

CYANO

EXCLUSIVE RESIDENCES





GAFISA ARRIVES IN HIGH STYLE AND TO MAKE A DIFFERENCE AT BARRA DA TIJUCA BEACH.

Gafisa, one of the most renowned companies in the sector, with more than 66 years, throughout its history, built more than 16 million square meters, delivered more than 1,200 projects - which, together, would form a city with 1.5 million inhabitants, which means that one in every 140 Brazilians lives in a Gafisa. It is a pioneer in the creation of club condominiums, residential flats and planned neighborhoods - as in Barra da Tijuca (RJ) and has innovation in its DNA, constantly bringing solutions so that people can live well.

Calçada has a 37-year history of success, translated into more than 2.7 million square meters of residential and commercial areas.

It has become a synonym of quality in finish, tradition and respect by always delivering in time.

And with Gafisa's accomplishment and Calçada's development, Cyano Exclusive Residences is a real estate landmark that will define the before and the after of living in the highest standard on the edge of Barra da Tijuca beach.

Accomplishment:
Gafisa

Development:
calçada S.A.
A ARTE DE CONSTRUIR



DON'T SAY ANYTHING
JUST

ADMIRE.



Photo: iStockphoto

DON'T SAY ANYTHING
JUST

BREATH



Photo: Getty Images

DON'T SAY ANYTHING
JUST

GET INSPIRED

AND COME LIVE HERE.

CYANO

EXCLUSIVE RESIDENCES

ONLY 45 SUSPENDED MANSIONS WITH UP TO 889 M².



FULFILLING YOUR DREAM ACHIEVES A DIMENSION OF
EXCLUSIVITY EVEN BIGGER.

SUSPENDED MANSIONS

*Cyano Exclusive Residences: 45 suspended mansions, 40 apartments and 5 linear penthouses of up to 889 m², spaces beautifully planned, with generous blueprints, to offer you a comfort never provided before.
A standard of luxury and sophistication of living never seen before.*

FACING THE SEA.



JUST

4.5

UNITS

AND THE OPPORTUNITY TO LIVE
IN THE NOBLEST AREA OF
BARRA DA TIJUCA BEACH



CYANO


EXCLUSIVE RESIDENCES

AV. LÚCIO COSTA,
4.260

POSTO 6

Living facing the sea of Barra da Tijuca: an exclusivity that is rare.

Cyano Exclusive Residences: only three buildings with six floors each, 5 apartment floors plus the linear penthouses on top, spread over a 10,807.80 m² land.

A full-page background image showing a man and a woman playing on a sandy beach with their golden retriever dog. The sun is low on the horizon, creating a warm, golden glow. The ocean waves are visible in the background. The couple is holding hands and looking at each other, while the dog is jumping up towards them. The overall mood is happy and relaxed.

ONLY MORE FOR THOSE WHO THOUGHT THEY ALREADY HAD EVERYTHING.

With Cyano Exclusive Residences, the luxury standard gains a new experience, architecture gains even more innovation, comfort gains more design and final touches, even more quality and sophistication.


IT'S EVERYTHING AND A LITTLE MORE,
WITH THE UNIQUE TOUCH OF GAFISA
AND CALÇADA.



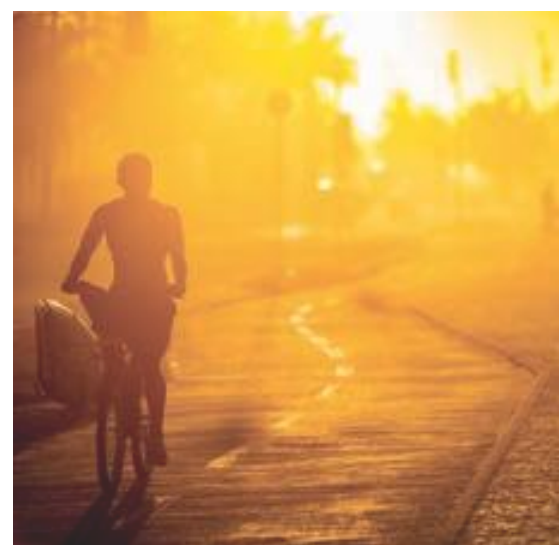
JUST THE MAGIC OF LIVING THIS EXPERIENCE EVERY DAY.

Cyano units are facing the sea in Barra da Tijuca and receives the delicious and cozy good morning from the sun.

Dawn is the beginning of a succession of daily shows that are constantly renewed. A new shade of sky, sun and sea awaits for you at all times.



JUST THE
PERFECT
COMBINATION
BETWEEN
SOPHISTICATION
AND THE AIR OF
A UNIQUE LIFE
IN BARRA DA
TIJUCA.



Cyano combines the most special part of Rio de Janeiro with the most exclusive place in Barra da Tijuca. Fresh air that comes directly from the Atlantic with a new living atmosphere.



THE MOST SPECIAL POINT OF BARRA DA TIJUCA BEACH.

The perfect place to become an extension of your leisure and your family. Daily contact with nature and the unique spirit that only the waterfront has. Just one step is enough for an exclusive feeling of freedom and tranquility to envelop you. And those who you love.



Shopping



Gyms



Griffes



Delis



Supermarket



Restaurant

ONLY BARRA DA TIJUCA IDENTIFIES WITH YOUR LIFESTYLE.

Cyano is for those who can live anywhere in Rio de Janeiro and in the world, but chose Barra da Tijuca. Those who know the value of living in a place of exceptional beauty and with easy access to a complete infrastructure of commerce, leisure and services.

CYANO EXCLUSIVE RESIDENCES

UNPRECEDENTED
AND
INCOMPARABLE.





“Breeze,
Sidewalk,
Bicycle path,
Movement.

Beach,
Coconut Water,
Blue water.
Cyano - purely sea!

At Lúcio Costa, a unique development
with generous blueprints, developed to
the smallest detail.

From the balconies, the sea.
From the Avenue, a strong, unique
presence.

Cyano,
All the blue of the sea!”

FEU ALEXANDRE FEU
arquitetura Architecture, Facade, Interiors
and Landscaping



“Architecture is a state of mind, not a
profession.” (Le Corbusier).

An inspiration... Bring Barra da Tijuca
beach into the condominium, creating a
state of mind, with breathtaking views of
the sea.

In the condominium, water mirrors and
fluent pools between the buildings,
landscaping and use of colors and
materials that continue the sand and sea
of Barra da Tijuca”

CASÉ LIMA
Architecture



INNOVATION AND SOPHISTICATION DEVELOPED BY TWO RENOWNED ARCHITECTS

FACING THE GREATNESS
THE GREATNESS OF A
PROJECT.

OF THIS SEA AND THIS HORIZON,
PARTNERSHIP FOR A UNIQUE

CYANO MARE

CYANO SABBIA

CYANO CIELO

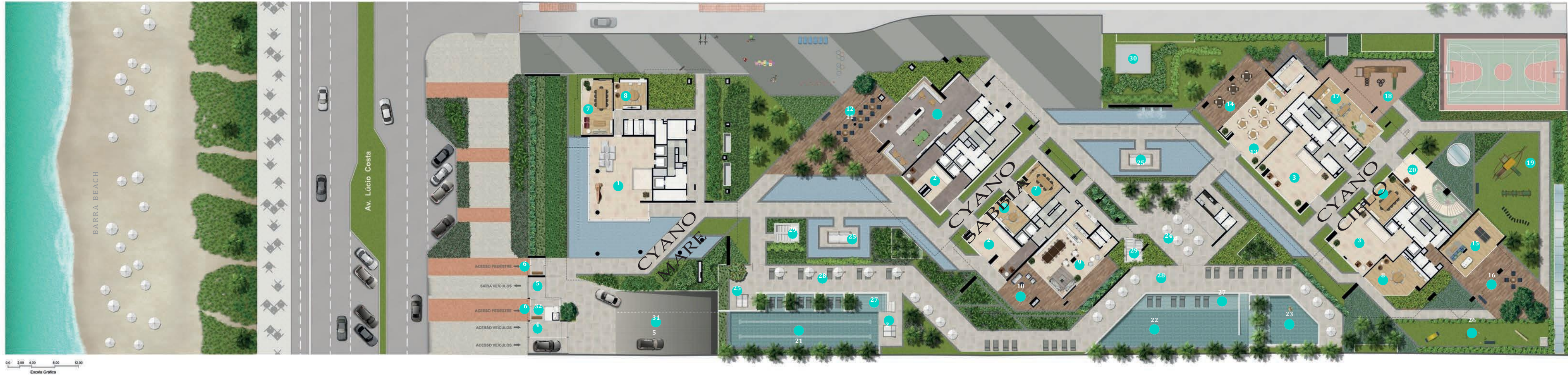


A photograph of a woman with blonde hair, smiling and holding hands with another person. The background is a bright, sandy beach. The image is partially obscured by a teal-colored rectangular area on the right side, which contains text.

EVEN THE COMMON AREA IS UNUSUAL.

Location, exclusivity, generous blueprints, high luxury and sophistication: everything in Cyano is unusual. For unique people like you, who value all details, the leisure area could not be common either.

MASTERPLAN



- 1 - LOBBY ED. MARE
- 2 - LOBBY ED. SABBIA
- 3 - LOBBY ED. CIELO
- 4- VEHICLE ACCESS
- 5- EXIT VEHICLES

- 6 - PEDESTRIAN ACCESS
- 7 - MEETING
- 8 - STUDIES
- 9 - GOURMET
- 10- GOURMET BALCONY

- 11 - WINE BAR
- 12- WINE BAR SPACE
- 13 - PARTIES
- 14 - PARTY BALCONY
- 15- TEEN GAMES

- 16 - TEEN TERRACE
- 17 - PLAYROOM
- 18- KIDS TERRACE
- 19 - PLAYGROUND
- 20- CLUB LOBBY ACCESS

- 21 - SWIMMING POOL WITH A 25 M LONG LAP POOL
- 22- ADULT POOL
- 23- CHILDREN'S POOL
- 24- POOL BAR
- 25 - GAZEBO

- 26 - PET PLACE
- 27- WET DECK
- 28 - SOLARIUM
- 29- UNDERGROUND ACCESS
- 30- GENERATOR

- 31- UNDERGROUND ACCESS RAMP
- 32- SECURITY CABIN

IN FRONT OF THE OCEAN,
A CYANO OF FRESHWATER.



Photo: Getty Images

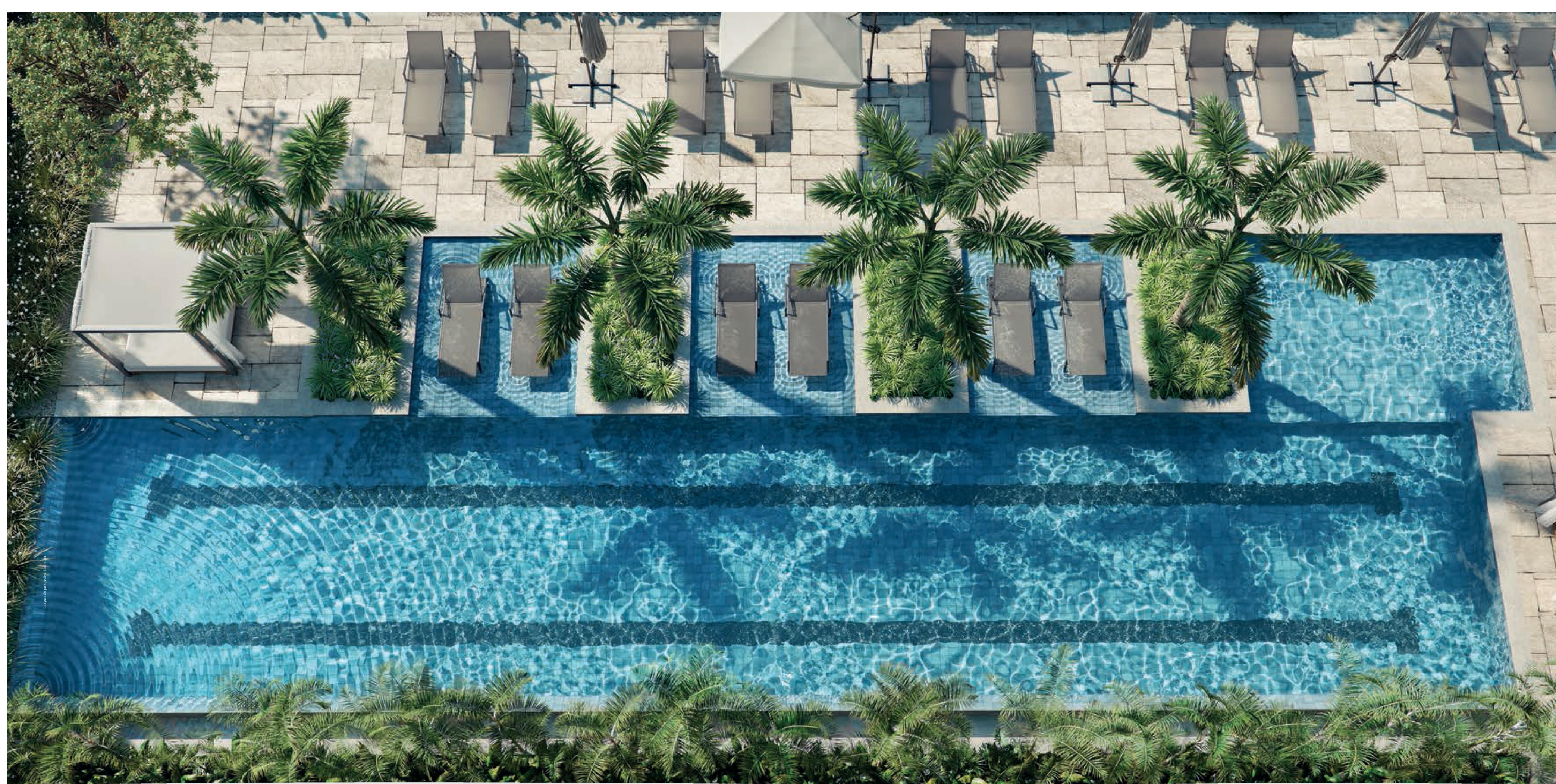




A PRIVILEGE LIKE
THIS IS WORTH
MORE THAN A
THOUSAND
WORDS.



Image merely illustrative.



CYANO
EXCLUSIVE RESIDENCES

- PISCINA COM RAIA 25M -



CYANO
 — PET PLACE —



CYANO
 — PLAYGROUND —



Image & perspective illustrative







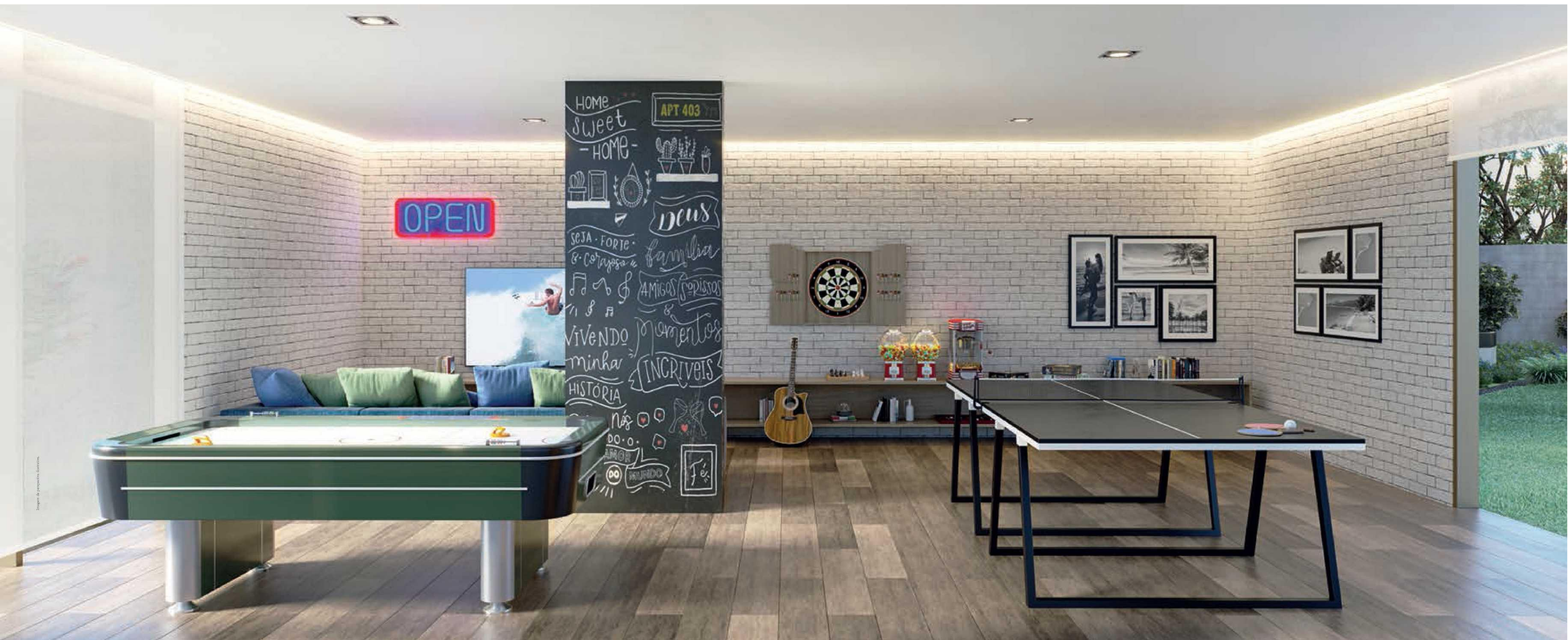


Imagem de perspectiva ilustrativa





MODERNITY,
SOPHISTICATION
AND COMFORT IN
ONE PLACE.

CYANO
EXCLUSIVE RESIDENCES
- ESTUDOS -

CYANO

CLUB

EXCLUSIVE AND
HIGH STANDARD
LEISURE FOR A
SELECTED
RESIDENT CLUB.

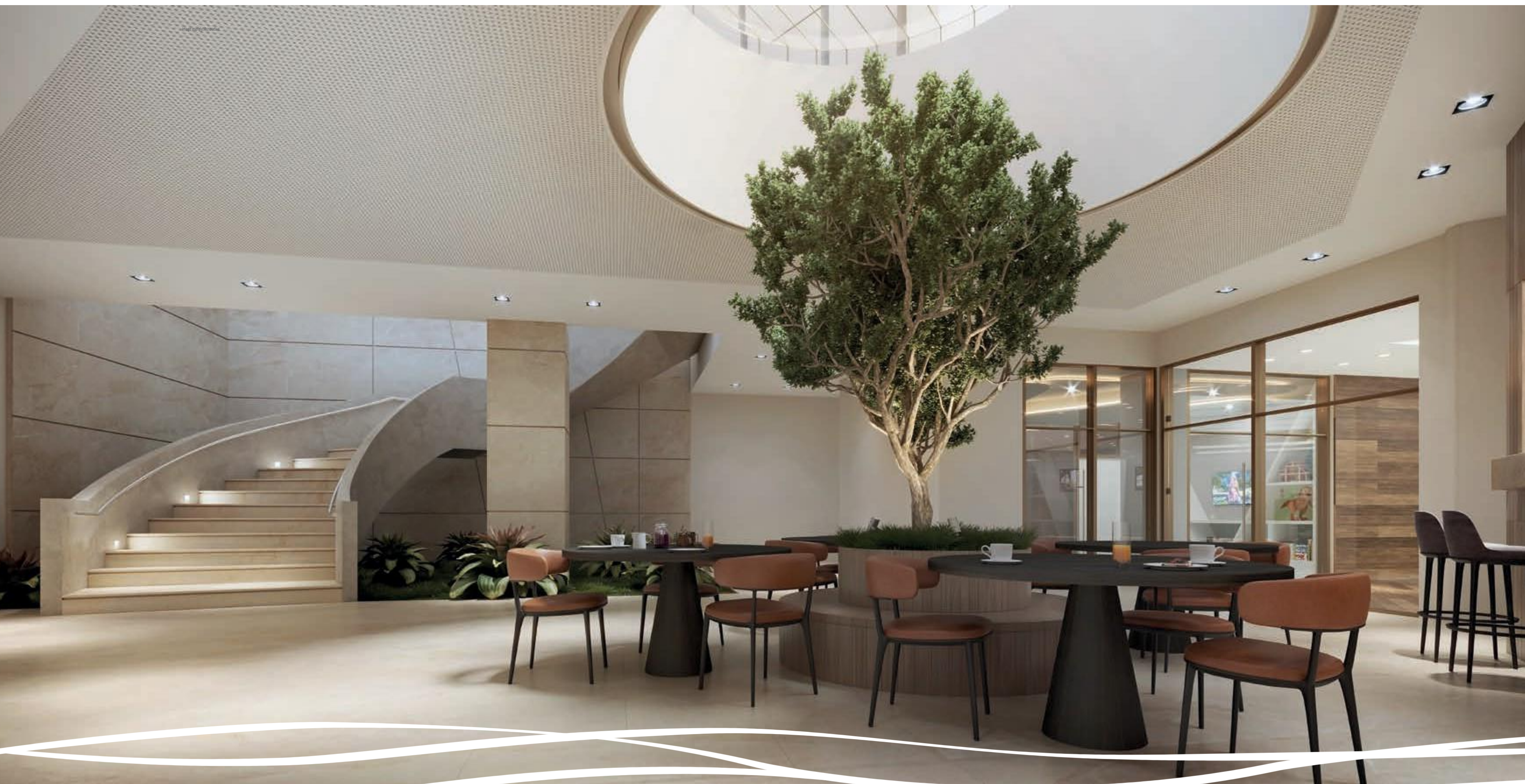




CYANO

CLUB

- 1 - LOBBY CLUB
- 2 - BAR CLUB
- 3- KIDS
- 4- GYM
- 5-SPINNING
- 6- MULTIPURPOSE
- 7- COURT
- 8-SQUASH
- 9-HEATED POOL
WITH 25 METERS
- 10 - HYDROMASSAGE
- 11 - STEAM SAUNA
- 12 - DRY SAUNA
- 13 - SHOWER
- 14 - RESTING AREA
- 15 - MASSAGE
- 16 - CHANGING ROOMS
- 17-CARE SPACE





AN
EXCLUSIVE
SPA FOR
YOU TO USE
ANY TIME
YOU WANT.













THEY SAY FIRST IMPRESSION IS
WHAT COUNTS. FROM THE ENTRY,
YOURS COULD NOT BE BETTER.



*Each Cyano building will have exclusive access from the underground and from the
ground floor garages with total comfort and security in all spaces.*



*Cyano offers exclusive boxes * for those who want to park and store their cars and motorcycles with more comfort and safety, an extra privilege for owners.*

* Units that have box: building 1 - 101 to 601, building 2 - 601 and 602, building 3 - 601 and 602.

CYANO
EXCLUSIVE RESIDENCES

– BOX PRIVATE –

6 SUITES
LIVING ROOM
DINING ROOM
CELLAR
TOILET
INTIMATE
LIVING ROOM
KITCHEN
SMALL KITCHEN
BALCONY WITH GOURMET AREA,
STEAM SAUNA, SHOWER AND
TOILET
UTILITY ROOM
2 MAID'S ROOM WITH BATHROOM
PANTRY

CYANO MARE

Only 6 suspended mansions

5 Apartments with 870 m²
and 1 Linear penthouse of 889
m²

SPACIOUS
BLUEPRINTS



CYANO MARE

– BUILDING –

ONLY 6 FAMILIES
WILL BE ABLE TO
EXPERIENCE THIS
EXPERIENCE.

Of all the 45 exclusive and select owners of this extremely luxurious development in Calçada e Gafisa in Barra da Tijuca Beach, few will have an even greater privilege of living in the Cyano Mare. It is the primacy and wonder of living practically with an overview of the ocean.



CYANO MARE

- LOBBY -



THERE IS NOTHING ELSE BETWEEN
YOU AND THE SEA OF BARRA DA
TIJUCA, JUST ENCHANTMENT.

img: mury / archive







4 SUITES
LIVING AND DINING ROOM
TOILET
INTIMATE
ROOM
KITCHEN
SMALL KITCHEN
UTILITY ROOM
MAID'S ROOM
MAID'S BATHROOM
PANTRY
BALCONY WITH GOURMET
AREA

CYANO SABBIA

Only **17** suspended mansions

15 Apartments 367 m², 368 m² and 380 m²,
1 Linear penthouse of 559 m²
and 1 Linear penthouse of 601 m²

SPACIOUS
BLUEPRINTS



CYANOSABBIA

- BUILDING -

ONLY THE EXCLUSIVITY AND SOPHISTICATIO N OF LIVING.

*The sea, the horizon and the sky of Barra da
Tijuca, masterpieces of nature giving a new
special tone to your new life.*

*Faced with so much emotion, a single rational
argument: Cyano Sabbia is the space you were
looking for and have just found.*



CYANO SABBIA

- LOBBY -



CYANO SABBIA
- VARANDA -



4 SUITES
LIVING AND DINING
ROOM
TOILET
INTIMATE
ROOM
KITCHEN
SMALL KITCHEN
UTILITY ROOM
MAID'S ROOM
MAID'S BATHROOM
PANTRY
BALCONY WITH GOURMET
AREA

CYANO CIELO

Only **22** suspended mansions

20 Apartments of 285 m², 290 m², 300 m² and 307 m²,
1 Linear penthouse of 595 m²
and 1 Linear penthouse of 618 m²

SPACIOUS BLUEPRINTS





CYANOCIELO

- BUILDING -

SEVERAL PRIVILEGE OPTIONS: YOU JUST NEED TO CHOOSE.

Cyano Cielo offers several models and blueprints of apartments and two options of penthouses to choose from.

You can even be in doubt, but the certainty is only one: there is nothing comparable and facing the sea of Barra da Tijuca in Rio de Janeiro.



imagined by illustrative

CYANO

EXCLUSIVE RESIDENCES

– SECURITY –

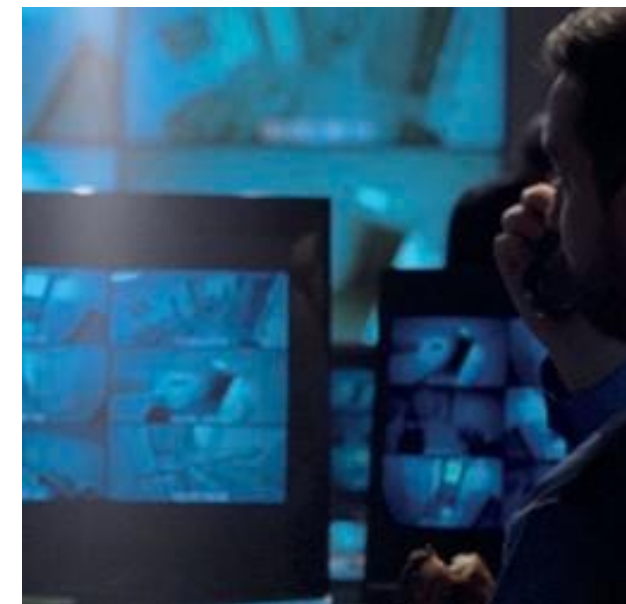


CYANO BRINGS THE MOST EFFICIENT SECURITY SYSTEM.

*For the tranquility of living in front of the sea in
Barra da Tijuca to be even greater,
security has to be absolute.*



- Access control
- Perimeter security
- Control Center for monitoring with closed circuit TV
- 24-hour monitoring with motion sensor
- Vehicle and pedestrian lungs for entry and exit control



CYANO

EXCLUSIVE RESIDENCES

NOW THAT YOU HAVE KNOWN THE PRIVILEGE OF
LIVING IN A SUSPENDED MANSION FACING THE
BEACH OF BARRA DA TIJUCA,
THE PRIVILEGE OF HAVING YOU AS A RESIDENT IS ALL OURS.

Accomplishment:
 **Gafisa**

Development:
 **calçada** S.A.
A ARTE DE CONSTRUIR

CYANO

EXCLUSIVE RESIDENCES

- DESCRIPTIVE MEMORANDUM -



DEVELOPMENT AND REALIZATION:

Gafisa S/A
Calçada Empreendimentos Imobiliários S/A

ARCHITECTURAL DESIGN:

Feu Arquitetura and Casé Lima Arquitetura

FACADE, LANDSCAPE AND INTERIOR DESIGN:

Feu Arquitetura

COMMUNICATION AND 3D IMAGES:

Domus Arquitetura Digital

TOTAL UNITS:

45 units.
Exclusively residential development
consisting of 03 buildings.

SUBDIVISION

Residential Building

- Underground
- Ground floor
- 05 floors (1st to 5th floor)
- Linear penthouse (6th floor)
- Roof

EQUIPMENT lifts

- Building 01: 03 (three) lifts will be installed with capacity and speed according to the traffic calculation of NB 30.
- Building 02: 05 (five) lifts will be installed with capacity and speed according to the traffic calculation of NB 30.
- Building 03: 06 (six) lifts will be installed with capacity and speed according to the traffic calculation of NB 30.

TV Collective Antenna

There will be a dry pipe system with 1 (one) TV point in all suites, living rooms, intimate rooms, balconies, kitchens and service rooms.
Collective antenna installed.

Emergency Lighting

There will be an emergency light point in the elevator halls, on the escape stairs and on the garage floor.

External Telephony Compartment

There will be a dry pipe system with 1 (one) TV point in all suites, living rooms, intimate rooms, kitchens and service rooms.

Internal Telephony Compartment (Doorphone)

It will be installed system for internal telephony, consisting of 1 (one) point in the kitchen of all units.

Perimeter Security System

- Protection of walls against invasion
- CCTV monitoring circuit
- Vehicle access control

FACILITIES

Electric, Hydraulic, Rainwater, Gas and Sewerage Will be executed in strict compliance with ABNT norms, the current installation code, the CEDAE regulation, the NATURGY regulation, the LIGHT regulation and according to the project approved by the developer.

Fire

The entire water system for fire fighting will be independent, pressurized in the pump houses. It also composes the system, fire extinguishers and fire hoses, all according to a project approved by the Military Fire Department of the state of Rio de Janeiro. All floors of buildings will be equipped with fire fighting equipment, according to the requirements determined by the Fire Department.

ACCESSORIES AND DESCRIPTIONS

Wooden Frames

They will be executed according to the dimensions and characteristics indicated in the project.

Metal Frames

The aluminum frames will be executed subject to the specific aluminum design.
The iron frames will be painted with enamel paint and used in the stair railings, tilting the fire pump house and other spaces in the common service areas.

Glass

They will be executed according to the dimensions and characteristics indicated in the project.

FINISHING OF THE COMMUNAL AREAS

FACADE

According to specific facade design.

UNDERGROUND

PARKING LOT

Floor: treated or cemented concrete or paint
Wall: Paint and/or ceramic
Ceiling: Concrete or paint

VEHICLE RAMP

Floor: Hydraulic or cemented tile or treated concrete
Baseboard: Hydraulic or cemented tile or paint
Wall: Paint or texture
Ceiling: Concrete or paint

EMPTY BOXES

Floor: treated or cemented concrete or paint
Wall: Paint and/or ceramic
Ceiling: Concrete or paint

BICYCLE RACK

Floor: Treated or cemented concrete or paint
Wall: Paint or texture
Ceiling: Concrete or paint

DRIVER ROOM

Floor: Porcelain or ceramic
Baseboard: Porcelain or ceramic
Wall: Paint
Ceiling: Concrete or paint
Countertop: Marble or granite

BATHROOM DRIVERS ROOM

Floor: Porcelain or ceramic
Wall: Ceramic and/or paint
Ceiling: Concrete or paint

SOCIAL LOBBY

Floor: Porcelain Tiles
Wall: Paint and/or porcelain and/or joinery and/or mirror and/or marble and/or granite
Ceiling: Paint

SOCIAL LIFT

Floor: Stone and/or porcelain tiles

SERVICE HALL

Floor: Porcelain or ceramic
Wall: Paint
Baseboard: Porcelain or ceramic
Ceiling: Paint

SERVICE LIFT

Floor: Stone and/or porcelain and/or ceramic

FIRE ESCAPE / ANTECHAMBER

Floor: Concrete or paint
Wall: Paint
Ceiling: Concrete or paint
Door: Firebreak
Handrail: Iron

DEPOSITS

Floor: Concrete Wall:
Paint
Ceiling: Concrete or paint

GARBAGE

Floor: Ceramic
Wall: Ceramic and/or paint
Ceiling: concrete or paint

HOUSING

Floor: Porcelain or ceramic
Wall: Paint
Baseboard: Porcelain or ceramic
Ceiling: Concrete or paint

BATHROOM HOUSING

Floor: Porcelain or ceramic
Wall: Ceramic and/or paint
Ceiling: Concrete or paint

SERVICE CHANGING ROOM

Floor: Porcelain or ceramic
Wall: Ceramic and/or paint
Ceiling: Concrete or paint

SERVICE BATHROOM PNE

Floor: Porcelain or ceramic
Wall: Ceramic and/or paint
Ceiling: Concrete or paint

SERVICE CAFETERIA

Floor: Porcelain or ceramic
Wall: Ceramics and / or painting
Ceiling: Concrete or painting
Countertop: Granite or marble

SERVICE MALE / FEMALE BATHROOM

Floor: Porcelain or ceramic
Wall: Paint
Baseboard: Porcelain or ceramic or granite or marble
Ceiling: Concrete or paint

TECHNICAL AREAS

Floor: Porcelain or ceramic Wall:
Paint
Baseboard: Porcelain or ceramic
Ceiling: Concrete or paint

INTERNAL VENTILATION PRIME

Floor: Porcelain or ceramic Wall:
Paint
Baseboard: Porcelain or ceramic

CLUB

LOBBY
Floor: Porcelain Tiles
Wall: Paint and/or porcelain and/or joinery
Ceiling: Paint

LOBBY STAIRCASE

Floor: Porcelain or marble or granite
Mirror: Porcelain or marble or granite
Guardrail: Paint

BAR

Floor: Porcelain or ceramic
Baseboard: Porcelain or ceramic
Wall: Paint
Ceiling: Paint
Countertop: Granite or marble

KIDS

Floor: Porcelain and/or rubberized
Baseboard: Porcelain or wood or polystyrene
Wall: Paint and/or joinery
Ceiling: Paint and/or joinery

GYM / SPINNING / MULTIPURPOSE

Floor: Porcelain or vinyl or laminate
Baseboard: Porcelain or vinyl or laminate or polystyrene
Wall: Mirror and/or paint and/or decorative finish
Ceiling: Paint

CARE SPACE

Floor: Porcelain Tiles
Baseboard: Porcelain or polystyrene
Wall: Paint and/or mirror
Ceiling: Paint

MEN'S / WOMEN'S CHANGING ROOM

Floor: Porcelain Tiles
Wall: Porcelain or ceramic
Ceiling: Paint
Countertop: Marble or granite

PNE CHANGING ROOM

Floor: Porcelain Tiles
Wall: Porcelain or ceramic
Ceiling: Paint

SQUASH

Floor: Wood or porcelain Wall:
Paint
Ceiling: Paint

COURT

Floor: Paint
Wall: Paint

MASSAGE ROOM

Floor: Porcelain or vinyl or laminate Wall:
Paint and/or granite and/or marble and/or porcelain and/or vinyl and/or laminate
Ceiling: Porcelain or vinyl or laminate
Countertop: Marble or granite

BATHROOM MASSAGE ROOM

Floor: Porcelain Tiles
Wall: Porcelain or ceramic
Ceiling: Paint

DRY SAUNA

Floor: Wood
Wall: Wood
Ceiling: Wood
Bench: Wood

STEAM SAUNA

Floor: Porcelain or ceramic Wall:
Porcelain or ceramic
Bench: Porcelain or ceramic or granite or marble

SHOWER

Floor: Porcelain Tiles
Wall: Porcelain or ceramic or marble or granite
Ceiling: PVC

HYDROMASSAGE

Floor: Porcelain Tiles
Wall: Porcelain or ceramic or marble or granite and/or wood and/or joinery
Ceiling: PVC
Hydromassage (indoor): Porcelain or ceramic

REST

Floor: Porcelain Tiles
Wall: Porcelain or ceramic or marble or granite and/or wood and/or joinery
Ceiling: PVC

HEATED SWIMMING POOL WITH 25 M

Floor: Porcelain or ceramic Wall:
Porcelain or ceramic
Ceiling: PVC

DESCRIPTIVE MEMORANDUM

GROUND FLOOR	SOCIAL LOBBY Floor: Porcelain Tiles Wall: Paint and/or porcelain tiles and/or joinery and/or mirror and or marble and/or granite Ceiling: Paint
GUARD HOUSE Floor: Porcelain or ceramic Baseboard: Porcelain or ceramic Wall: Paint Ceiling: Paint	MEETING ROOM Floor: Porcelain and/or wood and/or vinyl and/or laminate Wall: Paint and/or wood and/or joinery and/or vinyl and/or laminate Ceiling: Paint and/or wood and/or joinery and/or vinyl and/or laminate
BATHROOM GUARD HOUSE Floor: Porcelain or ceramic Wall: Paint and/or ceramic Ceiling: Paint	STUDY ROOM Floor: Porcelain and/or wood and/or vinyl and/or laminate Baseboard: Porcelain and/or wood and/or vinyl and/or laminate and/or polystyrene Wall: Paint and/or wood and/or joinery and/or vinyl and/or laminate Ceiling: Paint
PEDESTRIAN ACCESS Floor: Porcelain or stone Wall: Glass	MEN'S / WOMEN'S / SOCIAL PNE TOILETS Floor: Porcelain or ceramic Wall: Paint Ceiling: Paint
VEHICLE ACCESS Floor: Porcelain or stone Wall: Paint	PARTIES Floor: Porcelain Tiles Wall: Paint and/or joinery and/or vinyl and/or laminate and/or mirror Ceiling: Paint
PEDESTRIAN CIRCULATION BETWEEN BLOCKS Floor: Porcelain or stone	BALCONY PARTIES Floor: Porcelain Tiles Wall: Porcelain or ceramic Ceiling: Paint Countertop: Marble or granite
WATER MIRRORS Floor: Porcelain or ceramic or stone Wall: Porcelain or ceramic or stone	KITCHEN PARTIES Floor: Porcelain or ceramic Wall: Porcelain or ceramic Ceiling: Paint Countertop: Marble or granite
INTERNAL PATHWAY Floor: Concrete or stone or interlocked Wall: Paint	WINE BAR Floor: Porcelain Tiles Wall: Stone and / or paint and / or wood and / or joinery and / or vinyl and / or laminate and / or decorative element Ceiling: Paint and / or wood and / or joinery and / or vinyl and / or laminate and / or lining with wood finish Countertop: Marble or granite
UNDERGROUND ACCESS STAIRCASE Floor: Marble or granite or porcelain or ceramic Baseboard: Marble or granite or porcelain or ceramic Wall: Paint	WINE BAR SPACE Floor: Porcelain Tiles
WAREHOUSE / TECHNICAL AREA Floor: Concrete or ceramic or porcelain tiles Wall: Paint Ceiling: Concrete or paint	
BUILDING SERVICE HALL Floor: Porcelain or ceramic Baseboard: Porcelain or ceramic Wall: Paint Ceiling: Paint	
FIRE ESCAPE / ANTECHAMBER Floor: Concrete or paint Wall: Paint Ceiling: Concrete or paint Door: Fireproof Handrail: Iron	

GAZEBO Floor: Porcelain or stone	GOURMET Floor: Porcelain Tiles Wall: Paint and/or wood and/or joinery Ceiling: Paint and/or wood and/or joinery Countertop: Marble or granite	GOURMET KITCHEN Floor: Porcelain or ceramic Wall: Porcelain or ceramic and/or paint Ceiling: Paint Countertop: Marble or granite	GOURMET BATHROOM Floor: Porcelain Tiles Wall: Paint and/or mirror and/or porcelain and/or ceramic and/or decorative finish Ceiling: Paint Countertop: Marble or granite	GOURMET BALCONY Floor: Porcelain Tiles	PLAYROOM Flooring: Porcelain or vinyl or laminate or wood Wall: Paint and/or joinery and/or wood Ceiling: Paint and/or joinery and/or wood	KIDS TERRACE Floor: Rubberized or porcelain tiles	PLAYGROUND Floor: Grass	TEEN GAMES Floor: Porcelain and/or vinyl and/or laminate Wall: Paint and/or stone and/or decorative finish Ceiling: Paint	TEEN TERRACE Floor: Porcelain Tiles	CLUB LOBBY ACCESS Floor: Porcelain Tiles Wall: Paint and/or porcelain and/or joinery Ceiling: Paint	POOL BAR Floor: Porcelain Tiles Walls: Paint or porcelain or ceramic and/or glass Ceiling: Paint Countertop: Marble or granite
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LAP / ADULT / CHILD SWIMMING POOL / WET DECK Floor: Porcelain or ceramic Wall: Porcelain or ceramic	SOLARIUM Floor: Porcelain or ceramic	PET PLACE Floor: Grass Wall: Paint and/or railing and/or garden	TYPE AND PENTHOUSE	SOCIAL HALL Floor: Porcelain or marble or granite Baseboard: Marble or granite or wood or polystyrene Walls: Texture or paint or granite or marble or porcelain tiles Ceiling: Recessed plaster with paint	SOCIAL LIFT Floor: Stone and/or porcelain tiles	SERVICE HALL Floor: Porcelain or ceramic Wall: Paint Baseboard: Porcelain or ceramic Ceiling: Paint	SERVICE LIFT Floor: Stone and/or porcelain and/or ceramic	GARBAGE Floor: Porcelain or ceramic Wall: Porcelain or ceramic and/or paint Ceiling: Concrete or paint	APARTMENTS AND PENTHOUSES	LIVING / DINING ROOM Floor: Porcelain Tiles Baseboard: Polystyrene or wood Wall: Paint Ceiling: Recess in plaster door: Wood with paint	TOILET Floor: Porcelain Tiles Baseboard: Polystyrene or wood Wall: Paint Ceiling: Recess in plaster door: Wood with paint Countertop: Marble or granite
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DESCRIPTIVE MEMORANDUM

BALCONY LIVING ROOM Floor: Porcelain Tiles Baseboard: Granite or marble or porcelain tiles Wall: According to facade design Ceiling: Wood or plaster or metallic or PVC Countertop: Marble or granite	BALCONY SUITES Floor: Porcelain Tiles Baseboard: Granite or marble or porcelain tiles Wall: According to facade design Ceiling: Wood or plaster or metallic or PVC	BALCONY / TECHNICAL AREA Floor: Porcelain or ceramic Baseboard: Porcelain or ceramic Wall: According to facade design Ceiling: Wood or plaster or metallic or PVC	INTIMATE ROOM / CIRCULATION / SUITES Flooring: wood or vinyl or similar Baseboard: polystyrene or wood Wall: Paint Ceiling: Recess in plaster Door: Wood with paint	BATHROOM SUITES Floor: Porcelain Tiles Wall: Porcelain tiles Ceiling: Recess in plaster Door: Wood with paint Countertop: Marble or granite	KITCHEN / PANTRY / SERVICE AREA Floor: Porcelain Tiles Wall: Porcelain tiles Ceiling: Recess in plaster Door: Wood with paint Countertop: Marble or granite	PANTRY Floor: Porcelain Tiles Baseboard: Porcelain tiles Wall: Paint Ceiling: Recess in plaster Door: Wood with paint	SERVICE ROOM Floor: Porcelain or ceramic Baseboard: polystyrene or wood Wall: Paint Ceiling: Recess in plaster door: Wood with paint
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SERVICE BATHROOM Floor: Porcelain or ceramic Wall: Porcelain or ceramic Ceiling: Recess in plaster Door: Wood with paint	PENTHOUSE TERRACE Floor: Porcelain Tiles Baseboard: Granite or marble or porcelain tiles Wall: According to facade design Ceiling: Wood or plaster or metallic or PVC Countertop: Marble or granite Grill: Conventional	EXTERNAL TOILET BALCONY / EXTERNAL TOILET TERRACE Floor: Porcelain Tiles Wall: Porcelain or ceramic Ceiling: Recess in plaster Door: Glass Countertop: Marble or granite	BALCONY SHOWER / TERRACE SHOWER Floor: Porcelain Tiles Wall: Porcelain or ceramic Ceiling: Recess in plaster Ceiling: Marble or granite	SAUNA BALCONY / SAUNA TERRACE Floor: Porcelain Tiles Wall: Porcelain or ceramic Ceiling: Porcelain or ceramic Bench: Marble or granite Door: Glass
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FILLETS AND THRESHOLDS Marble or granite	HARDWARE La Fonte, Papaiz, Imab, Pado, Haga or another manufacturer's brand, as long as it is of the same standard and standardized by ABNT.	SWITCHES AND OUTLETS Alumbra, Siemens, Pial Legrand or another manufacturer's brand, as long as it is of the same standard and standardized by ABNT.	DISHES Incepa, Celite, Deca, Hervy, Icasa, Logasa or another manufacturer's brand, as long as it is of the same standard and standardized by ABNT.	METALS Docol, Fabrimar, Deca, Rio or another manufacturer's brand, as long as it is of the same standard and standardized by ABNT.
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FINAL REMARKS

1. In accordance with the specific clause of the Deed of Purchase and Sale, the topics listed below will be subject to apportionment among the purchasers of the units, in their own times, and in proportion to the proportional share of expenses, as determined in the Condominium Convention.

a. The costs of definitive public service connections (water, sewage, electricity, gas and telephone) for the project cannot be estimated before the respective services are quantified and budgeted by the concessionaire companies at the appropriate times. When known by the SELLER, these costs will be apportioned, as they occur, among all subscribers of self-contained units of the enterprise in the ratio of the indicated coefficients, with the BUYER being obliged to reimburse within the term of the purchase and sale contract.

a.1 - Fees, emoluments, budgets of concessionaires or utility companies, forwarding agent, accredited services, connections, in short, any payments for obtaining definitive electricity services, water supply network, sanitary and storm sewer network, if necessary , gas, telephones, fire fighting and others that may be necessary for the perfect functioning of the building;

a.2 - "Vault", underground chamber, transformers and/or other equipment that may be required by the electricity concessionaire;

a.3 - Expenditure on the installation of the condominium for use and registration of the Condominium Convention;

a.4 - Project and/or special facilities that may be required by Public Agencies or Federal, State or Municipal Authorities as extensions and/or reinforcements of existing public networks;

a.5 - Planting of tree seedlings required by the Parks and Gardens Department;

a.6 - Curb lowering;

a.7 - Asphalt.

2. For the smooth progress of the work, the construction company may substitute any material specifications, described in this Descriptive Memorandum, without depreciation, whenever, when the time for which its purchase has been scheduled, it finds difficulties in its acquisition. The standards will be defined in order to obtain harmony and good taste in the final embodiment of the unity.

3. The color of the frames of the enterprise may undergo modification of color and measures, without any depreciation.

4. The supply and installation of anything not expressly stated in this specification shall be the responsibility of the purchasers of the units.

IMPORTANT NOTES

1. The equipment and furniture of the communal areas of the enterprise contained in this material are references, and may undergo revision of models, specifications and quantities without prior notice.

2. The coatings shown in the artistic illustrations are for reference purposes and may have dimensional variation, color and texture.

3. The vegetation presented in the artistic illustrations are adult size and will be reached over time. The size of the vegetation at the delivery of the enterprise will be non-adult, according to the landscape design.

4. The information contained herein is merely illustrative, not being configured as an integral part of any legal instrument, and may even be changed without prior notice.

5. The setting and levels of the implementation of the enterprise are subject to changes arising from technical and structural requirements, the understanding of municipal positions, concessionaires and surrounding conditions.

6. All the images demonstrate artistic illustration, which disregards all the built elements and vegetation in the surroundings of the enterprise.

7. The cellar of the apartments of Mare building are just a suggestion and will not have any equipment.

The quality standard of our constructions and the concern for the satisfaction of our customers are the incentive to continue working for the continuous improvement of our products.

	<i>Unit</i>	<i>Private area (m²)</i>	<i>Parking spaces</i>
MARE	101	870.60	6
	201	870.60	6
	301	870.60	6
	401	870.60	6
	501	870.60	6
	601	889.16	7
SABBIA	101	367.22	4
	201	367.22	4
	301	367.22	4
	401	367.22	4
	501	367.22	4
	102	380.51	4
	202	380.51	4
	302	380.51	4
	402	380.51	4
	502	380.51	4
	103	368.73	4
	203	368.73	4
	303	368.73	4
	403	368.73	4
	503	368.73	4
	601	559.54	6
	602	601.04	6
CIELO	101	307.14	5
	201	307.14	4
	301	307.14	4
	401	307.14	4
	501	307.14	4
	102	285.70	4
	202	285.70	4
	302	285.70	4
	402	285.70	4
	502	285.70	4
	103	290.37	4
	203	290.37	4
	303	290.37	4
	403	290.37	4
	503	290.37	4
	104	300.70	4
	204	300.70	4
	304	300.70	4
	404	300.70	4
	504	300.70	4
	601	618.52	6

All images, perspectives and plans are artistic representations, merely illustrative, and may undergo changes in color, format, texture, positioning, footage and finish, according to the project. The size of the vegetation, in the delivery of the enterprise, will be according to the landscape design, however, of young plants and trees, which will become similar to those of the image in the adult stage. The specifications are contained in the Descriptive Memorandum. Legal project approved according to process 02/270.227/2013, with Incorporation Memorandum already registered with the 9th Property Registry Office and its re-ratification under number 1940156 on 10/21/2020 with the above Property Registry Office. PREO: Carlos André - CREA/RJ: 881064026/D. PRPA: Carlos José Ferreira de Abreu e Lima - CAU A18375-0 and Francisco Alexandre Feu Rosa / CAU-A7977-4

Accomplishment:



Development:



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