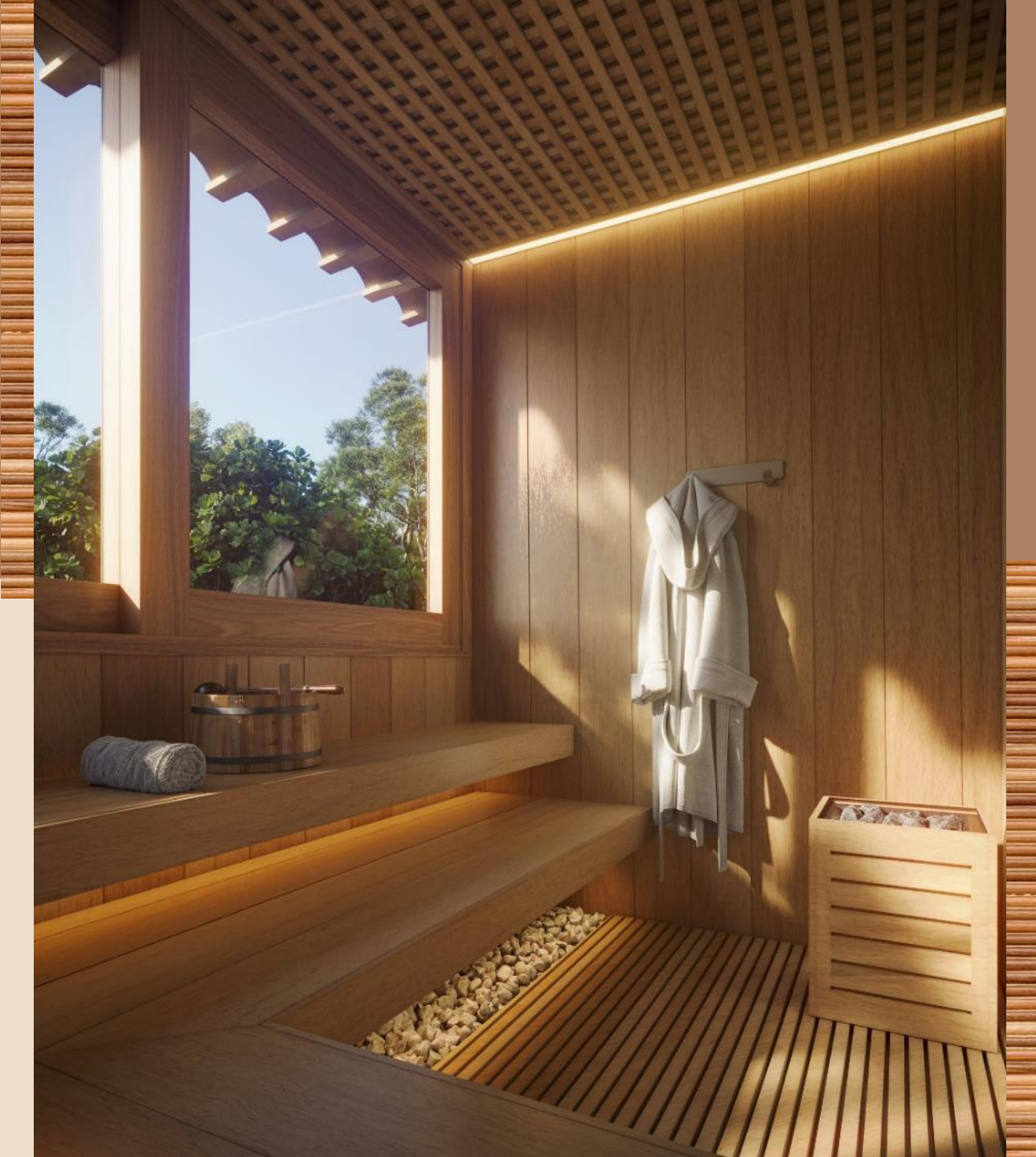
GOURMET SPACE



SINGLE ROOM



DOUBLE ROOM



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.



  
**CASA MAR**  
BEACH CLUB



THE MOST EXCLUSIVE  
BEACH CLUB IN BÚZIOS



BEACH CLUB



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

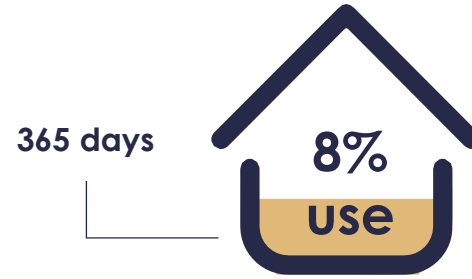


Pay-per-use services and equipment  
rental for water sports





## TRADITIONAL PURCHASE




## SMART PURCHASE



	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



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

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

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

Research carried out in April/2024

## SURVEY OF PRICES IN BÚZIOS/RJ

2 adults + 1 child

07 days

01 suite

3 and 4 stars



SYNONYMOUS WITH  
PRACTICALITY AND  
SPECIAL MOMENTS



CONECTA  
ARETÊ

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.



- BR Marina
- Airport
- Golf course
- Restaurants
- School
- Futuro shopping center
- Cycling and X-cross track
- Running track
- Brewery
- Hotel

## 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





4,200  
resorts



120  
countries



46 years  
of history



3.9 million  
members  
worldwide

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.





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:



**CASA FOCA**

**2 SUITES**

R\$ **125,113.00**



**CASA CANTO**

**2 SUITES**

R\$ **156,839.00**



**CASA GERIBÁ**

**3 SUITES**

R\$ **185,500.00**



**CASA RASA**

**4 SUITES**

R\$ **209,823.00**



**CASA BARDOT**

**5 SUITES**

R\$ **277,432.00**

# Advertisement



# CASA BÜZIOS

LUXURY SHARE