



IPA
STUDIOS DESIGN

1.117 PRUDENTE DE MORAIS STREET - IPANEMA



**Thus was born
Ipanema.**

Ipanema was founded in 1894 by the Earl of Ipanema, José Antônio Moreira, who aimed to sell the lots. Working towards that goal, he designed avenues and squares, some of which still exist in the area. In 1902 street tram lines started working, thus enhancing Ipanema village's circulation.

Since then several innovations have been introduced, making Ipanema increasingly inhabited and one of the most expensive housing areas in Brazil and in the world.



An aerial photograph of Rio de Janeiro, Brazil, taken at sunset. The image shows the city's coastline with a wide, sandy beach in the foreground, densely packed urban buildings along the shore, and the iconic Sugarloaf Mountain (Pão de Açúcar) and other peaks in the background under a dramatic, orange-hued sky. A large, semi-transparent blue triangle is overlaid on the right side of the image, containing a second text block.

An international destination, in the most charming place in Brazil.

A sea of opportunities around you.



Have it all done before you
even get home.





IPANEMA 360°

In a quadrilateral of pure charm, this is the most iconic address in Rio.

Ipanema at your feet.



Welcome to a 360° way of living.

IPA

STUDIOS DESIGN

1117 Prudente de Morais Street



IPA

STUDIOS DESIGN

190 UNITS

GARDENS

49M² TO 111M²

STUDIOS

39M² TO 85M²



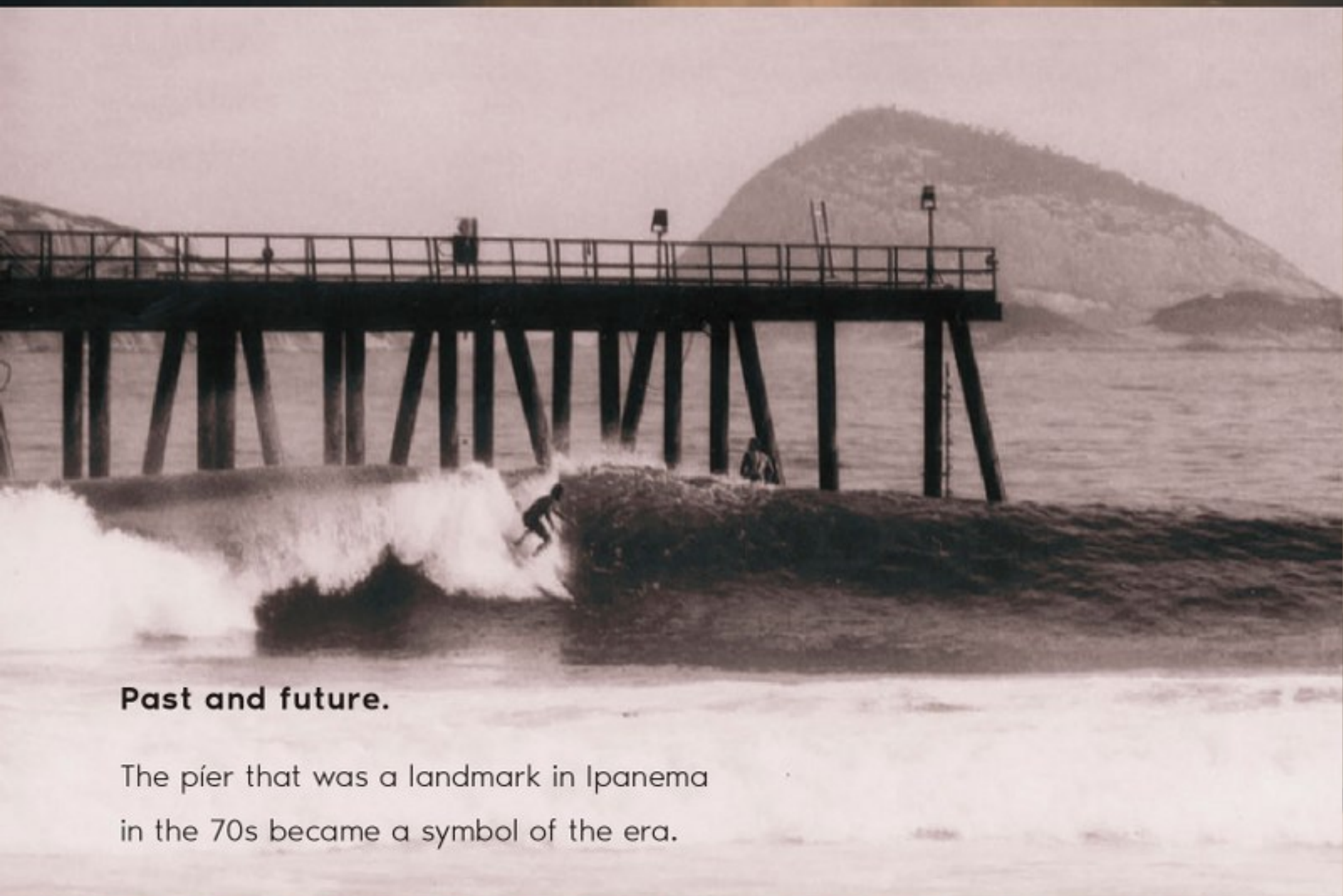


Home and sea.

ILLUSTRATIVE IMAGE OF VERANDA COLUMN 09



Physical and mental.



Past and future.

The pier that was a landmark in Ipanema
in the 70s became a symbol of the era.



Cité Arquitetura, founded by Celso Rayol and Fernando Costa, commemorates 10 years of corporate activities in 2022 as one of the most significant architecture firms representing contemporary architecture in Rio de Janeiro. Its work has some projects that have won awards given by specialised institutions and international architecture platforms, as well as projects published in Brazil and abroad.

Active in different design scales, in 2021 Cité was nominated by Build Magazine as the Most Client-Focused Residential Architecture Studio and sees the general collection of its work as integrating the landscape of Rio de Janeiro and highlighting it more and more, as is the case with this project in the very heart of Ipanema.

(Ité

CONCEPTION OF ARCHITECTURE,
FACADE, INTERIORS OF COMMON AREAS.



ILLUSTRATION OF ACCESS

Living 360° extends well beyond your apartment.

IPA Studios Design offers the best there is in terms of structure,
facilities and exclusive distinguishing factors for a 360° style of life.

A destination where the whole world would like to be.

IPA
STUDIOS DESIGN

Living 360° is to contemplate an unlimited horizon, withing an infinity-edge pool.



Luxury is being able to clap the sunrise and also the sunset.



Sea or Lagoon? If in doubt, have them both.
The Rooftop is all yours.





ILLUSTRATIVE IMAGE OF THE BAR LOUNGE

A modern Bar Lounge with a sea view deserves a toast. Cheers!



ILLUSTRATIVE IMAGE OF HYDROMASSAGE AND RELAXING ROOMS

If by any chance you get tired of admiring the Lagoon, then you can relax having a hydromassage while looking at the azure sea.



ILLUSTRATIVE IMAGE OF THE DRY SAUNA



It's a real privilege to relax in a sauna watching the sun go down in Ipanema.

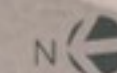
ILLUSTRATIVE IMAGE OF THE STEAM SAUNA

MASTERPLAN ROOFTOP

- 1 • INFINITY-EDGE POOL
- 2 • WET DECK
- 3 • OPEN-AIR TERRACE
- 4 • STEAM SALINA
- 5 • INDOOR LOUNGE
- 6 • MASSAGE ROOM
- 7 • RELAXATION ROOM
- 8 • HYDROMASSAGE
- 9 • REFLECTING POOL
- 10 • DRY SALINA
- 11 • SUPPORT BAR
- 12 • LOUNGE AND BAR
- 13 • SOLARIUM
- 14 • BATHROOM FOR PEOPLE WITH SPECIAL NEEDS
- 15 • BATHROOM



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Scala Grafica



Yes, there is a panoramic view. Where it is possible to put everything in balance.



DETAIL OF THE ILLUSTRATIVE IMAGE OF THE GYM WITH PANORAMIC VIEW

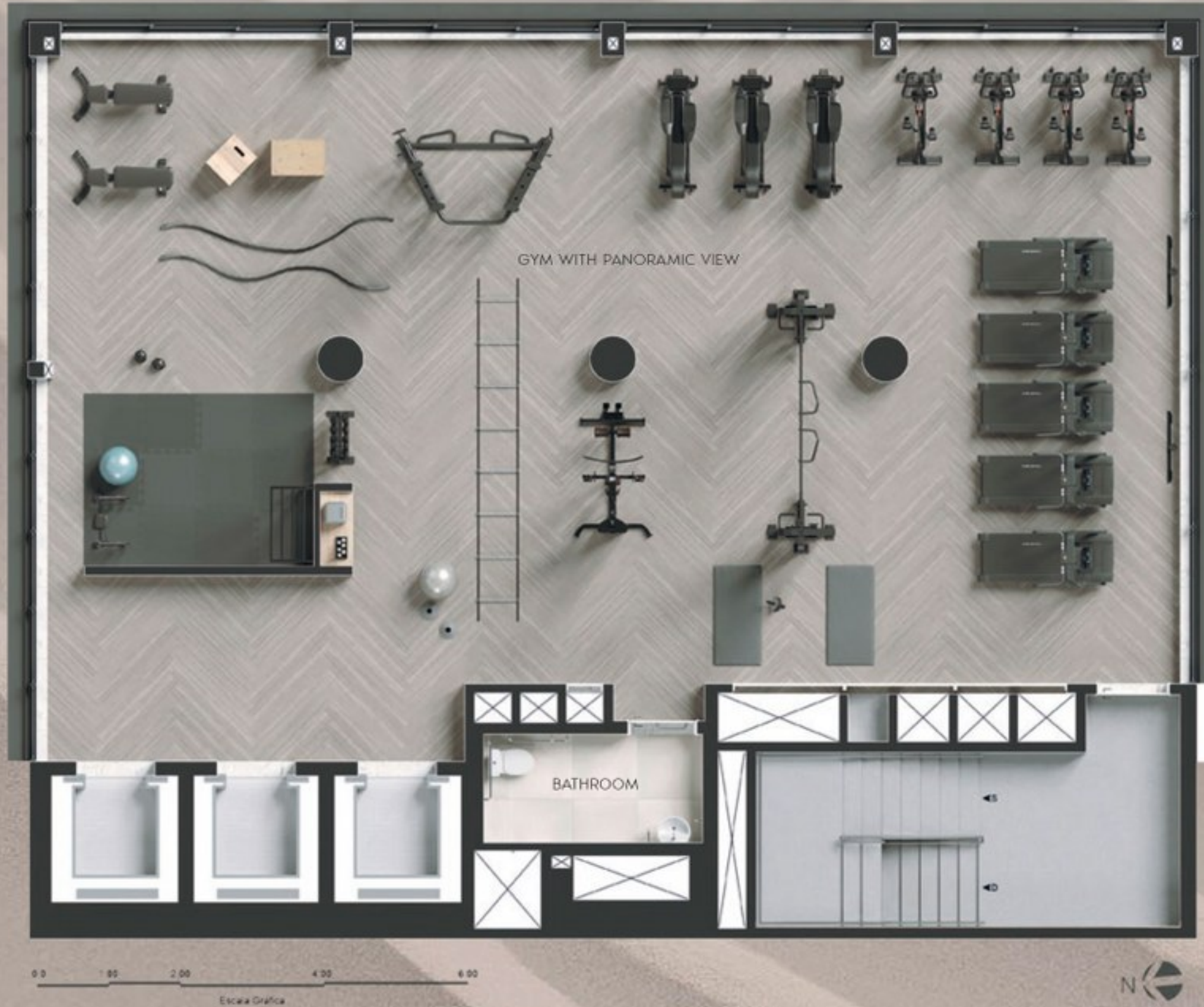


A 360° gym with a panoramic view of the sea and of the Lagoon.



ILLUSTRATIVE IMAGE OF THE GYM WITH A PANORAMIC VIEW

MASTERPLAN
GYM





We have designed everything so that you may have
more comfort and space to live and work.





OFFICE PLACE

- Coworking
- Meeting room
- Shared workstations
- Printer station
- Outside coworking
- Working station

Environments
that inspire one's
well-being.

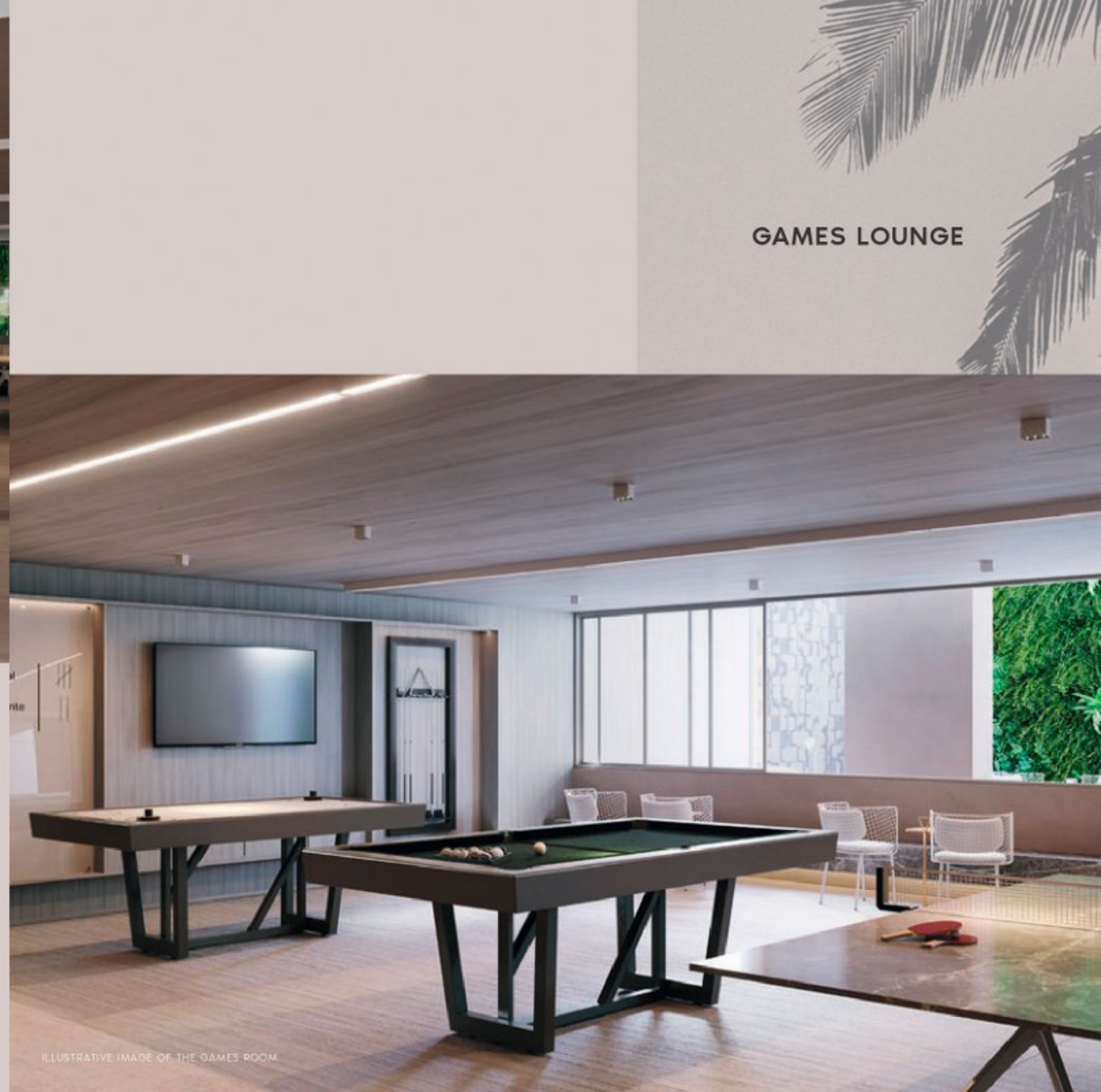


ILLUSTRATIVE IMAGE OF THE FOCUS LOUNGE



ILLUSTRATIVE IMAGE OF THE SOCIALISING LOUNGE

SOCIALISING LOUNGE



GAMES LOUNGE

ILLUSTRATIVE IMAGE OF THE GAMES ROOM



GOURMET LOUNGE

- Space for breakfast open to residents, as also for parties and events.





ILLUSTRATIVE IMAGE OF SELF LAUNDRY

CONVENIENCE SERVICES

- SELF LAUNDRY

A laundry service exclusively for residents.

- SMART FOOD

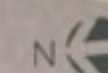
A minimarket inside the building, operating round the clock and with a range of products at your disposal. Ideal for people leading a dynamic life.



ILLUSTRATIVE IMAGE OF SMART FOOD

MASTERPLAN
PUC

- 1 • COWORKING
- 2 • OUTSIDE COWORKING
- 3 • WORK STATION
- 4 • MAIN MEETING ROOM
- 5 • MEETING ROOM
- 6 • BATHROOMS
- 7 • FOCUS LOUNGE
- 8 • COEXISTING LOUNGE
- 9 • SELF LAUNDRY
- 10 • GAMES LOUNGE
- 11 • SMART FOOD
- 12 • LOUNGE GOURMET
- 13 • VERANDA GOURMET
- 14 • VERANDA SMART FOOD



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Escala Gráfica

DELIVERY SPACE

- An exclusive area for receipt of delivery packages.



SPORTS SPACE

This is a special area for storing your sports equipments.

- Bicycle room
- Surfboard room



ILLUSTRATIVE IMAGE OF THE SURFBOARD ROOM

IPA Studios Design surprises you with even the most minor details.

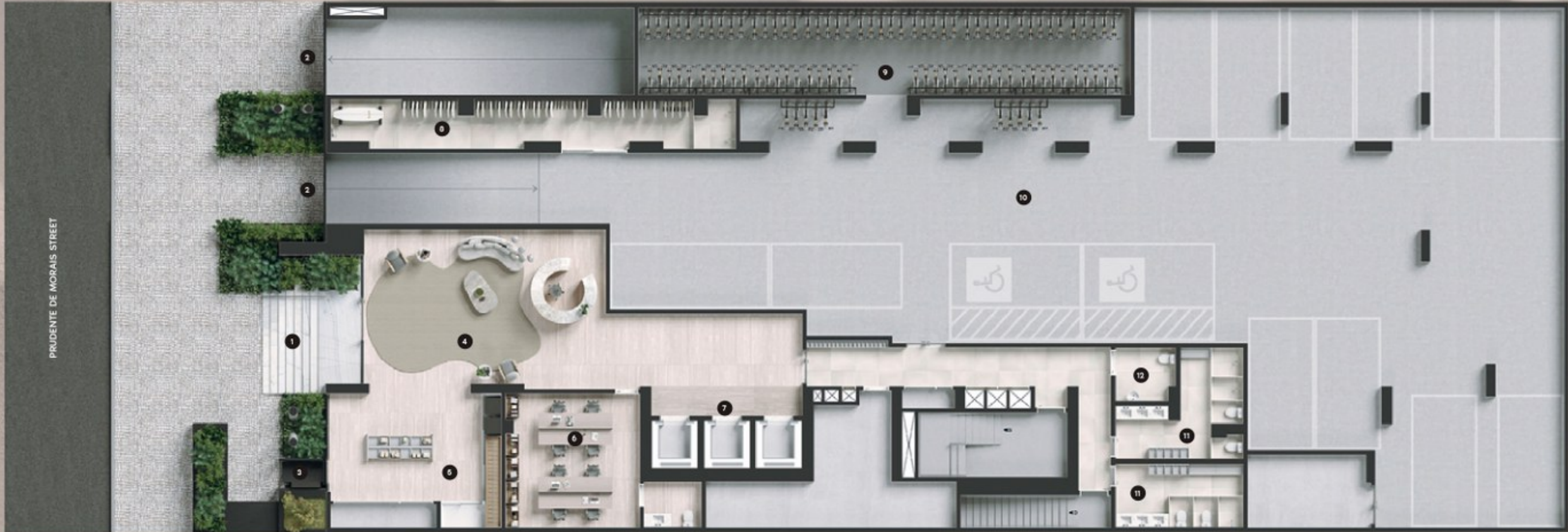


ILLUSTRATIVE IMAGE OF LIFTS - LOBBY



ILLUSTRATIVE IMAGE OF THE LOBBY

MASTERPLAN
GROUND FLOOR



- 1 • PEDESTRIAN ACCESS
- 2 • VEHICLE ACCESS
- 3 • SPECIAL ACCESS (PSN)
- 4 • LOBBY
- 5 • DELIVERY SPACE
- 6 • ADMINISTRATION
- 7 • LIFTS HALL
- 8 • SURFBOARD ROOM
- 9 • BICYCLE ROOM
- 10 • CAR PARK
- 11 • STAFF BATHROOM
- 12 • BATHROOM FOR PEOPLE WITH SPECIAL NEEDS



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Escala Gráfica





IPA

STUDIOS DESIGN

39M² TO 111M²

PHOTO OF THE LOCATION

Living 360° is being able to choose your point of view.



ILLUSTRATIVE IMAGE OF VERANDA OF TYPICAL UNIT 1901



ILLUSTRATIVE IMAGE OF THE VERANDA OF UNIT 1910

Studios Design. New times call for new spaces.



ILLUSTRATIVE IMAGE OF UNIT 1910

Wake up with the view that the whole world dreams of having.



TYPICAL STUDIO FLAT FINAL DIGITS 01 AND 10

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501, 601, 801, 1901 - PRIVATE AREA - FINAL 01: 85,24m²

510, 610, 810, 1910 - PRIVATE AREA - FINAL 10: 84,16m²



VERANDA COLUMN 10

* CHANGE FOR COLUMN 10

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Escala Gráfica



TYPICAL STUDIO FLAT FINAL DIGITS 01 AND 10

301, 401, 901, 1201, 1401, 1801 - PRIVATE AREA - FINAL 01: 85,24m²
310, 410, 910, 1210, 1410, 1810 - PRIVATE AREA - FINAL 10: 84,16m²



VERANDA COLUMN 10



*CHANGE FOR COLUMN 10

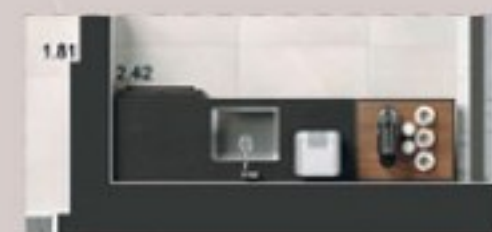
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Escala Gráfica



PRUDENTE DE MORAIS STREET

TYPICAL STUDIO FLAT FINAL DIGITS 01 AND 10

701, 1001, 1601, 1701 - PRIVATE AREA - FINAL 01: 85,24m²
710, 1010, 1610, 1710 - PRIVATE AREA - FINAL 10: 84,16m²



VERANDA COLUMN 10



*CHANGE FOR COLUMN 10

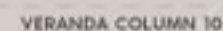
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Escala Gráfica



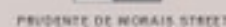
PRUDENTE DE MORAIS STREET

201, 1301 - PRIVATE AREA - FINAL 01: 85,24m²
210, 1310 - PRIVATE AREA - FINAL 10: 84,16m²

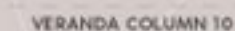
201, 1301 - PRIVATE AREA - FINAL 01: 85,24m²
210, 1310 - PRIVATE AREA - FINAL 10: 84,16m²



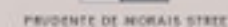
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1101, 1501 - PRIVATE AREA - FINAL 01: 83,00m²
1110, 1510 - PRIVATE AREA - FINAL 10: 82,20m²



Age Group	Percent
18-24	0.8
25-34	1.5
35-44	1.8
45-54	1.2
55-64	0.8
65-74	0.5
75-84	0.3
85+	0.1



TYPICAL STUDIO FLAT FINAL DIGITS 02 AND 09

202, 502, 702, 802, 1002, 1302, 1602, 1702 -
PRIVATE AREA - FINAL 02: 82,23m²
209, 509, 709, 809, 1009, 1309, 1609, 1709 -
PRIVATE AREA - FINAL 09: 81,49m²



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Escala Gráfica

TYPICAL STUDIO FLAT FINAL DIGITS 02 AND 09

302, 902, 1202, 1802 -
PRIVATE AREA - FINAL 02: 82,23m²
309, 909, 1209, 1809 -
PRIVATE AREA - FINAL 09: 81,49m²



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Escala Gráfica

TYPICAL STUDIO FLAT FINAL DIGITS 02 AND 09

602, 1902 - PRIVATE AREA - FINAL 02: 82,23m²
609, 1909 - PRIVATE AREA - FINAL 09: 81,49m²



TYPICAL STUDIO FLAT FINAL DIGITS 02 AND 09

402, 1402 -
PRIVATE AREA - FINAL 02: 80,27m²
409, 1409 -
PRIVATE AREA - FINAL 09: 79,53m²



TYPICAL STUDIO FLAT

FINAL DIGITS 02 AND 09

1102, 1502 - PRIVATE AREA - FINAL 02: 77,48m²

1109, 1509 - PRIVATE AREA - FINAL 09: 76,68m²



projeto do pavimento superior

*CHANGE FOR COLUMN 09

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Escala Gráfica

TYPICAL STUDIO FLAT

FINAL DIGITS 03 AND 08

PRIVATE AREA - FINAL 03: 46,84m²

PRIVATE AREA - FINAL 08: 47,36m²



*CHANGE FOR COLUMN 08

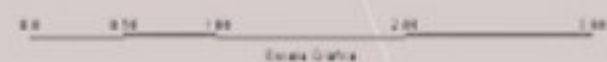
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Escala Gráfica



PRÓJETO DE NOROIS STREET



Practicality and comfort
made to measure.



The meeting between the modern design of the Studio Garden and the sheer charm of a house.



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STUDIOS DESIGN

GARDEN

101

PRIVATE AREA:
101,67m²



GARDEN

102

PRIVATE AREA: 94,90m²



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Escala Gráfica

GARDEN

103 AND 108

PRIVATE AREA 103: 63,29m²

PRIVATE AREA 108: 63,92m²



*CHANGE FOR GARDEN 108



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Escala Gráfica

GARDEN 104 AND 107

PRIVATE AREA 104: 56,21m²
PRIVATE AREA 107: 56,41m²



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Escala Gráfica

GARDEN 105 AND 106

PRIVATE AREA: 48,68m²



0 0,5 1 1,5 2 2,5 3
Escala Gráfica



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STUDIOS DESIGN

GARDEN

109

PRIVATE AREA: 104,03m²



IPA
STUDIOS DESIGN

GARDEN

110

PRIVATE AREA: 110,95m²



Well-being and sustainability.

- Flush with double activation.
- Sensors for lighting common areas.
- Flow device for metals in common areas.
- Landscaping with automated irrigation.
- Individualised water meters.
- Electricity sockets for vehicles.
- Sockets for recharging electric bicycles.

Tecnology and automation of units.

- Smart lock.
- Infrastructure for voice command, IOT (Internet of Things).
- Infrastructure for Wi-Fi
- USB socket.

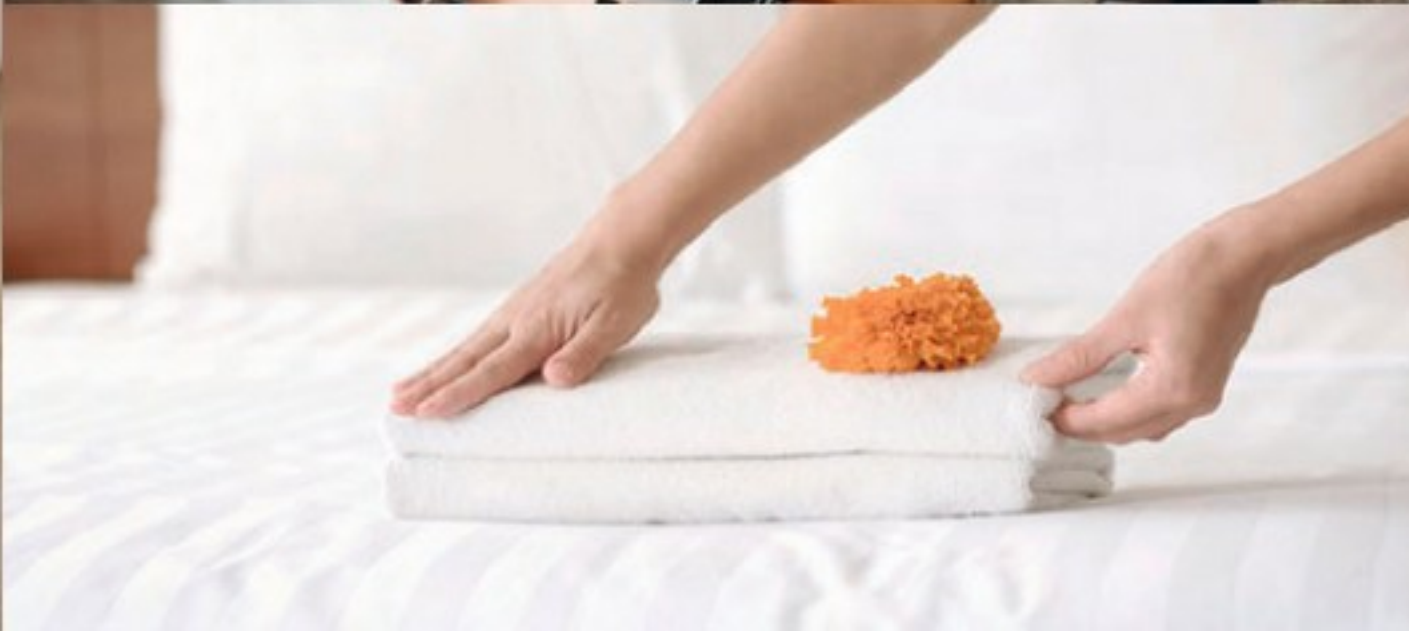
Security, technology and automation of common areas.

- Infrastructure for Wi-Fi.
- USB sockets in Coworking, Workstation and the Meeting Room.
- CCTV circuit with remote access.
- Electronic control of vehicle access.
- Access control round the clock.
- Background sound - Gourmet Lounge/ Bar and Lounge/ Massage Room.
- System for perimetral security, with sensors and security cameras.

We thought about everything, so you will have nothing to worry about.

- A services app for appointments and for general information.
- Coworking / Workstation / Meeting Room Interaction, professionalism and productivity without having to leave your home.
- Smart Food
For those who appreciate practicality and convenience. This is a minimarket that operates around the clock and is fully automated with many products at your disposal.
- Staff Changing Room
- Self Laundry
A specialised laundry service to cater to all your needs for clothing care.
- Delivery Space
Receive your purchases with full convenience.
- Panoramic Gym
Better than having a modern gym is to be able to work out at a gym with a spectacular view.





Living 360° is counting on intelligent management for your property.

Get to know Casai, a premium company offering real estate management in Latin America. With a portfolio of over 1,400 apartments, Casai makes use of a blend between technology and sophistication to offer a unique experience.

What we have to offer:

- **Award-winning Architects** | a unique design project.
- **Execution of decoration** | save time and money.
- **Management of your property** | leasing and maintenance assured.
- **Relationship with tenants** | personalised service.
- **Greater profitability** | optimisation of prices and occupancy.

Learn more:



360° of pure inspiration.

Ipanema, an eternal inspiration.

This was the creative eye of Oskar Metsavaht.

From art to design, from landscape to geometry.

The Ipanema collection of coatings was created exclusively for Portobello, where we see the meeting of hues of black and white, of the small Portuguese stones of the classic pavement in Ipanema.

The pure geometry of the square, or the curvaceousness of the mosaic that changes scale and expands the beauty of the famous carioca pavements. Turned into art and transported to the giant porcelain plates.

Each detail, albeit minor, is an inspiration. All these details come together in the new emblematic development in Ipanema: the IPA STUDIOS DESIGN.



Oskar

Founder and Director of Creation & Style at Osklen, creative director at OM.art, which is a studio for art projects. He is also the Idealiser and president of Instituto-e. This NGO carries out social and environmental projects. Last but not least, Mr. Metsavaht is the Unesco Good Will Ambassador for a Culture of Peace and Sustainability.



DESCRIPTIVE DOSSIER

TECHNICAL INFORMATION

INCORPORATION, EXECUTION AND CONSTRUCTION
SIG Engenharia

ADDRESS
1117 Prudente de Moraes Street
Ipanema - Rio de Janeiro - RJ

LEGAL AND CONCEPTUAL ARCHITECTURE PROJECT
Citê Arquitetura

EXECUTIVE PROJECT OF ARCHITECTURE
Insite Arquitetos

PROJECT FOR INTERIOR DECORATION OF COMMON AREAS
Citê Arquitetura

PROJECT FOR INTERIOR DECORATION OF APARTMENTS
Studio Ro+Ca

LANDSCAPE PROJECT
Embyá - Paisagens e Ecossistemas

LIGHTING PROJECT
RBF Arquitetura de Iluminação

PERSPECTIVES, HUMANISED AND VIRTUAL TOUR
Studio Vir

ADVERTISING CAMPAIGN
Script

DIGITAL EXPERIENCE
Not So Impossible

LAND AREA
1.030,00m²

HOUSING UNITS
190 apartments, Studio and Garden

FLOORS
1st Basemen
Ground
Covered PUC
1st floor: Studio Garden
2nd to 19th floors: Studio
Rooftop
Gym Floor
Technical Floor

APPROXIMATE AREAS OF UNITS

Studio Garden: 49m² to 111m²
Studio: 39m² to 85m²

PRIVATE AREAS

Complex
Floor: Porcelain tiles 90x90cm
Baseboard: Polystyrene or wood or porcelain tiles
Wall: Porcelain or ceramic tiles and/or painting and/or mosaic tiles
Roof: Lining in plaster with painting or in mass form with painting or painting on slab

Bathroom
Floor: Porcelain tiles 90x90cm
Wall: Porcelain or ceramic tiles and/or painting
Roof: Lining in plaster with painting or in mass form with painting or painting on slab

Veranda
Floor: Porcelain tiles 90x90cm
Baseboard: Porcelain tiles or decorative stones
Wall/Pillars: As facade
Roof: Lining in plaster with painting or in mass form with painting or painting on slab

Terrace
Floor: Porcelain tiles 90x90cm
Baseboard: Porcelain tiles or decorative stones
Wall: As facade

COMMON SOCIAL AREAS

Lobby
Floor: Porcelain tiles or decorative stones
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting and/or decorative stones and/or wood or MDF
Roof: Lining in plaster with painting and/or wood or MDF

Delivery
Floor: Porcelain tiles or decorative stones
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting and/or decorative stones and/or wood or MDF
Roof: Lining in plaster with painting and/or wood or MDF

Lifts Hall
Floor: Porcelain tiles or decorative stones
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting and/or wood or MDF
Roof: Lining in plaster with painting and/or wood or MDF and/or decorative stones

Lounge Focus
Floor: Porcelain tiles or decorative stones
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting and/or decorative stone and/or wood or MDF
Roof: Lining in plaster with painting and/or wood or MDF

Socialisation Lounge
Floor: Porcelain tiles or decorative stones
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting and/or decorative stones and/or wood or MDF
Roof: Lining in plaster with painting and/or wood or MDF

Games Room
Floor: Porcelain tiles or decorative stones
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting and/or decorative stone and/or wood or MDF
Roof: Lining in plaster with painting and/or wood or MDF

Circulation and WC Access
Floor: Porcelain tiles or decorative stones
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting and/or decorative stones and/or wood or MDF
Roof: Lining in plaster with painting and/or wood or MDF

WC for Ladies, Gentlemen and People with Special Needs
Floor: Porcelain tiles
Wall: Porcelain tiles or mosaic tiles or stucco with painting
Roof: Lining of plaster with painting

Coworking Room
Floor: Porcelain tiles or laminate or carpet or vinylic
Baseboard: Porcelain tiles or decorative stones or inverse aluminium
Wall: Stucco or plaster with painting
Roof: Lining of plaster with painting

Workstation
Floor: Porcelain tiles or laminate or carpet or vinylic
Baseboard: Porcelain tiles or decorative stones or inverse aluminium
Wall: Stucco or plaster with painting
Roof: Lining of plaster with painting

Meeting Room
Floor: Porcelain tiles or laminated or carpet or vinylic
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting
Roof: Lining of plaster with painting

Self Laundry
Floor: Porcelain tiles
Wall: Ceramic or porcelain tiles or stucco with painting
Roof: Lining of plaster with painting

Smart Food
Floor: Porcelain tiles
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Stucco or plaster with painting
Roof: Lining in plaster with painting and/or porcelain tiles.

Bar e lounge
Floor: Porcelain tiles
Baseboard: Porcelain tiles or decorative stones or inverted aluminium
Wall: Porcelain tiles or stucco with painting and/or wood or MDF
Roof: Lining of plaster with painting and/or wood or MDF

Solarium
Floor: Porcelain tiles
Baseboard: Porcelain tiles or decorative stones
Wall: As facade

Steam Sauna
Floor: Porcelain tiles
Wall: Porcelain tiles
Roof: Ceramic or porcelain tiles or mosaic tiles

Dry Sauna
Floor: Wood or Porcelain tiles
Wall: Wainscot in wood
Roof: Wainscot in wood
Open-Air Terrace
Floor: Porcelain tiles
Baseboard: Porcelain tiles or decorative stones
Wall: As facade

Wet Deck and Swimming Pool with Infinite Edge
Floor: Ceramic or Porcelain or mosaic tiles
Wall: Ceramic or Porcelain or mosaic tiles

Gym
Floor: Vinylic or porcelain tiles or laminated or rubberized
Baseboard: Inverted aluminium or porcelain tiles or polystyrene or wood
Wall: Stucco or plaster with painting
Roof: Lining in plaster with painting or in massed form with painting or painting on slab

COMMON SERVICE AREAS

Pressurised Fire Stairs
Floor: Decorative stones
Baseboard: Decorative stones or painting
Wall: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Refuse Disposal Area
Floor: Ceramic or porcelain tiles
Wall: Ceramic or porcelain tiles
Roof: Apparent slab or lining of plaster in plaques with painting

Engine Room /Pump Room
Floor: Cemented
Baseboard: painting
Walls: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting
Measuring Device/ Shafts/

Cabinets
Floor: Cemented or concrete
Baseboard: painting
Wall: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Water Tanks
Floor: Concrete and/or fibre
Wall: Concrete and/or fibre
Roof: Concrete and/or fibre

PTR
Floor: Cemented or ceramic
Baseboard: Painting or ceramic
Walls: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Deposit
Floor: Cemented or ceramic
Baseboard: Painting or ceramic
Wall: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Generator
Floor: Cemented
Baseboard: Painting
Walls: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Covered Car Park
Floor: Cemented or concrete
Wall: Stucco or plaster with painting
Roof: apparent slab with painting

Vehicle Ramp
Floor: Cemented or concrete or hydraulic floor tiles
Wall: Stucco or plaster with painting
Roof: apparent slab with painting

Circulation
Floor: Ceramic or porcelain tiles
Baseboard: Ceramic or porcelain tiles
Wall: Stucco or plaster with painting
Roof: Lining of plaster with painting

Administration
Floor: Ceramic or porcelain tiles
Baseboard: Ceramic or porcelain tiles or polystyrene or wood
Wall: Stucco or plaster with painting
Roof: Lining of plaster with painting

Administrative Staff Bathroom
Floor: Ceramic or porcelain tiles
Wall: Ceramic or porcelain tiles or stucco with painting
Roof: Lining of plaster in plaques with painting or apparent slab

WC for People with Special Needs
Floor: Ceramic or porcelain tiles
Wall: Ceramic or porcelain tiles or stucco with painting
Roof: Lining of plaster in plaques with painting or apparent slab

Staff Changing Room
Floor: Ceramic or porcelain tiles
Wall: Ceramic or porcelain tiles or stucco with painting
Roof: Lining of plaster in plaques with painting or apparent slab

Surfboard Room
Floor: Cemented or concrete or ceramic or porcelain tiles
Wall: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Bicycle Room
Floor: Cemented or concrete or ceramic or porcelain tiles
Baseboard: Ceramic or porcelain tiles or painting
Wall: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Technical Area
Floor: Cemented or concrete
Baseboard: Painting
Wall: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Support
Floor: Ceramic or porcelain tiles
Baseboard: Ceramic or porcelain tiles or polystyrene or wood
Wall: Stucco or plaster with painting
Roof: Stucco or plaster or apparent slab with painting

Gourmet Lounge Pantry
Floor: Ceramic or porcelain tiles
Wall: Ceramic or porcelain or mosaic tiles
Roof: Lining of plaster with painting

Support Bar and Lounge
Floor: Ceramic or porcelain tiles
Wall: Ceramic or porcelain or mosaic tiles
Roof: Stucco or plaster or apparent slab with painting

GENERAL SPECIFICATIONS

Benches: decorative stone

C.B: wood and/or iron and/or painting

Lifts: Atlas Schindler or Thyssen Krupp or Otis

Aluminium sashes: painting and/or Anodisation

Wooden Sashes: painting

Facade: texture and/or painting and/or porcelain and/or mosaic tiles and/or decorative stones

Iron Components: Papaiz, La Fonte, YMD or similar

Railings: aluminium with glass and/or stonework and and/or aluminium and/or iron and/or stainless steel

Switches: Schneider or Siemens or similar

Bathroom Fixtures: Deca, Logasa, Incepa, Celite, Roca or similar

Metals: Deca, Fabrimar, Docol, Tramontina or similar

Doors and railings: iron and/or aluminium and/or glass and/or a cemented plate

Sills and Fillets: decorative stone

Sealants: concrete blocks and/or ceramic block and/or drywall

Glass Elements: colourless and/or opaque and/or translucent e/or transparent and/or reflective

EQUIPMENT AND SYSTEMS

ELECTRICAL INSTALLATIONS

In line with the specific project and meeting the municipal requirements for concessionaires, according to the terms of the Brazilian Technical Standards Association (ABNT) and other equivalent technical standards.

LIFTS

Three lifts shall be installed per hall. The number of lifts caters to the movement in the building in line with the standard.

HYDRAULIC INSTALLATIONS

In line with the specific project and in compliance with the municipal requirements for concessionaires, according to the terms set by the ABNT and other international standards. The hydraulic project was developed with individualised measurement of hot and cold water, which shall be handed over to the respective owners.

WATER HEATING

This project plans a hot water centre including recirculation and individualised measurement of hot water consumption. The hot water centre shall be located on the roof and supplied by gas-operated passage heaters

AIR CONDITIONING

In the different units, there shall be the installation and delivery of hydraulic infrastructure and electric load for the installation of an air conditioning system of the split-system and/or multi-split type, catering to points in the units, and with the buyers of the units taking responsibility for the acquisition and installation of condensers and evaporators. The condensers should be either in the technical area and/or on the veranda and/or on the terrace, as according to the specific project In

the common areas there shall be the delivery of an air conditioning system, of the split system and/or multi-split system, installed in the Lobby, Delivery, Administration, Coworking, Workstation, Main Meeting Room, Meeting Room 1 to 3, Focus Lounge, Socialising Lounge, Games Room, Self Laundry, Smart Food, Gourmet Lounge, Lounge and Bar, Massage Room, and Gym.

MECHANICAL EHAUSTION

A mechanical exhaust system to serve the bathrooms of autonomous units, in situations without natural ventilation, shall be installed and delivered. In common areas, there shall be the delivery of a system of mechanical exhaust with activation by switch in environments without natural ventilation.

GROUP TV AERIAL /PAY TV

There shall be delivery of infrastructure (dry tubing) with points at the units, so that the condominium, in the future, may install a system of conventional group aeriels or a cable TV system.

SYSTEM FOR VOICE, DATA AND IMAGE

There shall be delivery of infrastructure (dry tubing) so that the buyer may acquire a system of voice, data, and image through telephone operators, TV or Internet providers, common to systems based on aeriels/subscription TV.

SYSTEM FOR INTERNAL COMMUNICATION/TELEPHONY

There shall also be the installation, and delivery in full operation, of an internal communication system of the interphone type, which shall allow the condominium residents to communicate with each other and with the front gate.

FINAL REMARKS

1. In line with the specific clause of the Promise of Purchase and Sale, the topics shown below shall be the subject of division between the buyers of the autonomous units, in proportion to the Coefficient of the Allocation of Expenses (Coeficiente de Rateio de Despesas - CRD) as shown in the Condominium Convention.

a. The costs incurred through definite connections of utility services as due to Government bodies or to concessionaire companies responsible for utility services (like water, sewage, light power, gas and telephone) of the development are impossible to estimate before the respective services are, at the appropriate times, quantified and quoted by the respective concessionaires. For this reason, such costs, that are the responsibility of the buyers, are not included in the price agreed for the purchase of autonomous units. After the execution of such services, such costs shall be divided among all buyers of the autonomous units of the development, in proportion to the coefficients as mentioned, meaning that the buyers shall be required to make a reimbursement to the developers, in a time frame to be set by this party in due course as shown, with this payment being an obligation by contract. These are:

a.1) Fees, emoluments, quotes by concessionaires or other utility companies, expenses incurred by document forwarding, duly

accredited services and/or any other payments exclusively for obtaining of, approval of, registration and installation of permanent services of electrical energy, a water supply network, sewage networks, rainwater disposal, gas, telephone, fire fighting, and any others as may be necessary for the perfect operation of the building;

a.2) execution of the vault, underground chamber, transformers, and/or any other equipment that may be required by the concessionaire of electricity supply;

a.3) costs for the implementation of the Sewage Treatment Station (STS) and/or other devices that may be requested by the concessionaires and other government bodies, when these are not arising from counterparts as necessary and as already known, at the time of structuring of the present incorporation;

a.4) extensions of the water and sewage networks, and any expenses incurred with the installations and/or services that are exclusive for concessionaires of public utility services, as also any possible financing required by such entities for the definite connection of electricity supply, gas, or other utility services;

a.5) work or modifications to the project as approved, as shall be made to meet the requirements of the government authorities or competent bodies, as effective on the present date.

b. Essential expenses for the installation, operation and regulation of the condominium;

b.1) costs incurred with annotations of the construction, and with the meetings for opening and installing the condominium;

b.2) initial costs incurred by security staff, maintenance and cleaning services.

c. Property tax (rates) - IPTU;

c.1) quota corresponding to part of the territorial rates (IPTU territorial) and any other taxes as may apply (such as refuse collection tax, etc.);

c.2) individual calculation of IPTU and building inclusion.

2. The buyers shall also be responsible for expenses related to the effectuation of the business, including the ITBI tax, laudemium (if any), notarial emoluments and registration fees, which are not included in the sale price for the autonomous units.

3. No alterations or visits shall be acceptable with regard to the units, while construction work is under way, except those offered by the property developer within the time frame as set.

4. The supply and the installation of items not specifically included in this specification shall be the responsibility of, and at the expense of, the buyers of the property units.

5. The acquisition and installation of air conditioning equipment and its support equipment in the autonomous unit shall be the responsibility of the buyer.

IMPORTANT NOTES

1. The equipment, furniture, and decorative elements (such as pictures, carpets, books, cushions, curtains) as included in the present material are references, and as such may suffer a review of models, specifications, and quantities, without any prior notice. The property developer does not take responsibility for decorative elements represented in artistic illustrations.
2. The coatings presented in the illustrations are references and as such may show variations in size, texture and pagination.
3. The development shall be delivered with the vegetation implemented through seedlings, as specified on the landscaping project. The image shown in the illustrations, artwork, perspectives, advertisements or any other kind of presentation, artistically represent the adult phase of the species, which shall be attained over time.
4. The images, illustrations, humanised plans and virtual tour regarding the development as shown on the sales stand, folder, publicity materials, hoardings, advertisements, or any ther type of publicity are STUDIO merely illustrative, and can show variations compared to the final work, due to the development of executive projects, the need for technical adaptations or compliance with legal requirements.
5. The information and images in the publicity material as here shown are for illustration only, and are not constituent parts of any legal instrument, and may be changed without prior notice.
6. The configuration and levels of implementation of this development are subject to change arising from

- technical, legal and structural demands, as also compliance with municipal laws, conditions set by concessionaires and conditions of the surroundings.
7. All the images show artistic illustration, which does not consider all the built elements and the vegetation around the development.
8. The images of private areas can have different configurations, different from the standard of the building, with regard to choice of plan and finish, lowerings, decorative coves, furniture, and decorative articles, and the delivery of the standard shown shall not be a constituent part of the contract. For more information about the standard of the apartment, please check in the descriptive dossier.
9. Common areas and areas used for leisure, rights of way, parking spaces, and circulation within the development, are subject to changes arising from requests made by the municipalities or the concessionaires, and the conditions of the location.
10. The premises and equipment of the common areas, such as the laundry and the gym, are merely illustrative, and may undergo changes of layout.
11. For items with options for materials and/or finishing, the choice of the option to be used for the development shall remain at the discretion of the builders.
12. Possibly, to meet technical needs, there may be execution of shafts and/or fillings, as also there may be changes in sanitary parts positions.
13. In the development of complementary projects, there may be small variations in the internal measurements of the rooms, with the movement of structural elements (more ou less) that do not exceed five

- per cent (5%) in such measurements, and also in the position of equipment, cymas, beams, windows, etc. for adaptation to the project needs.
14. The developers do not take responsibility for constructionsneighbouring the property. Items such as additions of buildings in the surroundings, opening of new windows, alterations of setbacks, among other condições of third-party properties can be inspected at the location, in which case is up to the Government to check on the regular status of the buildings alongside the property development.
15. This material brings conceptual elements of the development. Additional information can be obtained in the descriptive dossier and the development dossier.
16. As this is a retrofit project, there could be changes to the project compared with the original project of the building that prevent the execution of the work in line with new projects, in order to comply with legal and technical obligations, being the developer exempt from liability in this regard.
17. Some illustrations in this book may be altered in compliance with the adaptations regarding accessibility, to meet the requirements of accessibility, according to a specific Standard to this effect.

NOTES ON HUMANISED PLANS

1. Humanised plans are illustrative plans with suggestions for decoration. The furniture, wooden benches, equipment, and partitions are not constituent parts of the contract.
2. The quotas are measured as finished, meaning that they consider the coatings as specified for each different environment, as described in technical standard NBR 1544 ABNT.
3. The total area as shown on humanised plans is private, which means taken up by the external lines of the facade and the borders with common areas, and along the axes of dividing walls between apartments, as shown in technical standard NBR 12721 ABNT.
4. The coatings to be used in the construction are as specified in the descriptive dossier.
5. These plans may suffer variations, without the need for any prior warning, as a result of technical and structural requeriments and compliance with municipal regulations, concessionaire requirements, and also the location, which can be verified by the construction company.
6. The evaporators and condensers of the air conditioning system (acquisition and installation is the responsibility of the buyers) may have some adjustments or changes of position and quantity, should the construction company feel this is necessary during the execution of the project or to comply with requirements.
7. The air conditioning system as designed shall be solely and exclusively to serve the option of the original plan.
8. The condensers shall be in the technical area and/or the veranda and/or the terrace, according to the specific project.
9. For the aesthetic composition of the facades, decrative elements were projected, varying in terms of position

and material. Check in the perspective of the development to become aware of the variation in each unit.

10. The project plans for the use of electrical equipment, in compliance with requirements made by Government institutions, concessionaires and technical standards. No gas piping system shall be made available for the private units.

11. Considering the possibility of joining units together during construction, should the buyer be interested in this possibility then the numbering of the apartments may be changed.

Incorporation Dossier previously registered at the 5th Real State Notary of Rio de Janeiro, under No. 652496 on 11/4/2022. Project approved at the City Hall of Rio de Janeiro under No. 01/0079/2022A. Legal people responsible: Celso Rayol Júnior CAU/BR: A18838-7, and Fernando J. B. da Costa Junior CAU/BR: A52845-5. Professional responsible for the execution of the work: Otávio Grimberg CREA: 47280/D.

The equipment, furniture and coatings as mentioned as part of the present material are for illustration only, and there can be reviews of models, specifications and quantities. All vegetation on the illustrations is of adult size, to be reached after some time, after the delivery of the venture. All images represent artistic illustrations, including those representing the view, the vegetation, the landscape and the constructions around the development which, as a result, may suffer variations. Upholding the right to information during the execution of the work, the building company shall make the client aware of the time frame of the extension for obtaining the occupancy authorisation document (Habite-se) for this property, that shall never be more than one hundred and eighty (180) days, except in cases of acts of God or force majeure.

TABLE OF AREAS

TYPE	UNIT	PRIVATE AREA (m ²)
STUDIO GARDEN	101	101,67
	102	94,90
	103	63,29
	104	56,21
	105	48,68
	106	48,68
	107	56,41
	108	63,92
	109	104,03
	110	110,95
STUDIO TYPE	201 a 1001, 1201 a 1401, 1601 a 1901	85,24
	1101 e 1501	83,00
	202, 302, 502 a 1002, 1202, 1302, 1602 a 1902	82,23
	402 e 1402	80,27
	1102 e 1502	77,48
	203 a 1903	46,84
	204 a 1904	45,21
	205 a 1905	39,18
	206 a 1906	39,18
	207 a 1907	45,13
	208 a 1908	47,36
	209, 309, 509 a 1009, 1209, 1309, 1609 a 1909	81,49
	409 e 1409	79,53
	1109 e 1509	76,68
	210 a 1010, 1210 a 1410, 1610 a 1910	84,16
	1110 e 1510	82,20

Without any doubt, Ipanema is the true reflection of the carioca soul. It is not by chance that the whole world dreams of being here.



Ipanema beach, 1970s.



Residence of the Barreira Vianna family, Weira Souto avenue, corner of Francisco Craviano street, 1909.

