

BS''D

arbo

BOUTIQUE IPANEMA





# arbo

BOUTIQUE IPANEMA

In Ipanema it's sunny  
But there is also shade  
Because this neighborhood  
Has no formalities  
Under the sun and the trees  
By the sea  
Life is present  
Urgent

Walking through these streets I appreciate  
This afforestation that adorns my life.



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## THE NEIGHBORHOOD

## AH, IPANEMA

The neighborhood that invites us to stay  
To smile  
To walk  
That allows us to belong somewhere  
The trees in the streets remind us to live  
A lifetime of loving  
Suddenly there is a breeze passing by  
This is the best place  
To be  
To live



FOTO ILUSTRATIVA







## THE NEIGHBORHOOD

Birdsong sounds like  
melodies, salt and sand embrace,  
the leisurely walk through the streets  
permeates freedom, the sunrise illuminates  
and makes the day bloom and its beauty  
translates in poem, **this is Ipanema.**

# AMONG TREES, FLOWERS AND THE SEA.



ILLUSTRATIVE PHOTO

Applauded at sunset, of a promenade  
where the portuguese stones decorate,  
streets that carry stories told in the  
rhythm of bossa nova, of inspiration for  
artists and the realRio's cultural  
personification, the neighborhood  
enchants and makes them stay.



## LOCATION

# Amid so much beauty there is Arbô.

Redentor is the name of the street and the combination is warmth, simplicity and sophistication. Located in the charming quadrangle, walking through the streets is always decorated, the day comes to bloom and the night too.

Between bars that overflow concept, restaurants that express several cultures around the world, art galleries that narrate plots, designer stores and jewelry stores that externalize personalities and the sophisticated local commerce, life there is practical, light and gentle.

THE QUADRANGLE HAS ITS CHARM.





# THE CARIOCA WAY



OF BEING, OF LIVING.



**LOCATION**

Practicality | Quality of life

The simplicity  
of everyday life  
makes you smile

From January to January,  
it's simple, practical and natural.  
In your way and as  
every carioca likes their days to be.



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NIGHT FACADE | ILLUSTRATIVE PHOTO



The slippers do not come off your feet, here or there, just a few steps away you have what you want. The region has a peaceful atmosphere, with premium trade, services located nearby and unique natural beauty. In the center of Ipanema there is the Nossa Senhora da Paz Square, which unites the neighborhood's greenery, traditions, in addition to the subway station.



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ILLUSTRATIVE PHOTO

The place also has quality schools, such as Colégio Notre Dame, cultural points, such as Casa de Cultura Laura Alvim and Galeria de Arte Ipanema, bookstores and access to transport so you can do whatever you want.



## Rua Redentor, 128

- |                               |                              |
|-------------------------------|------------------------------|
| 1. Lagoa Rodrigo de Freitas   | 7. Louis Vuitton Rio Ipanema |
| 2. Metrô Nossa Senhora da Paz | 8. Bazzar restaurante        |
| 3. Gula Gula                  | 9. Bodytech                  |
| 4. Manekineko                 | 10. Gero Panini              |
| 5. Hermès                     | 11. Livraria da Travessa     |
| 6. Alessandro e Frederico     | 12. Teva                     |





## LOCATION

"Of course life is good  
and joy is the only  
unspeakable emotion."

Vinicius de Moraes



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DRAMATIC FACADE / ILLUSTRATIVE PHOTO

Living in this true work of art  
awakens the most beautiful  
emotions. There, nature  
is always in ecstasy, the  
paths are full of memories,  
the dawn composing new  
beginnings and offering  
the quality of life in the  
neighborhood.



## ARCHITECTURE

# Where nature heals and coziness welcomes

Made from Rio de Janeiro soul, Arbô unites Rio de Janeiro lifestyle, comfort, authorial design, minimalism, functionality and sustainability.

Signed by awarded architects and designers, the project makes you feel welcome in your home, giving space to utopias and composing stories between nature, shapes, textures and light.



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DAY FACADE / ILLUSTRATIVE PHOTO





Facade and interiors

# Escala Arquitetura

Escala Arquitetura believes in the concept that “space is to be lived.” Therefore, it develops exclusive projects for every need, resulting in the creation of welcoming environments, thought out in every detail and personalized with each new project.

“

“What attracts me is the free and sensual curve. The curve I find in the mountains of my country, in the winding course of its rivers, in the clouds in the sky, in the body of the woman I love”

Oscar Niemeyer

We were inspired by the curves of nature, seeking a minimalist architecture and feminine shapes. Located between Lagoa and Ipanema beach, in the heart of the South Zone of Rio de Janeiro, Rua Redentor is very tree-lined and quiet, and at the same time it is just steps away from everything the cariocas need.

”

Natural stones, concrete, wood, vegetation and the use of water result in a light and timeless appearance, both in architecture and in the interiors.

The striking element of the facade is given by the curvature of the balconies, which appear to float amidst the transparency of the glass panels. The guardrail integrates with the flower boxes that surround all the balconies, giving even more lightness to the building.

We use a hollow slatted panel to soften the foundation of the construction, bringing balance between the strength of the balcony and the ground floor. The water features and the landscaping, in addition to marking the transition between the building's entrance and the street, offer a feeling of well-being when you get home.





Landscaping

# Wabi Sabi

Wabi-Sabi Ateliê is a creative studio that for 9 years has been working on the union between craft production, contemporary design, visual arts and nature. This sum creates Wabi-Sabi moments for everyday life through products, spaces and experiences.

The creative process involves natural and graphic elements, which are worked on and planned. Each choice is treated as unique for the purpose of generating meaning and identity. Laura Sugimoto, founder of the Ateliê, began her career in advertising and design, today she works with design, landscaping and visual arts projects.

“

For a landscaping integrated with timeless and minimalist architecture, we seek to create a garden based on aspects of softness and lightness. Curved lines, organic shapes in the foliage, uniform masses with rounded leaves. Dark and light green tones, not very saturated, with matte textures and less shine, to bring movement and warmth together.

”

Focus on native tropical vegetation out of the obvious, which values the Brazilian flora, and simultaneously dialogues with the modern and innovative lifestyle of the carioca in the Ipanema neighborhood. As an example, we can cite *Philodendron gloriosum* and *Calathea lutea*, both with surprising shades of green in broad, sculptural leaves.





Project author

# Flavio Bassan

Flavio graduated in 1999 in architecture and urbanism at FAU-UFRJ. He worked in renowned architecture firms, where he developed important projects in the city of Rio de Janeiro. At 25 years old and already with the authorship of some projects, he decided that it was time for a solo flight, opening Bassan Arquitetura. Since then, he has produced over 400 signature projects, many of them in partnership with Mozak.

“

Whenever we start the study of new land, we carry out a survey about the public profile for the place. Rua Redentor, in the heart of Ipanema... we immediately thought of a family with children, a special, privileged place, close to the best in the neighborhood. Certainly a very demanding audience. Then we started to develop the first sketches for a building with few units, **apartments with large, well-lit and ventilated rooms**. Apartments with three comfortable suites with the luxury of an internal bathroom for each one, L-shaped living room, wide and deep balcony that can be integrated into the room, transforming into yet another environment. But we were still looking for uniqueness between the apartments.

”

On the first floor there is the Garden, with an **outdoor area integrated into the kitchen and bedrooms**, with the flexibility of becoming either a gourmet area to enjoy with friends or a private patio to enjoy the sun during the day and the moon at night. On the third floor, **the dream of the penthouse**, with a staircase to a large terrace that can be transformed into a leisure area with swimming pool, gourmet space and large open area to share and invite many friends, as well as a large garden to relax in a super privileged space. Ipanema is one of the noblest neighborhoods in Rio de Janeiro, which is one of the most beautiful cities in the world. Certainly the resident of this project deserves all the affection and attention to the smallest details with which this project was developed.



## SPECIFICATIONS

03 units with  
only 1 per  
floor

- 1 Garden;
- 1 Type;
- 1 Duplex penthouse;

---

Apartments with 3 suites;

---

6 parking spaces;

---

Bike rack available;

---

1 Tower







ENTRANCE FACADE



LOBBY

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LIVING ROOM  
CUSTOM VERSION

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## PENTHOUSE LIVING ROOM

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## KITCHEN GARDEN APARTMENT CUSTOM VERSION

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## KITCHEN

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## BALCONY

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## GARDEN TERRACE

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MASTER SUITE GARDEN APARTMENT  
CUSTOM VERSION

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## SUITE 02 GARDEN APARTMENT

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SUITE 03  
GARDEN APARTMENT

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## MASTER SUITE

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## PENTHOUSE TERRACE



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## PENTHOUSE TERRACE

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# BOUTIQUE IPANEMA



ILLUSTRATIVE PHOTO

Sophistication,  
softness,  
lightness and  
exclusivity.

RUA REDENTOR, 128 - IPANEMA





BS''D

## AREA CHART

Detail by unit

UNITS	APARTAMENT (M <sup>2</sup> )	VERANDA (M <sup>2</sup> )	PLANTER (M <sup>2</sup> )	BALCONY (M <sup>2</sup> )	TERRACE (M <sup>2</sup> )	TOTAL AREA (M <sup>2</sup> )
101	129,07	14,65	8,36	-	22,72	174,80
201	129,07	14,65	5,82	5,57	-	155,11
301	129,07	14,65	11,64	5,57	149,49	310,42

Each apartment has <sup>2</sup> parking spaces located on the ground floor

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DETAIL FACADE / ILLUSTRATIVE PHOTO



# SOCIAL HALL



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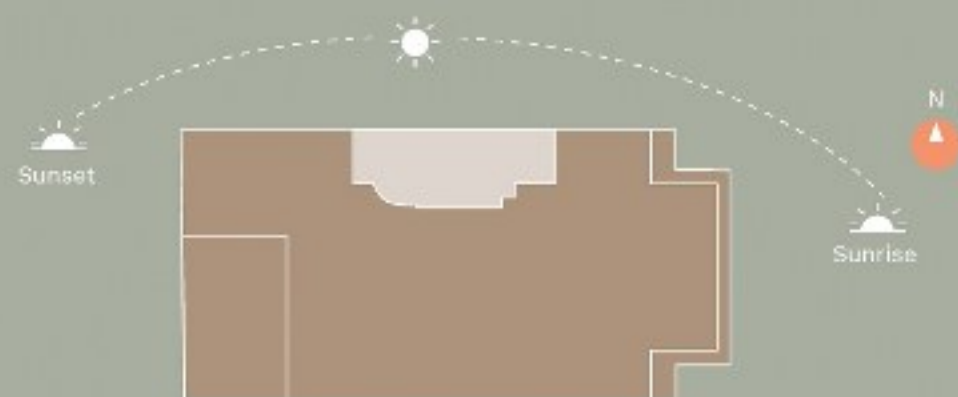


# GARDEN

## APARTMENT 101

**Total private area = 174.80m<sup>2</sup>**

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 8,36m<sup>2</sup> (planter)
- 22,72m<sup>2</sup> (balcony)



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0.0 0.50 1.00 2.00 3.00  
Escala Gráfica



# GARDEN

APARTMENT 101 | LAYOUT SUGGESTION:  
2 SUITES WITH EXPANDED LIVING ROOM

**Total private area = 174m<sup>2</sup>**

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 8,36m<sup>2</sup> (planter)
- 22,72m<sup>2</sup> (balcony)



0.0 0.50 1.00 2.00 3.00  
Escala Gráfica

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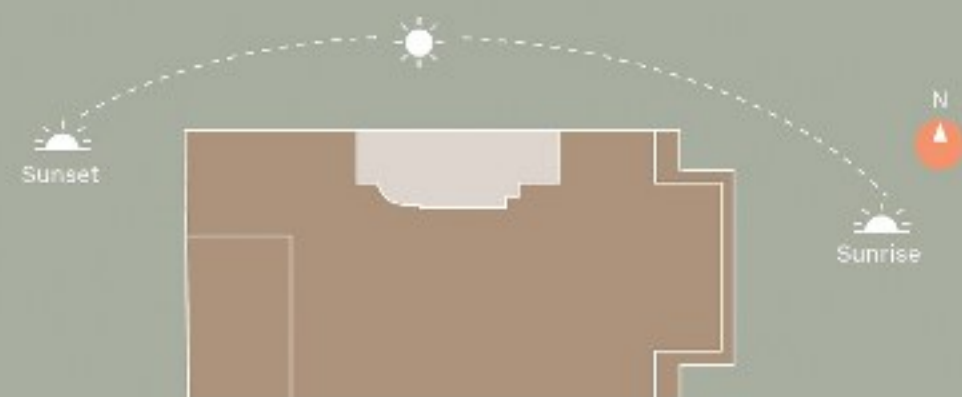


# GARDEN

APARTMENT 101 | LAYOUT SUGGESTION:  
2 SUITES WITH EXPANDED KITCHEN

**Total private area = 174.80m<sup>2</sup>**

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 8,36m<sup>2</sup> (planter)
- 22,72m<sup>2</sup> (balcony)



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Escala Gráfica



## TYPE

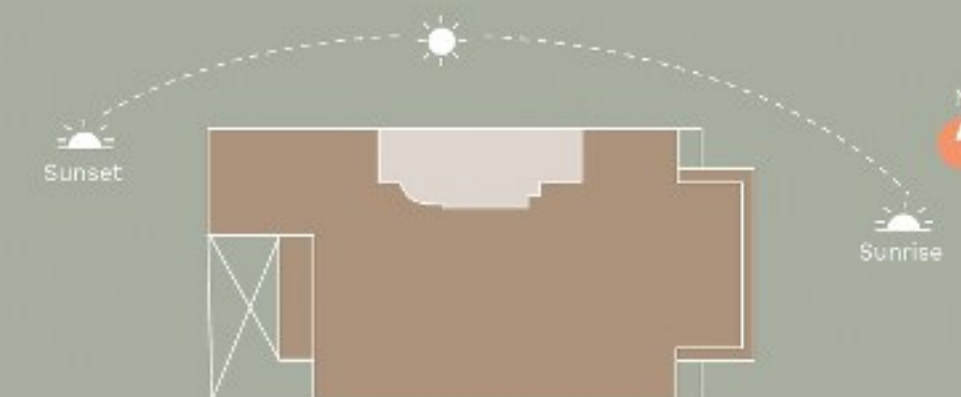
APARTMENT 201

Total private area = 155,11m<sup>2</sup>

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 5,82m<sup>2</sup> (planter)
- 5,57m<sup>2</sup> (balcony)



0.0 0.50 1.00 2.00 3.00  
Escala Gráfica



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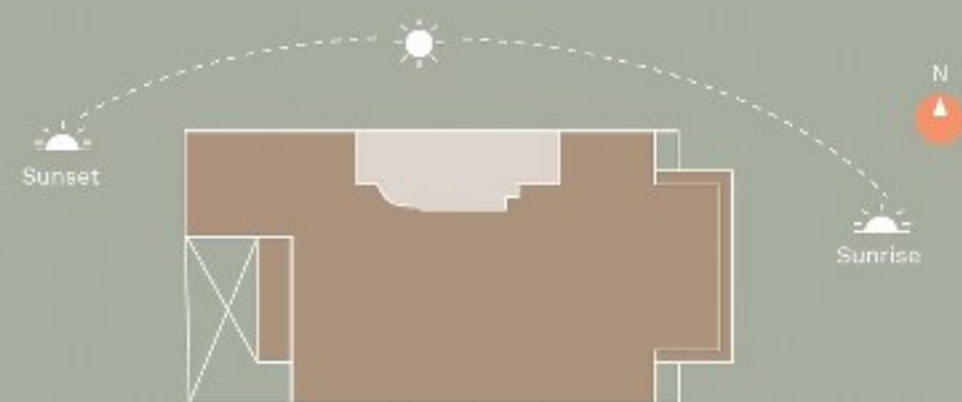


# TYPE

## APARTMENT 201 | LAYOUT SUGGESTION: 2 SUITES WITH EXPANDED LIVING ROOM

**Total private area = 155,11m<sup>2</sup>**

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 5,82m<sup>2</sup> (planter)
- 5,57m<sup>2</sup> (balcony)



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Escala Gráfica



# TYPE

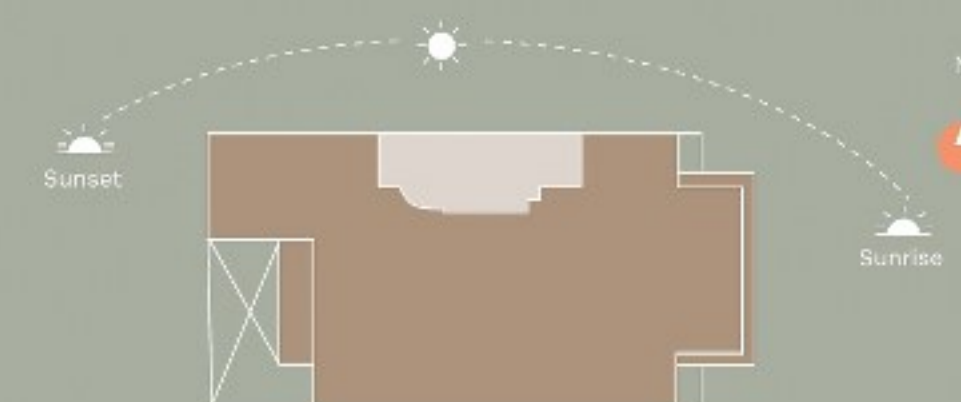
APARTMENT 201 | LAYOUT SUGGESTION:  
2 SUITES WITH EXPANDED KITCHEN

Total private area = 155,11m<sup>2</sup>

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 5,82m<sup>2</sup> (planter)
- 5,57m<sup>2</sup> (balcony)



0.0 0.50 1.00 2.00 3.00  
Escala Gráfica



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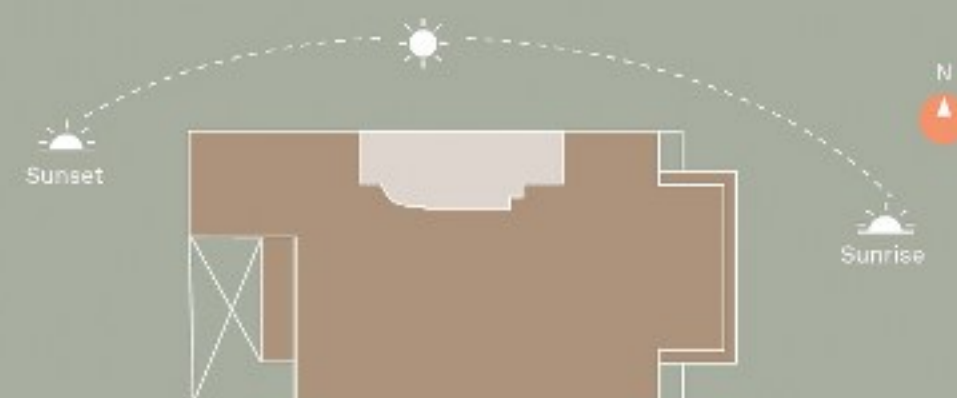


# PENTHOUSE

## APARTMENT 301 - LOWER FLOOR

**Total private area = 310,42m<sup>2</sup>**

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 11,64m<sup>2</sup> (planter)
- 5,57m<sup>2</sup> (balcony)
- 149,49m<sup>2</sup> (terrace)



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Escala Gráfica

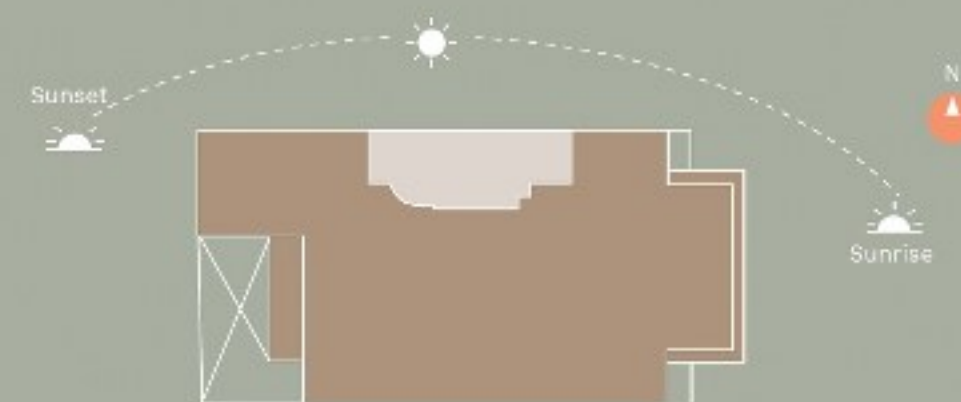


# PENTHOUSE

APARTMENT 301 | LOWER FLOOR  
LAYOUT SUGGESTION: 2 SUITES  
WITH EXPANDED LIVING ROOM

Área privativa total = 310,42m<sup>2</sup>

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 11,64m<sup>2</sup> (planter)
- 5,57m<sup>2</sup> (balcony)
- 149,49m<sup>2</sup> (terrace)



0.0 0.50 1.00 2.00 3.00  
Escala Gráfica

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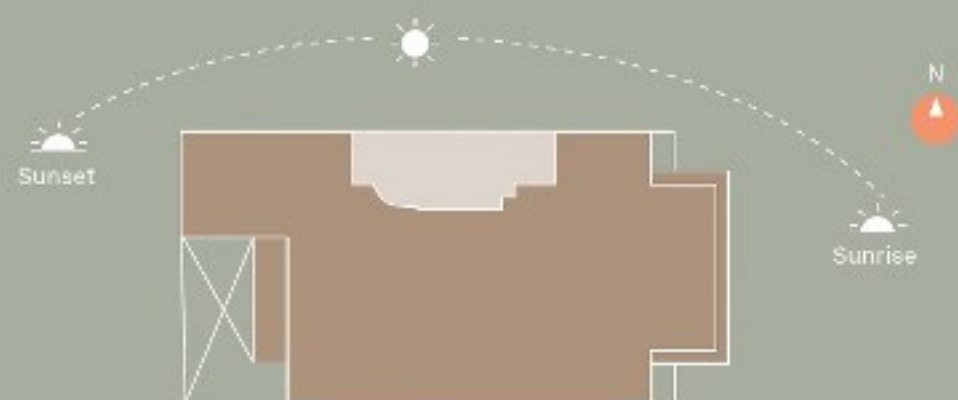


# PENTHOUSE

APARTMENT 301 - UPPER FLOOR  
2 SUITES WITH EXPANDED LIVING ROOM\*

**Total private area = 310,42m<sup>2</sup>**

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 11,64m<sup>2</sup> (planter)
- 5,57m<sup>2</sup> (balcony)
- 149,49m<sup>2</sup> (terrace)



\*The service room is maintained both in the option of the standard floor plan, and in the floor plan with 2 suites and an expanded room.

The decoration, coverings and landscaping are merely illustrative. The materials to be used in the construction are specified in the descriptive memorial. This is a provisional plan subject to change without notice. The project may undergo modifications due to municipal, concessionary and local postures. The plan presents preliminary location of pillars and installation uprights. The areas described refer to the private areas of each unit. Private areas represent compartment areas plus their wall areas. The dimensions are of the axis of the walls and were defined by the external limits of the walls (facades and common areas) and by the axis of the walls between units, as described in NBR 12721 ABNT. Areas and quotas may change by 5%. The furniture, as well as the finishing materials represented in the plan, are of commercial dimensions and do not form part of the construction contract. The materials and finishes presented in this plant will be offered to customers at an additional cost, during the customization of finishes.



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Escala Gráfica

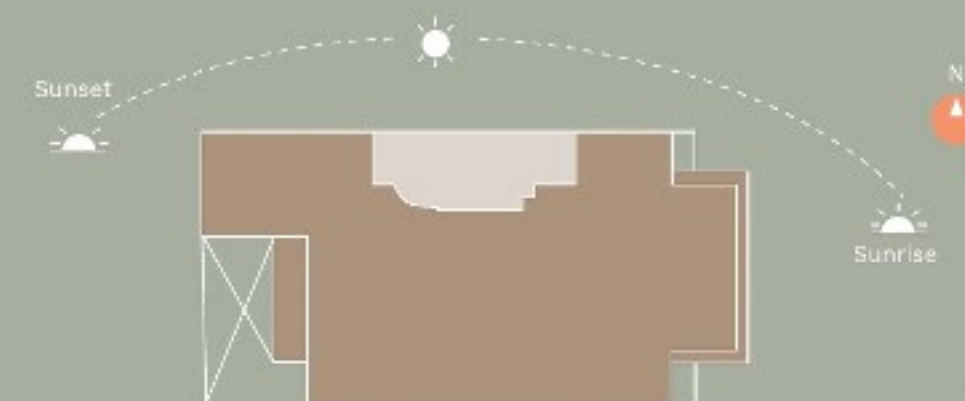


# COBERTURA

APARTMENT 301 | LOWER FLOOR  
LAYOUT SUGGESTION: 2 SUITES  
WITH EXPANDED KITCHEN

**Total private area = 310,42m<sup>2</sup>**

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 11,64m<sup>2</sup> (planter)
- 5,57m<sup>2</sup> (balcony)
- 149,49m<sup>2</sup> (terrace)



0.0 0.50 1.00 2.00 3.00  
Escala Gráfica

The decoration, coverings and landscaping are merely illustrative. The materials to be used in the construction are specified in the descriptive memorial. This is a provisional plan subject to change without notice. The project may undergo modifications due to municipal, concessionary and local postures. The plan presents preliminary location of pillars and installation uprights. The areas described refer to the private areas of each unit. Private areas represent compartment areas plus their wall areas. The dimensions are of the axis of the walls and were defined by the external limits of the walls (facades and common areas) and by the axis of the walls between units, as described in NBR 12721 ABNT. Areas and quotas may change by 5%. The furniture, as well as the finishing materials represented in the plan, are of commercial dimensions and do not form part of the construction contract. The materials and finishes presented in this plant will be offered to customers at an additional cost, during the customization of finishes.

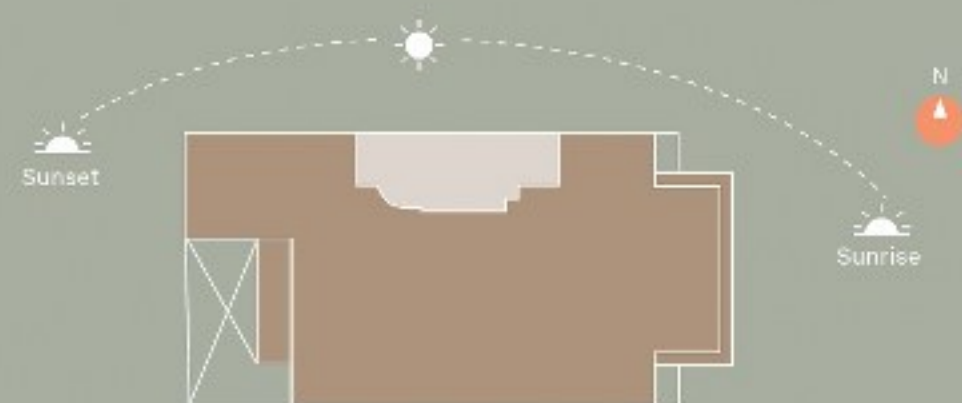


# COBERTURA

APARTMENT 301 - UPPER FLOOR  
2 SUITES WITH EXPANDED KITCHEN

**Total private area = 310,42m<sup>2</sup>**

- 129,07m<sup>2</sup> (apto)
- 14,65m<sup>2</sup> (veranda)
- 11,64m<sup>2</sup> (planter)
- 5,57m<sup>2</sup> (balcony)
- 149,49m<sup>2</sup> (terrace)



The decoration, coverings and landscaping are merely illustrative. The materials to be used in the construction are specified in the descriptive memorial. This is a provisional plan subject to change without notice. The project may undergo modifications due to municipal, concessionary and local postures. The plan presents preliminary location of pillars and installation uprights. The areas described refer to the private areas of each unit. Private areas represent compartment areas plus their wall areas. The dimensions are of the axis of the walls and were defined by the external limits of the walls (facades and common areas) and by the axis of the walls between units, as described in NBR 12721 ABNT. Areas and quotas may change by 5%. The furniture, as well as the finishing materials represented in the plan, are of commercial dimensions and do not form part of the construction contract. The materials and finishes presented in this plant will be offered to customers at an additional cost, during the customization of finishes.



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Escala Gráfica



## CUSTOMIZATION

Personality, charm,  
warmth and a  
space to call.

H O M E .

The (re)beginning, in your own way and in multiple ways. Escala Arquitectura team will develop unique and exclusive projects especially for you and with you.

The project will have two phases, the first with the customization of your floor plan's layout, and the second with the choice of coverings and finishes for your project, ensuring comfort and meeting your needs.

\*project customization must comply with the technical criteria of the project



ILLUSTRATED PERSPECTIVE. DECORATION, COVERINGS AND LANDSCAPES ARE MERELY ILLUSTRATIVE IMAGES. FURNITURE AS WELL AS THE FINISHING MATERIALS ARE OF COMMERCIAL DIMENSIONS AND ARE NOT PART OF THE CONSTRUCTION CONTRACT. THE PROPERTY AND ENTERPRISE WILL BE DELIVERED AS INDICATED IN THE DESCRIPTIVE MEMORIAL.



## CUSTOMIZATION

# Your private place.

With different floor plans, each apartment becomes unique and personalized\*:



Definition of floor plan layout



Definition of finishes

## Kit offered to the units:



Lighting: different lighting options will be offered to choose which one to install.



Glass box closure.



Heaters.



Retractable glass curtain on verandas: Retractable glass curtain options already installed for the verandas and rooms will be offered to customers who opt for the kit.

\*project customization must comply with the technical criteria of the project



## AMENITIES

Technology,  
efficiency and  
peace of mind  
every day.

Care, responsibility, safety and excellence go hand in hand when we talk about Arbô.

Mozak works with multidisciplinary teams, which complement each other, so that from conception to delivery, its projects and services are much more than a property.



ILLUSTRATIVE PHOTO

A peaceful, safe  
and sustainable  
lifestyle.



AMENITIES

# Automation

BUILDING



Intelligent control for lighting common areas and facade through sensing.



CCTV with local and remote monitoring.



Infrastructure for the installation of a future remote entrance.



Automated irrigation of gardens.

APARTMENTS



Infrastructure for IOT and cameras in living rooms, bedrooms and kitchens.



USB sockets in living rooms and bedrooms.



Infrastructure for network and IP telephony.



Infrastructure for automation of lighting, audio and video.



Infrastructure for automation and air conditioning.



Infrastructure for accessing the apartments through password, access card (or biometrics).



AMENITIES

# Security

BUILDING



Alarm, perimeter sensors and CCTV circuit.



Infrastructure for the installation of a future remote entrance.



Panic button (common area).



Anti-vandalism protective film on the entrance glass.

UNITS



Infrastructure for surveillance camera.



Infrastructure for anti-panic button.



Infrastructure for accessing the apartments through password, access card (or biometrics).



## AMENITIES

# Services



Digital tire gauge.



Recharge for electric vehicles and bicycles.



Bicycle rack.



Accessible toilet.



AMENITIES

# Sustainability



Common areas delivered with LED lamps.



Water-saving pressure valves in common areas.



Lighting in common areas with presence sensor (access hall, floor hall and stairs)



Individual water meters.



Selective garbage collection.



Dual Flush system with water saver.



Automated irrigation.



# ADVANTAGES



Renowned professionals for the conception and development of facade design.



Consultants specializing in quality verification and executive safety of foundation and structure calculations and projects (qcp).



Environmental consultancy for the study and promotion of sustainability in the project, construction site and enterprise.



Use of systems and devices to improve construction management, guarantee information security and control performance indicators.



Construction quality assurance of the work, through periodic verification tests and internal and external audits.



Implementation of best practices to guarantee the safety and health of workers, including external recognition (Vitae Rio Award).



Constructive improvements to guarantee compliance with the new performance standard for buildings.\*



Use of special lines of aluminum frames to guarantee acoustic performance, safety and aesthetics.\*\*

\* E.g.: Structural performance and durability, guarantee of thermal and acoustic comfort and fire safety, guarantee of watertightness and acoustic insulation, glass with thicknesses that guarantee the acoustic performance of the frames and use of glass with maximum security technology in guardrails.

\*\* E.g.: European lines.





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# ISO 9001

ISO 9001 is a quality management system, with a set of guidelines that seek to standardize and verify company processes based on continuous improvement.

This certification was a very important step for us. We offer even more confidence to our customer, who throughout the relationship with Mozak will be guaranteed a high quality service and, at the end of the work, a product that will exceed their expectations.

We assume with our customers and partners the commitment of always seeking excellence.



# General Provisions

## REDENTOR, 128 – ARBÔ

### 1. The acquisition of the fraction of land and contracting the construction.

**1.1.** The construction company is forming the group of buyers of the property, which will hire it for the construction of the multi-family residential project "ARBÔ", through the work-by-management regime.

**1.2.** The reservation of the future unit will be formalized upon the delivery of: the Customer Registration, attached to the documents mentioned therein; if the information and analysis are negative, according to the construction company's own criteria, the reservation will be canceled, without any burden to both parties, which will also occur if the deal does not materialize for any reason. The deal will be completed with the execution of the Private Instrument of Promise of Assignment of Acquiring Rights to the Ideal Fraction of Real Estate and Adhesion to the Construction Contract. Also on this occasion, the drafts of the Construction Contract for the project and its annexes and the Condominium Agreement will be initiated.

**1.3.** All draft documents to be signed are available at the construction company, and their electronic files will be sent by email to

customers when reserving the unit or whenever requested.

**1.4.** The definitive deed of purchase and sale of the property will be drawn up on a date to be confirmed in the future by the construction company, provided that all the conditions established for the purchase and sale thereof are implemented, and also depends on the settlement of the land quota by the buyers, as well as the settlement of the amounts related to the expenses mentioned in item 8.11., below. At the same time, the Construction Contract, the Condominium Agreement and Power of Attorney mentioned in the Construction Contract will be signed.

**1.5.** Each unit will be assigned a fraction of land. This fraction will be included in the purchase and sale deed and was calculated using the construction company's own method, taking into account the private areas of the units, the location, the number of spaces and parking and the market price of the units. The percentages for costing the work were calculated using the construction company's own method, taking into account the equivalent construction areas of the units.

**1.6.** At the end of the project, after the concession

of the occupancy permit by the City Hall, the construction company will monitor the individualization of the registrations of all autonomous units in the competent General Real Estate Registry.

### 2 – Projects.

**2.1.** All information on this project was based on a preliminary study, and was proposed for the land, before the demolition of the existing construction, according to the measures found in the topographic survey carried out, thus being subject to adjustments and modifications. This is just a preliminary study for the purchase of the property, in order to register interested customers. Therefore, all information can be changed.

**2.2.** Soon after the purchase of the property, the architecture firm "Flavio Bassan Arquitetura" will be hired to carry out the architectural project for the work, to be approved by the City Hall. Also after completing the purchase of the land, the construction company will hire qualified professionals to develop the visual design and execution of the executive projects. During this phase, minor modifications to the preliminary study may occur.

**2.3.** The project for the execution of the building's facade will be detailed later by the architectural office "Escala Arquitetura".

**2.4.** The construction company reserves the right to locate the rooms and parts of the common areas, as well as the parts of the private areas, according to the best solution for the overall project, even if this interferes with the projection and layout of the units.

**2.5.** Regarding the sales projects presented: the decoration is a mere suggestion; the dimensions are axis-by-axis dimensions of the walls of the compartments, and the structural elements, if any, are merely illustrative; the floor plans may undergo modifications, due to compliance with

municipal, concessionaires, project coordination and terrain measurement.

**2.6.** The private areas considered in the projects and sales table were calculated considering the total dimensions of the units' slabs, including the existence of walls, pillars and other elements. The areas were calculated by the external face of the periphery walls and can vary around 5% (five percent) for more or less.

### 3 – Choices of floor plans and finishing materials:

**3.1.** Purchasers may define the layout and finishing materials (flooring and coatings, ceramics, metals and granites), all in accordance with the conditions stipulated in clause 4 of the construction contract, purchasers may not request other types of customizations.

**3.2.** The architectural firm "Escala Arquitetura" will develop, with the costs included in the construction cost provided for in clause 5.1. of the Construction Contract, a customized layout as per customer request for each unit, provided they comply with clause 3.5 below. The layout option should be defined by November 2021 with the office "Escala Arquitetura".

**3.3.** The layout modification request for purchasers who wish to make a layout change described in the sub-item above must be submitted by October 2021 for analysis by the construction company and will only be approved provided that it ensures that the construction rules and legal requirements for approval are respected, such as:

3.3.1. Changes in the structure, facilities and risers on the facades will not be allowed;

3.3.2: Wet area compartments can only be located in the lower projection of other wet area compartments, it will not be allowed to locate them over a dry area;

3.3.3: Changes to the social doors and hall service will not be allowed;



3.3.4: The mandatory legal requirements for approval of the project by the city hall and other bodies must be respected;

3.3.5: The construction company reserves the right to locate the rooms and parts of the common areas, according to what it deems to be the best solution for the overall project, therefore, changing them due to customization is not allowed.

3.4. After defining the layout, a contract must be created with the Construction Company so that this definition is made official and the executive projects of the work can be developed in accordance with this contract. The deadline for signing the layout modification contract should be until November 2021, the same deadline for defining the layout of item 3.2.

3.5. The Architecture Office "Escala Arquitetura" will also develop finishing options (flooring and coverings, porcelain, metal and granite) for all units of the project, which may generate additional costs. The Construction Company will also offer the finishing option called "standard" for all units of the project, with costs included in the construction cost provided for in clause 5.1. of the Construction Contract. Customers will have up to 30 (thirty) days to choose the finishing options from the call.

3.6. In addition to the finishing options described above, a finishing option called "Bone" will also be offered for all units of the project, which will not generate additional cost or credit. Customers will have up to 30 (thirty) days to choose one of these three finishing options after being called.

3.7. If the customer is not interested in any of the finishing options offered or does not manifest themselves within the specified period, the finish will be delivered according to the "Standard" option, at no additional cost to the customer.

3.8. In addition to customizing the layout and

3.9. No other floor plan or finishing customization that are not described above will be allowed.

#### 4 - Enterprise.

4.1. This is a residential development, consisting of a building with 3 (three) units, distributed in 1 (one) Garden floor, 1 (one) Type floor, 1 (one) Penthouse floor and 01 (one) floor Dependency of the Penthouse, being 1 (one) Garden room/3 bedroom unit, 1 (one) living room/3 bedroom unit and 1 (one) duplex Penthouse living room/3 bedroom unit, with 1 (one) unit per floor. The development will have the following floors: ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor (room) and roof, and the building, after completion, will receive the designation "EDIFÍCIO ARBÔ" and numbering at Rua Redentor, nº 128.

#### 5 - Parking spaces.

5.1. The calculation of the number of parking spaces presented below was carried out based on the preliminary architectural design (Annex II) and may change as a result of meeting the requirements of public agencies for its approval.

5.2. Subject to the above, the building will have 6 (six) parking spaces, which are located indistinctly on the ground floor, with 04 (four) fixed spaces, with dimensions of approximately 2.5m x 5.00m, in such a way that all unit owners are entitled to the parking of 02 (two) vehicles with dimensions of approximately 2.5mx 5.00m.

5.3. Parking spaces will not necessarily be included in the property registry, depending on the architectural project to be approved by the competent municipal body, it being certain that the CONTRACTED has no commitment to the location, marking or comfort of parking spaces.

5.4. Depending on the project approved by the City Hall, the vacancies may arrest, make it impossible or make it difficult to maneuver other vehicles, and the CONTRACTING PARTIES are aware that, in this case, it will be necessary

to hire a 24-hour parking garage keeper and the unit owners must leave vehicle keys at the concierge.

#### 6 - The remuneration of the construction company.

6.1. The contracting system of SPE MOZAK ENGENHARIA SAMEKH LTDA. will be "Work by Administration", also known as cost price, that is, whatever it costs.

6.2. The administration fee is 20% (twenty percent) of the full cost of construction.

#### 7 - Estimated cost of the construction.

7.1. The value of the construction quota is estimated and will be subject to adjustment by the CUB-RJ (Basic Unit Cost of Civil Construction) published by SINDUSCON-RJ, in addition to the additions arising from the budget realignments to be carried out every six months by the construction company, to review and update the preliminary budget estimate and reestablish the construction's cash flow.

7.2. The estimated preliminary construction budget, indicated in clause 05 of the Construction Contract, was calculated based on the CUB of March/2021, published by SINDUSCON-RJ, and will serve as a basis for the calculation of the readjustment.

7.3. The value of the construction quota shown in the Sales Table is only an estimate of the direct costs of the work, and does not include the indirect costs and additions resulting from budget realignments.

7.4. The readjustment of the construction quota will be made monthly by CUB-RJ provided by SINDUSCON-RJ, and every semester the amounts resulting from the budget realignments will be added, also converted into "CUB's". Thus, the value of the construction budget, including the estimated preliminary budget and the additions resulting from the realignments,

will be converted into "CUB's" and distributed in the Financial Schedule of the project. The monthly installment to be paid will be obtained by converting the amount in "CUB's" (provided in the schedule for the reference month) to Reais (according to the CUB of the same month).

7.5. The construction quotas will begin to be collected according to the Financial Schedule of the project and the provisions of the Construction Contract.

7.6. The sales table may be modified at any time, according to the construction company's sole discretion.

#### 8 - Expenses not included in the sales table.

8.1. CONTRACTING PARTIES are aware that the indirect costs of the construction are not included in the preliminary budget, as follows:

8.1.1. Expenses with the legal structuring and legalization of the purchase of the land(s) (attorney and broker fees, certificates, deeds, records, ITBIs, etc.), even if such services have been performed before the execution of this agreement and the payments have been made in advance by the CONTRACTED or postponed to a date after the execution of the construction contract.

8.1.2. Payment of IPTU, fire tax, any other taxes and/or fees levied on the PROPERTY; expenses with the holding of the meetings provided for in item "23" of the Construction Contract, and with the meetings to be held with the representative and/or manager committee; bank charges and taxes on bank transactions; postal expenses; expenses for the approval and licensing of the VENTURE; remembering and dismembering the land, removing trees, and replanting, rectification of footage and eventual modifications in the projects; load tests, laboratory exams, tests, reports and expertise; charges and tax burdens of any nature, which fall on or arise from the construction, including all



taxes and fees that levied or may be levied on the CONTRACTED's administration fee and on the technical services contracted by it; extinction of condominiums, drawing up and registration of deeds of condominium agreement and institution of building condominium and others that may be necessary for the legalization of the enterprise; expenditure for the granting of "occupancy permit"; costs of registration of "occupancy permit"; settlement of INSS and ISS, including expenses with obtaining the respective debt clearance certificates (CND and Tax Visa); street paving (if applicable); costs with the construction of a school and the structuring of a commercial lot or commercial construction, under the terms to be defined and required by the Public Authority (if applicable); legalization of the VENTURE; labor costs; fees of brokers and attorneys (for cases included in this clause); accounting and other costs that may arise.

8.1.3. Construction management (audit) that will be contracted and respective fees assumed and by CONTRACTING PARTIES as provided for in item 21 of the Construction Contract;

8.1.4. There are also the necessary expenses for the temporary and definitive connection of public services, namely: water, sewage, electricity, power, gas, telephone, among others. Among the necessary expenses, we can mention: fees, emoluments, budgets of concessionaires or public services companies, brokers, accredited services, connections, in short, any payments for obtaining, approving, registering and installing definitive electricity services (vault, busway, underground chamber, transformers and/or other equipment that may be required), water supply network, sanitary and storm sewer network, sewage treatment plant, gas, telephones, fire fighting, and others that may come to be necessary for the perfect functioning of the building.

8.1.3. Gerenciamento da obra (auditoria) que serão contratados e respectivos honorários assumidos e pelos CONTRATANTES na forma prevista no item 21. do Contrato de Construção;

8.1.4. Há, ainda, os gastos necessários para ligação provisória e definitiva de serviços públicos, sendo eles: água, esgoto, luz, força, gás, telefone, entre outros. Dentre os gastos necessários pode-se citar: taxas, emolumentos, orçamentos de concessionárias ou empresas de serviços públicos, despachantes, serviços de credenciados, ligações, enfim, quaisquer pagamentos para obtenção, aprovação, cadastramento e instalação de serviços definitivos de energia elétrica (vault, bus-way, câmara subterrânea, transformadores e/ou outros equipamentos que venham a ser exigidos), rede de abastecimento de água, rede de esgotos sanitários e pluviais, estação de tratamento de esgoto (ETE), gás, telefones, combate a incêndio, e outros que venham a ser necessários ao perfeito funcionamento da edificação.

8.1.5. Customers are aware that, during the months of the work hereby agreed, the Construction Company will provide them with the amounts that may be necessary for the decoration and equipment of the common areas of the project, such as expenses with execution and decoration project, execution and sound design, execution and project of anchorage, execution and project of landscaping, execution and project of visual programming, execution and project of lighting engineering; swimming pool, sauna, hydro, spa and fountains; special coverings (marbles, granites, special paintings, wallpapers, joinery of access doors to apartments, wall coverings, furniture, mirror frames, decorative wooden elements), porcelain tiles, ceramics, plaster lining or special decorative linings of the common

empreendimento, a exemplo de gastos com execução e projeto de decoração, execução e projeto de sonorização, execução e projeto de ancoragem, execução e projeto de paisagismo, execução e projeto de programação visual, execução e projeto de luminotécnica; piscina, sauna, hidro, spa e fontes; revestimentos especiais (mármore, granitos, pinturas especiais, papéis de paredes, marcenarias de portas de acesso aos apartamentos, revestimentos de paredes, moveis, molduras de espelhos, elementos de madeira decorativos), porcelanatos, cerâmicas, forro de gesso ou forros especiais decorativos das partes comuns; ar condicionado de partes comuns, execução e projeto de automações (portões de garagens, interfonia, CFTV, sensoramento perimetral, alarmes, antena coletiva, sinalização de garagens, controles de reservatório de água, etc.), execução e projeto de lógica, execução e projeto de segurança e gradil; dedetização, higienização de reservatórios de água e hidrômetros individuais; luminárias das partes comuns, blindex, espelhos, quaisquer elementos decorativos, mobiliários, equipamentos, e quaisquer tipos de adornos. A Construtora apresentará relatório com as especificações e quantitativos de mobiliários e equipamentos a serem adquiridos

8.2. Os custos objeto do item 8.1.2. e 8.1.4. serão objeto de arrecadação antecipada na forma pela criação do “Fundo de Legalização e Ligações” assim como os custos objeto do item 8.1.5 pela criação do “Fundo de Decoração e Equipamentos das partes comuns” (cláusula “7” do Contrato de Construção), na proporção de rateio das frações de construção de cada unidade, devidamente reajustado pelo CUB-RJ (data-base fevereiro/2021), custo este meramente estimado, calculado com base na especificação de materiais apresentada no memorial preliminar descritivo de materiais de acabamentos e no projeto de decoração das partes comuns ora apresentado, devendo o

areas; air conditioning in common areas, execution and design of automations (garage gates, intercom, CCTV, perimeter sensing, alarms, collective antenna, garage signaling, water reservoir controls, etc.), execution and logic design, execution and security and fence design; fumigation, cleaning of water reservoirs and individual water meters; fixtures in common areas, blindex, mirrors, any decorative elements, furniture, equipment, and any type of adornment. The Construction Company will present a report with the specifications and quantities of furniture and equipment to be purchased.

8.3. In approximately 30 (thirty) days before the date foreseen for the drawing up of the land purchase and sale deed, the purchasers will establish, in proportion to the fraction of construction corresponding to the units, and collected by the construction company, the amount corresponding to the "Legal Land Expenses Fund" the expenses necessary to defray legal, notary and tax expenses related to the legalization of land purchase, for example, but not restrictively: certificates, deeds, records, ITBI(s), notary proceedings, brokers' fees, attorney's fees, and everything else necessary for the legal structuring of the land purchase, provided for in 8.1.1. above.

## 9 – Project deadlines.

9.1. Below are the construction deadlines, knowing that they can be changed according to the structuring of the project.

a) 06 (six) months for the approval and full licensing of the VENTURE, completion of the executive project and completion of the demolition, counted from the signature of the definitive instrument of purchase and sale of the property;

b) 03 (three) months for the completion of the foundations, counted within the period provided for in step (a), above;



d) 02 (two) months, counted from the conclusion of the construction of the building, so that the procedure for obtaining the occupancy permit can be started with the competent bodies.

**9.2.** The keys for the units will be delivered to buyers shortly after obtaining the occupancy permit for the project, and delivery is subject to full settlement of the entire financial commitment assumed by the purchaser of the future autonomous unit.

**9.3.** After obtaining the occupancy permit, the Construction Company will monitor the procedure for registering it in the competent Real Estate Registry, and the consequent individualization of the registrations of the units in the enterprise.

**9.4.** The start of the above deadlines depends on the sale of 70% (seventy percent) of the building units.

**9.5.** If the builder is unsuccessful in sales, or is unable to license the intended project, or purchase the land, or is unable to carry out the project for reasons beyond its control, it may terminate all contracts and return all amounts paid by buyers, without any kind of fine, monetary correction, extra charge, or indemnity.

## **10 – Condominium administration.**

**10.1.** The clients are aware and agree with the hiring of the company that will manage the condominium by the Construction Company, said administrator to be chosen at the sole discretion of the Construction Company, and contracted through the signature of the Private Agreement for the Provision of Auxiliary Services to Condominium Administration by which the respective contracted company will provide the services related to the condominium and operational administration of the VENTURE for a minimum period of 12 (twelve) months from

the date of the General Assembly of Installation of the condominium.

## **11 – Special rights.**

**11.1.** Customers are aware of and agree with the special rights provided for in the Condominium Agreement, which are guaranteed to current unit owners and who may in the future become so, expressly, irrevocably and in perpetuity, guaranteed the right to promote coverage of the uncovered terraces existing in the GARDEN units and which are for their exclusive use, in addition to the coverage of the uncovered terraces of the dependence of the units located on the roof and which are for their exclusive use. The right in question may be exercised individually by each joint owner, regardless of consultation with the others. In exercising the right to promote the existing terrace coverage in their unit, the unit owner may not expand the unit over the exclusive use area and may not carry out vertical expansion of the unit (use of the floor above the dependence or above the Garden floor).

**11.2.** The roofs applied must be built without causing noise damage and any damage to health and the safety of other unit owners, except for the areas occupied by the common technical compartments and access to them. Such rights may not, under any circumstances, be altered and/or suppressed in any way, by any assembly decision, much less by amending this Condominium Agreement, except for the unanimity of the condominium, including those not even with the condominium.

**11.3.** It is the duty of the owners of units with special rights, above, current and in the future to ensure that the spaces that are thus covered continue to strictly comply with the architectural characteristics and specification of materials for the common facades of the venture.

















of reservoirs; lighting in common areas; furniture, equipment, appliances, adornments in common areas; individual meters; definitive connections; volt and expenses with its equipment and cabling; external extensions eventually requested by the concessionaires; collective and/or parabolic antenna. In addition to everything that is not expressly stated as an obligation of the Construction Company.

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