

Artís

MOZAK

Arte: from the Latin *ars*

*Feminine noun. Technique, skill.
Demonstration of an idea,
thought, emotions.*

The art of contemplating life, always eyeing
discovery.

Allow yourself to gaze upon the world.

And to start with a blank canvas, ready to
become an expression.

Artís celebrates its connection with art.

04 THE NEIGHBORHOOD:
IPANEMA

06 LOCATION

10 ARCHITECTURE

16 SPECIFICATIONS

17 THE PROJECT

29 UNIT MIX

30 FLOOR PLANS

39 CUSTOMIZATION

41 FLOOR PLAN
OPTIONS

47 AMENITIES

49 MOZAK

50 ISO 9001

51 MISCELLANEOUS

53 SALES SPECIFICATIONS



THE NEIGHBORHOOD

IPANEMA

*To find beauty in the details is
to enter the "state of the art."*

And Ipanema is an invitation to just that.

On your daily excursion, try to find fresh perspectives. Observe the balance between the seasons, nature and the city.

Seek harmony in the contrasts. Live on the outlines of the landscape, such as the waves, sun, sand, and mountains. And take note of the framing moments and the colors, sketching moments.

A VIBRANT CULTURAL LIFE
IN A NEIGHBORHOOD
WHERE MANY SCENARIOS
COEXIST HARMONICALLY

*By day, the beach, the
shops, the bookstores.*

*At night, charming
restaurants and bars
taking over the sidewalks.*



Location

IPANEMA IS THE GUARDIAN OF ONE OF THE CITY'S MOST FAMOUS BEACHES

Nestled alongside the sea and the sand, cultural events have shaped our history.

Poets, musicians and artists are still inspired by the neighborhood's landscapes and people, infusing their works with the sunlit spirit of Ipanema.

And, if the setting sun draws applause on one side, the Rodrigo de Freitas Lagoon enchants with its silhouettes and designs on the other, extending an invitation to an outdoor lifestyle, gatherings with friends or, simply, contemplation.

BE AMAZED BY ITS CONTOURS AND DESIGNS





ARTÍ IS LOCATED
IN THIS SCENIC SETTING

A 5-minute walk from both the beach and the Lake, on one of Ipanema's quietest streets, yet just a few steps from local stores.

NASCIMENTO SILVA, 338

01. Smart Fit Gym
02. Nossa Senhora da Paz Square
03. Subway
04. Maria e o Boi Steakhouse
05. Spicy Fish - Japanese food
06. Posi Mozza & Mare - Italian food
07. Alessandro e Frederico - Italian food
08. Talho Capixaba - Deli



Architecture

Between Ipanema beach and the Rodrigo de Freitas Lagoon, the art and soul of Rio de Janeiro's connection with nature.

The architecture is an invitation to continue the experience of living in the neighborhood. Contours and movements inspire spaces. The lightness of the Carioca essence is captured in colors and watercolors. Everything about Artís says: home is more than just a house.





HANA LERNER

FACADE AND INTERIOR

“What drew me to this project was the desire to bring the Carioca soul and movement of Ipanema (the waves, the beach, the sand, the wind) to the facade, which will feature a permeable brise, soleil... good natural light, and maximum ventilation into the apartments. With that in mind, we worked on the delicacy and curves, taking advantage of the maximum natural light and good ventilation, so that the residents of Artís have a experience of the neighborhood, in connection with art, plurality, and the joy of the Carioca.

All Mozak projects bring a legacy to the neighborhood, to the city, and also to the resident.

After all, living well is much more than just “living.” Artís offers this: that you live the art, the neighborhood, the Carioca soul, in a personalized and exclusive way.



LINDA LERNER

ARTISTIC INTERVENTION

Artis translates art into architecture. Nature is the biggest element of art. This fusion reveals itself in the curves, the shapes, in new ways of presenting natural materials. Also in the facade, with plants that hang over the street, merging with Nascimento Silva, as well as in the choice of watercolor as a technique for panels, such as in the hall.

I believe this is a Mozak's intention: to bring art and beauty to life, contributing to the Rio landscape.





PAULA CHIARADIA & ANA CAROLINA GAYOSO

LIGHTING

Following the architectural designs for Artís, the lighting project is guided by the delicacy and curves of the facade and, in the interior, emphasizes the visual comfort of the residents and the beauty proposed in the details, such as the tile panel.



GICA MESIARA

LANDSCAPING

“ The Artís landscaping project was designed to create a harmonious and interesting connection between the pulsing life of the vegetation and the project's exquisite architecture. On balconies, while the foliage of the selected plants is different and creates contrasts in shapes, sizes, and tones, the plants are also similar and connect in brightness, texture, and beauty. Inside, the landscaping floats above the raised planter of the coworking space and also prevails elegantly within the verticality of the terrace, offering a sense of lightness and grace. Everything is intended to captivate residents and foster connections with the peace and wellness that emanate from nature. ”





FLÁVIO BASSAN

PROJECT AUTHOR

“ Artis sets place in a unique location, on one of Ipanema's quietest location and most tree lived streets.

Our starting point was to create a lived light project that was in tune with the neighborhood and capable of adding value to the surroundings and the Rio de Janeiro landscape. ”

Project Features

- 01** Tower attached to the lot lines
- 06** Units ranging from 71.50 m² to 144.31 m²
- 02** Bedrooms per unit with 2 gardens, 2 typical and 2 duplex penthouses

LOCKERS

BIKE STORAGE

CO-WORKING SPACE



The Project

3D Rendering. Information can be found in the "Image Notes" section at the end of this document.



FRONT FACADE

(DAYTIME)

*The beach, the sand, the wind, the sea:
Rio's residents carry a piece of the landscape with
them, which extends through the streets and is a
sketch of daily life.*

*Artís translates this fluidity into an airy, green, colorful
façade that merges with the neighborhood.*



FRONT FACADE (SUNDOWN)



*Art is in the eye of the beholder.
And of those who can express sensations from the
simple and important scenes of life: contours of a
street, a person, city, nature. The always possible
meetings and inside.*

Artís brings the essence of Ipanema inside.

ACCESS FACADE



3D Rendering. Information can be found in the "Image Notes" section at the end of this document.

LOBBY



COWORKING



3D Rendering. Information can be found in the "Image Notes" section at the end of this document.

"The coworking space is designed to be very light and airy, with individual booths providing a private space for each resident to hold meetings while connected to the exterior."

- HANA LERNER

BALCONY



3D Rendering. Information can be found in the "Image Notes" section at the end of this document.

LIVING ROOM



3D Rendering. Information can be found in the "Image Notes" section at the end of this document.

PRIMARY BEDROOM WITH PRIVATE TERRACE



3D Rendering. Information can be found in the "Image Notes" section at the end of this document.

PENTHOUSE TERRACE



3D Rendering. Information can be found
in the "Image Notes" section at the end
of this document.

PENTHOUSE TERRACE



3D Rendering. Information can be found
in the "Image Notes" section at the end
of this document.

PENTHOUSE TERRACE



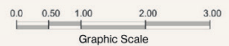
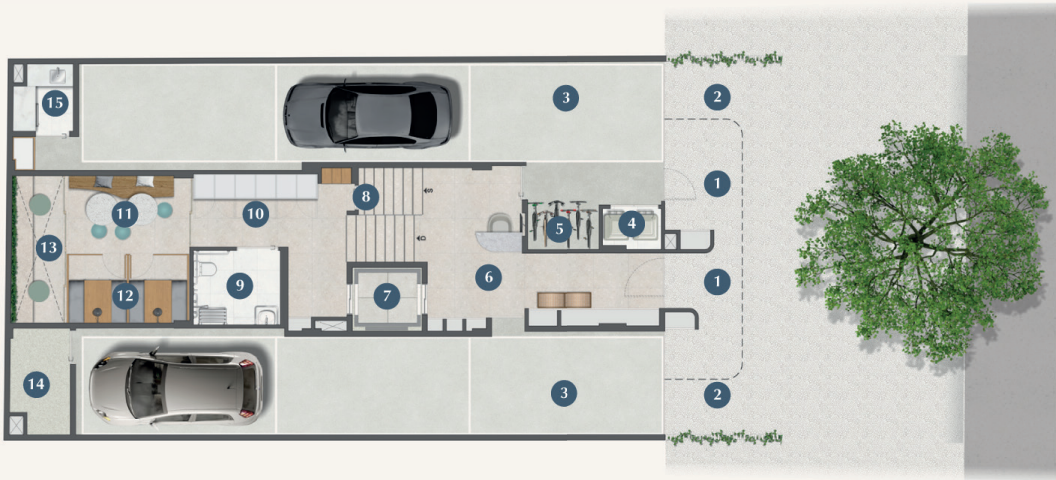
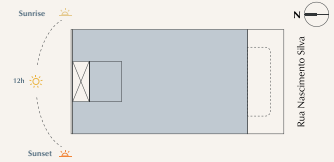
Unit Mix

DETAILS PER UNIT

UNIDADES	TIPO	COBERTO	BALCONY	TERRAÇO	TOTAL ÁREA PRIVATIVA
101	2BR	61,08 m ²	10,42 m ²	7,72 m ²	79,22 m ²
102	2BR	61,08 m ²	10,42 m ²	7,72 m ²	79,22 m ²
201	2BR	61,08 m ²	10,42 m ²	-	71,50 m ²
202	2BR	61,08 m ²	10,42 m ²	-	71,50 m ²
301	2BR	61,08 m ²	10,42 m ²	72,81 m ²	144,31 m ²
302	2BR	61,08 m ²	10,42 m ²	72,81 m ²	144,31 m ²

GROUND FLOOR

- 1. PEDESTRIAN ACCESS
- 2. GARAGE ACCESS
- 3. GARAGE
- 4. TRASH BIN
- 5. BIKE STORAGE (6 SPACES)
- 6. LOBBY
- 7. ELEVATOR
- 8. STORAGE ROOM
- 9. BATHROOM (ACCESSIBLE)
- 10. LOCKER (PER UNIT)
- 11. LOUNGE
- 12. COWORKING SPACE
- 13. TERRACE
- 14. TECHNICAL ROOM
- 15. DOORMAN'S ROOM



Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.

APARTMENT 101
**GARDEN
 APARTMENT**

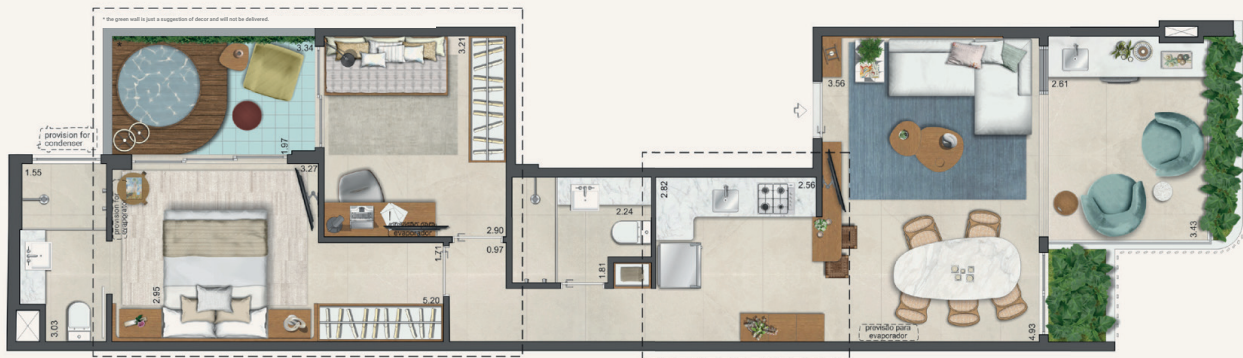
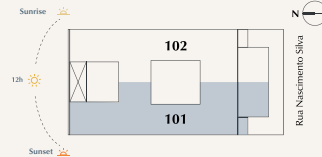
61.08 M² (COVERED)

10.42 M² (BALCONY)

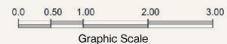
7.72 M² (TERRACE)

PRIVATE AREA 79.22 M²

*Learn about the Mozak Ateliê
 and the customizable floor
 plans, on pages 39 and 40.*



Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.



APARTMENT 102
GARDEN
APARTMENT

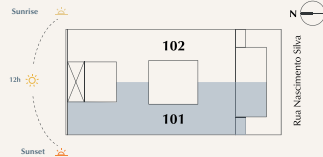
61.08 M² (COVERED)

10.42 M² (BALCONY)

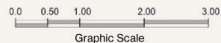
7.72 M² (TERRACE)

PRIVATE AREA 79.22 M²

*Learn about the Mozak Ateliê
and the customizable floor
plans, on pages 39 and 40.*



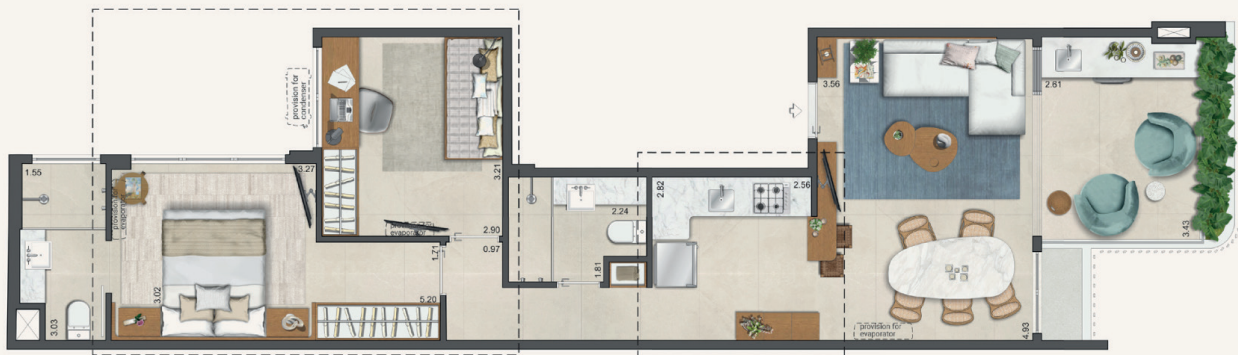
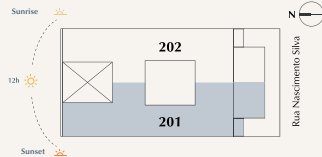
Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.



APARTMENT 201

APARTMENT
TYPE61.08 M² (COVERED)10.42 M² (BALCONY)PRIVATE AREA 71.50 M²

Learn about the Mozak Ateliê
and the customizable floor
plans, on pages 39 and 40.



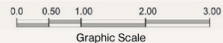
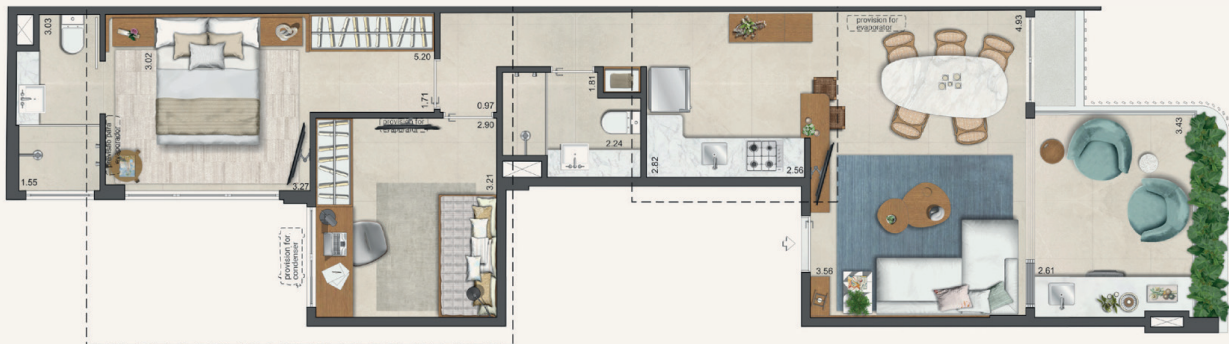
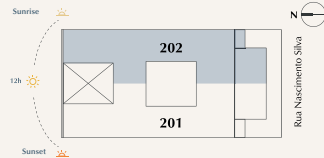
0.0 0.50 1.00 2.00 3.00

Graphic Scale

APARTMENT 202

APARTMENT
TYPE61.08 M² (COVERED)10.42 M² (BALCONY)PRIVATE AREA 71.50 M²

Learn about the Mozak Ateliê
and the customizable floor
plans, on pages 39 and 40.

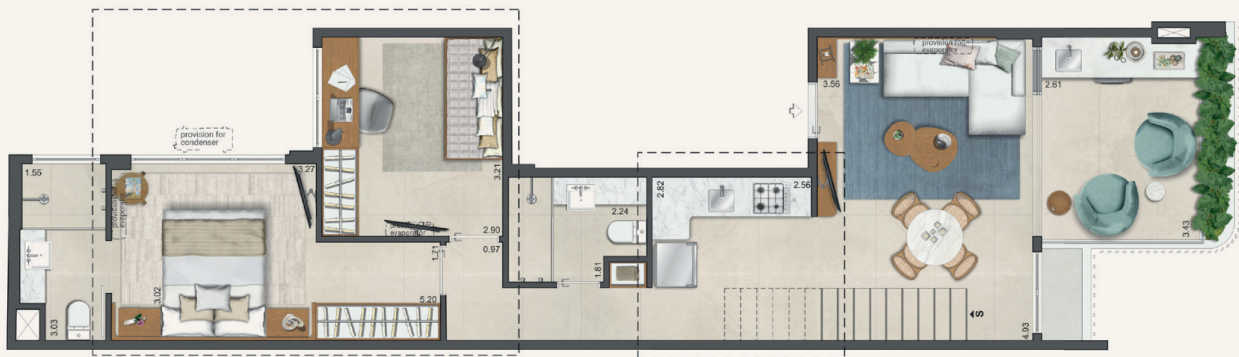
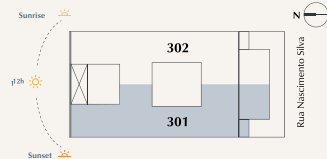


Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.

APARTMENT 301

LOWER
FLOOR61.08 M² (COVERED)10.42 M² (BALCONY)72.81 M² (BALCONY)PRIVATE AREA 144.31 M²

Learn about the Mozak Ateliê
and the customizable floor
plans, on pages 39 and 40.

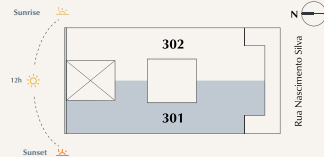


Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.

APARTMENT 301

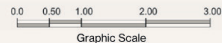
UPPER
FLOOR61.08 M² (COVERED)10.42 M² (BALCONY)72.81 M² (BALCONY)PRIVATE AREA 144.31 M²

Learn about the Mozak Ateliê
and the customizable floor
plans, on pages 39 and 40.



* the green wall is just a suggestion of decor and will not be delivered.

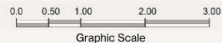
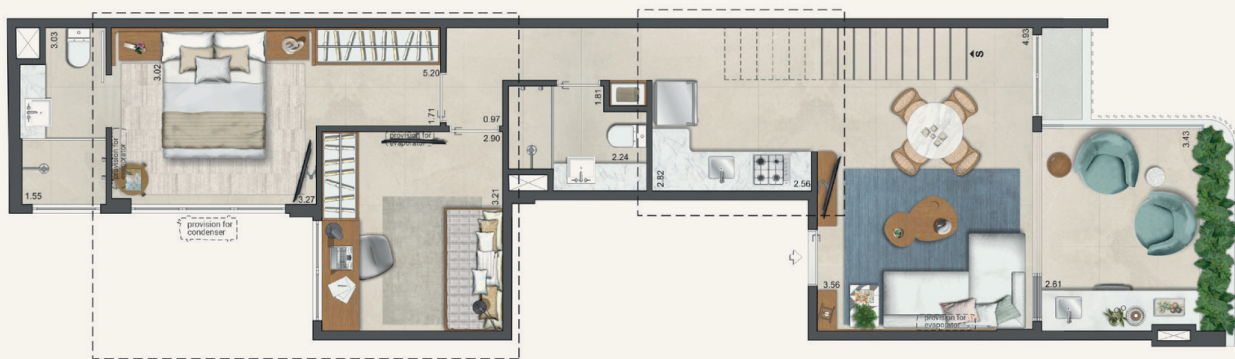
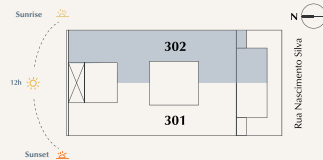
Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.



APARTMENT 302

LOWER
FLOOR61.08 M² (COVERED)10.42 M² (BALCONY)72.81 M² (BALCONY)PRIVATE AREA 144.31 M²

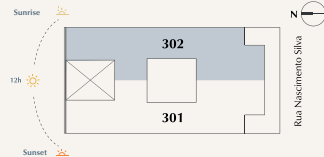
*Learn about the Mozak Ateliê
and the customizable floor
plans, on pages 39 and 40.*



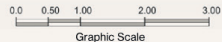
APARTMENT 302

UPPER
FLOOR61.08 M² (COVERED)10.42 M² (BALCONY)72.81 M² (BALCONY)PRIVATE AREA 144.31 M²

Learn about the Mozak Ateliê
and the customizable floor
plans, on pages 39 and 40.



* the green wall is just a suggestion of decor and will not be delivered.



Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.

MOZAK
ateliê.



_Customization

Your unit can further reflect your style, through Ateliê Mozak, our personalization service, which can deliver more than just a property: a unique home, with soul, your way. For this, you will take part in all stages of creation, customizing the project so that it is an extension of your identity and style.

Check out the possibilities of customization available for Artis.

_Collections

You will be able to choose the floor plan that best fits your lifestyle and meets your needs, from the options previously offered by Mozak.

You will also be able to choose for the finishes and materials that will reflect your personality, such as flooring, wall, countertops, bathroom and kitchen fixtures.

Count on our expert curatorship and choose the options that best reflect your essence.

_Solutions

Enjoy a complete experience and receive your unit in a more comfortable and hassle-free way. Mozak Ateliê delivers everything ready for use. Your apartment can be delivered with the following kits installed:

- Shower enclosure
- Heater
- Air-conditioner
- Electronic door lock

APARTMENT 101 GARDEN APARTMENT

FLOOR PLAN OPTIONS

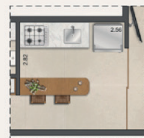


1

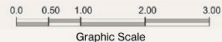


PRIMARY BEDROOM

2



LINEAR KITCHEN OPTION



APARTMENT 201
APARTMENT
TYPE

FLOOR PLAN OPTIONS

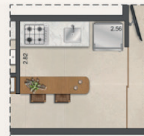


1

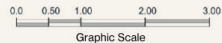


PRIMARY BEDROOM

2



LINEAR KITCHEN OPTION



Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.

APARTMENT 202
APARTMENT
TYPE

FLOOR PLAN OPTIONS



1

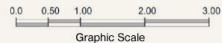


PRIMARY BEDROOM

2

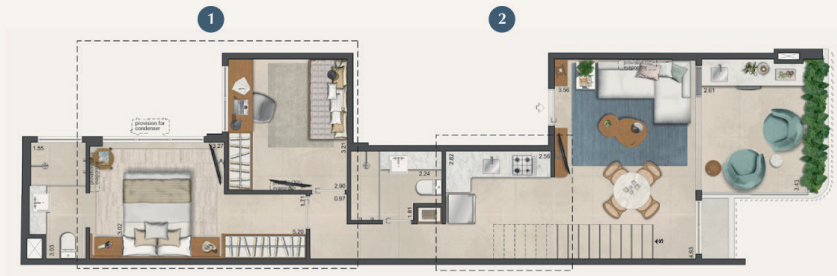


LINEAR KITCHEN OPTION



APARTMENT 301
LOWER
FLOOR

FLOOR PLAN OPTIONS

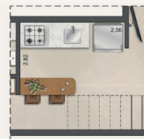


1

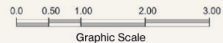


PRIMARY BEDROOM

2

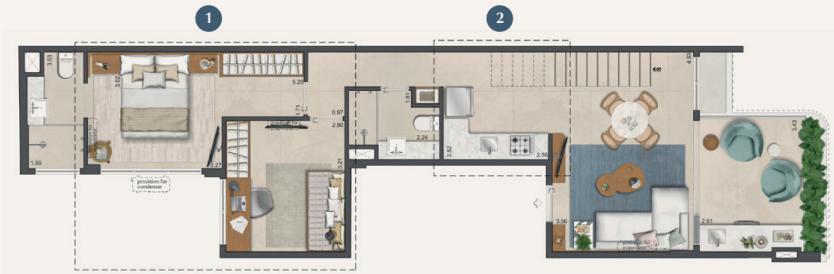


LINEAR KITCHEN OPTION



APARTMENT 302
 LOWER
 FLOOR

FLOOR PLAN OPTIONS



1

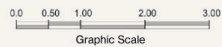


PRIMARY BEDROOM

2



LINEAR KITCHEN OPTION



Illustrated perspective. Information in the "Humanized Floor Plan Notes" at the end of this material.

Amenities

SERVICES AND FACILITIES



COWORKING



BICYCLE RACK



PSN BATHROOM
(PEOPLE WITH SPECIAL NEEDS)

BUILDING SECURITY



ALARMS, PERIMETER SENSORS
AND CCTV



ANTI-PANIC BUTTON
(COMMON AREA)



ANTI-VANDALISM PROTECTIVE
FILM AT THE FRONT DOOR

UNIT



SURVEILLANCE CAMERA
INFRASTRUCTURE



PANIC BUTTON
INFRASTRUCTURE

Amenities

SUSTAINABILITY



COMMON AREAS
WITH LED LAMPS



FAUCETS WITH DUAL FLUSH
WATER SAVING SYSTEM



COMMON AREAS WITH WATER-
SAVING PRESSURE VALVES



COMMON AREAS WITH
LIGHTNING PRESENCE SENSOR



TOILETS WITH DUAL FLUSH
WATER SAVING SYSTEM



AUTOMATED IRRIGATION
SYSTEM



Throughout its history, Mozak has learned a lot and tightened its processes, keeping a close eye on the quality and needs of each of its sectors and coming up with plans to reach its goals and deliver excellent services to its customers.

Today, we can proudly say that we are one of the few medium-sized businesses in our industry to be ISO 9001:15 certified, and that this is just the beginning of a rigorous professionalization of our company's strategic planning.

ISO 9001

ISO 9001 is a quality management system with a set of rules that seeks to standardize and check business processes based on continuous improvement. This certification was a very important step for us.

We offer our customers even greater peace of mind by telling them that they can expect high-quality service and a product that, when the construction is complete, will be better than they expected.

We are committed to seeking excellence on behalf of our customers and partners at all times.



GENERAL PROVISIONS

RUA NASCIMENTO SILVA 338 - ARTÍS

1 – Acquisition of the land fraction and contracting of the construction.

1.1. The construction company is forming a group of property buyers who will hire it for the construction of the "HELÓ" multifamily residential development under the construction management contract.

1.2. The reservation of the future unit will be formalized by the delivery of: the Customer Registration form, attached to the documents mentioned therein; if the information and analysis are not approved, according to the BUILDER's own criteria, the reservation will be canceled, at no cost to both parties, which will also occur if the deal does not materialize for any reason. The transaction will be closed by the execution of the Private Instrument of Promise of Assignment of Acquisition Rights to the Ideal Fraction of Property and Adherence to the Construction Contract. Also on this occasion, the drafts of the Construction Contract of the project and its appendices and the Condominium Convention will be initialed.

1.3. The drafts of the documents to be signed are available at the BUILDER'S office, and electronic files of the same will be sent by e-mail to the clients at the time of reserving the unit or whenever requested.

1.4. The final deed of purchase and sale of the property will be drawn up on a date to be confirmed in the future by the BUILDER, provided that all of the conditions

established for the effective purchase and sale of the same are met, and also depends on the buyers' settlement of the land quota as well as the settlement of the amounts related to the expenses mentioned in item 8.11. below. On the same occasion, the Construction Contract, the Condominium Bylaws and the Power of Attorney Agreement 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 deed and was calculated using a method unique to the BUILDER, considering the private areas of the units, location, number of parking spaces and market price of the units. The percentages for budgeting the work were calculated by a proprietary method of the BUILDER considering the equivalent area of construction of the units.

1.6. The BUILDER will keep up with the individualization of the registration of all autonomous units in the General Real Estate Registry at the end of project development, following the issuance of the certificate of occupancy license by the municipal authorities.

2 – The projects.

2.1. All information in this project is based on a preliminary study and was proposed for the site prior to the demolition of the existing structure, based on

measurements verified in the topographical survey, thus subject to change and modifications. This is only a preliminary study for the purchase of the property in order to register interested customers. Therefore, the information may be subject to change.

2.2. Soon after purchasing the property, the architectural firm "Flavio Bassan Arquitetura" will be hired to prepare the architectural project, which must be approved by the municipal authorities. Following the acquisition of the land, the BUILDER will hire qualified professionals to develop the visual concept project and produce the construction drawings. During this phase, minor modifications may occur in the preliminary study.

2.3. The architectural firm "Hana Lerner Arquitetura" will develop the facade construction drawings.

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

2.5. The images, illustrations, humanized plans, and virtual tour related to the project presented at the sales stand, in the brochure, advertising materials, billboards, advertisements, or any other form of advertising are merely illustrative and may present variations in relation to the final project due to the development of construction floor plans, the need for technical adjustments or compliance with legal postulates.

2.5.1. The dimensions are calculated from axis to axis of the rooms and were defined by the external limits of the walls (facades and common areas) and the axis of the walls between units, as described in NBR12.721 ABNT. The

areas and dimensions may change by 5%.

2.5.2. The structural elements, when existing, are merely illustrative; the floor plans may undergo modifications due to the compliance with the postulates of the municipalities, concessionaires, project coordination and land measurements.

2.5.3. The private areas considered in the projects and sales stand were calculated based on the total dimensions of the units' base floor plans, including the presence of walls, columns, and other elements, in accordance with the provisions of ABNT NBR 12721 item 5.3, as follows: Area of the surface limited by the line that traces the autonomous unit's private premises, covered or uncovered, excluding non-built areas, passing through the projections: (a) of the external faces of the outside walls of the building and of the walls separating the autonomous unit's private premises from the premises for common use; (b) of the axes of the walls separating the autonomous unit's private premises based on the private premises of adjoining units.

3 – Options of floor plans and finishing materials:

3.1. The purchasers will have the right to choose, among the options pre-defined by the BUILDER, layout options, unit junction alternatives, as well as finishing materials (flooring, tiles, kitchen and bathroom fixtures and fittings and granites), according to the conditions stipulated in clause 4 of the construction contract. Purchasers will not be able to request other types of customizations.

3.2. The purchasers of the units will be able to choose one of the floor plan options "Standard: Living Room/2 Bedrooms with kitchen in L-counter," "Option 1: Living Room/1 Bedroom

with closet with kitchen with L-counter;" Option 2: Living Room/2 Bedrooms with linear kitchen;" Option 3: Living Room/1 Bedroom with closet with linear kitchen," all pursuant to the conditions stipulated in clause 4 of the construction contract, and purchasers may not request other types of customizations. The "Standard" option will incur no additional costs, only the "1, 2 and 3" options, which are subject to payment through the developer. The layout option must be defined by December 10, 2023.

3.3. Besides the unit layout options, one option pre-determined by the construction company will be offered for the junction of units on the same floor: "Standard: Living Room/2 Bedrooms" and "Option 1: Living Room/3 Bedrooms," all pursuant to the conditions stipulated in clause 4 of the construction contract. The "Standard" option will bear no additional costs, only the "1" option, will incur the costs described in the sales table. The layout option must be defined by December 10, 2023.

3.4. The installation points, air-conditioning, mechanical exhaust and lighting will follow the standard option or the layout options chosen by the client, according to the project defined by the construction company. The displacement or inclusion of new points will not be allowed.

3.5. After the definition of the layout, a contract must be signed with the BUILDER so that this definition is made official and the construction drawings can be developed in accordance with this contract. The deadline for signing the layout modification agreement should be December 10, 2023, the same period indicated for the definition of the layout of items 3.2 and 3.3.

3.6. The BUILDER will also develop finishing options

(flooring and wall tiles, kitchen and bathroom fixtures and fittings and granites) for all the units in the project, which may generate additional costs. The BUILDER will also offer the option of finishes called "standard" for all units of the project with the costs included in the expected construction cost in clause 5.1. of the Construction Contract. Clients will have up to thirty (30) days from their being convoked to select their finishing options.

3.7. In addition to the finishing options described above, a finishing option will also be offered for all units of the project called "Osso" that will not generate additional cost or credit. Clients will have up to thirty (30) days from their being convoked to select one of these finishing options.

3.8. If the client is not interested in any of the finishing options offered or fails to manifest within the specified time frame, the finishing will be delivered in accordance with the "Standard" option at no additional cost to the customer.

3.9. In addition to the ability to customize the layout and finishes, all project purchasers will have the option of having a few equipment and utensils installed in their units. During the project's development phase, the BUILDER will present equipment kits that can be purchased separately. The Kits include water heaters, air-conditioning, an electronic lock and closure mechanisms for the bathroom shower box. If the purchaser chooses to contract a Kit, the unit will be delivered and the respective equipment installed, facilitating the immediate use of the property.

3.10. No other floor plan customization or finishes that are not described above will be allowed.

3.11. Changes to the units will not be allowed during the

progress of the construction, except for those eventually offered by the BUILDER, within the period offered.

4 – The project

4.1. This is a residential development, consisting of a building with 6 (Six) units, distributed in 1 (one) Garden floor, 1 (one) Typical floor, 1 (one) Upper floor, and 1 (one) penthouse floor, consisting of 2 (two) Garden units living room/2 bedrooms, 2 (two) Typical units living room/2 bedrooms, and 2 (two) Penthouse duplex units living room/2 bedrooms, being 2 (two) units per floor. The development will consist of the following floors: ground floor, 1st floor, 2nd floor, 3rd floor, 4th floor, and roof, and after ready the building will receive the designation "ARTÍS" and street address as Rua Nascimento Silva, No. 338.

5 – Parking spaces

5.1. The calculation of the number of parking spaces presented below was based on the preliminary architectural project (Annex II) and may change due to compliance with public agency approval requirements.

5.2. Except as stated above, the building will have 6 (six) parking spaces located indiscriminately on the ground floor, with 04 (four) blocked parking spaces, measuring approximately 2.5m x 5.00 m, so that all condominium members have the right to park 1 (one) vehicle with dimensions of approximately 2.5m x 5.00 m.

5.3. Parking spots will not necessarily appear in the real estate registry, depending on the architectural project

to be submitted for approval to the appropriate municipal agency, being certain that the BUILDER has no obligation for the location, marking or comfort of the garage spaces.

5.4. Due to the characteristics of the car parking spaces, the CONTRACTING PARTIES are hereby aware that it will be necessary to hire a garage attendant and that the condominium members must leave the car keys at the front desk.



ILLUSTRATIVE PHOTO



ILLUSTRATIVE PHOTO

6 – Builder's remuneration.

6.1. The contracting system used by SPE MOZAK ENGENHARIA GUIMEL LTDA. is an "Construction Management Project," also known as cost-plus contract, whatever the eventual cost turns out to be.

6.2. The administration fee is 20% (twenty percent) of the full cost of construction, as set forth in the construction contract.

7 – Estimated cost of the project.

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

7.2. The estimated preliminary construction budget, as specified in clause 05 of the Construction Contract, was calculated using the January/2023 CUB disclosed by SINDUSCON-RJ and will be used to calculate the readjustment.

7.3. The value of the construction quota presented in the Sales Table is only an estimate of direct expenses of the work to be carried out, including expenses incurred for the execution of the decoration and sound projects, execution and design of anchoring, landscaping, visual programming, and lighting technology, excluding indirect costs and additions resulting from budget updates.

7.4. The readjustment of the construction quota will be calculated on a monthly basis by CUB-RJ as published by SINDUSCON-RJ, and each semester the amounts resulting from the budgetary realignments will be added, also converted into "CUBs." Thus, the value of the construction budget, understood as the preliminary estimated budget and the accruals arising from the realignments, will be converted into "CUBs" and distributed in the project's Financial Schedule. The monthly installment to be paid will be obtained by converting the amount in "CUBs" (provided for in the schedule for the reference month) to Reals (according to the CUB of the same month).

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

7.6. The sales table is subject to change at any time, solely at the discretion of the construction company.

8 – Expenses not included in the sales table

8.1. Clients are aware that indirect costs not included in the preliminary budget exist, such as:

8.1.1. Costs associated with the legal structuring required for the transfer of the property fraction (ITBIs, issuance of certificates, broker's fees, emoluments for drafting purchase and sale deeds, power of attorney by public instrument and notarial proceedings, registration of deeds in the qualified Real Estate Registry, and other unrelated costs), as well as potential future costs associated with transferring ownership to the acquirers' names.

8.1.2. Costs associated with provisional and definitive hookups of public services, namely: water, sewage, electricity, power, gas and telephone,

among others. Fees, emoluments, price quotes from concessionaires or public service companies, expeditors, accredited services, connections, in short, any payments for obtaining, approving, registering and installing definitive electricity services (vault, bus-way, underground chamber, transformers and/or other equipment that may be required), water supply network, sanitary and rainwater sewage network, sewage treatment plant (ETE), gas, telephones, firefighting, and others that may be necessary for the perfect functioning of the building; and also: payment of IPTU, firefighters contribution, any other taxes and/ or fees levied on the property; expenses with the holding of the meetings provided for in item "23.", below, and with the meetings to be held with the committee of representatives and/or manager; bank expenses and taxes on bank movement; post office expenses; expenses for approval and licensing of the enterprise; land dismembering and re-registry, removal of trees and compensatory measures, rectifications of footage and eventual modifications to projects; load tests, laboratory examinations, tests, reports and expertise; tax charges and encumbrances of any kind, which incur on the construction or arising therefrom, including all taxes and fees that affect or will affect the Builder's administration fee and the technical services contracted by it; extinction of condominium, drawing up and registration of deeds of condominium agreement and building condominium institution and others that are necessary for the legalization of the project; expenses for occupation authorization grant; settlement of the INSS and ISS, including expenses with obtaining the respective negative debit certificates (CND and "Visto Fiscal"); paving of streets (if applicable); costs with school construction and commercial lot structuring or trade construction, under

the terms to be defined and required by the Government (if applicable); legalization of the enterprise; labor costs; fees of brokers and lawyers (for cases included in this clause); accounting and other costs that may arise.

8.1.3. Administration of the work (audit) that will be contracted and respective fees assumed and by the contractors as set forth in item 21. of the Construction Contract

8.2. The costs object of items 8.1.1. and 8.1.2., will be collected as foreseen in clauses 7. and 8. of the construction contract.

9– Construction company remuneration.

9.1. Below are the deadlines of the work, with it being understood that they can be changed according to the structuring of the projects.

a) 4 (four) months for approval and full licensing of the project, completion of the construction drawings and completion of the demolition, counted from the signing of the definitive instrument of purchase and sale of the property;

b) 3 (three) months for the completion of the foundations, counted from the period established in step (a) above;

c) 15 (fifteen) months for the construction of the building, counted from the completion of the foundations, with a grace period of another 180 (one hundred and eighty) days, after which the building, and its relevant common spaces, must be ready and finished; and,

d) 3 (three) months, counted from the completion of the construction of the building, so that the procedure for obtaining the occupation license can be initiated with the qualified agencies.

9.2. The keys to the units will be handed over to the buyers soon after the development's certificate of occupancy is obtained, and delivery is conditional on full settlement of all financial commitments made by the buyer of the future autonomous unit

9.3. After obtaining the certificate of occupancy, the construction company will follow up on the registration procedure of the same at the appropriate real estate registry, and the consequent individualization of the registrations of the units in the development.

9.4. The beginning of the deadlines established for the above depends on the sale of 70% (seventy percent) of the units of the building.

9.5. If the construction company is unsuccessful in sales or is unable to license the intended project, or make the purchase of the land, or is unable to execute the project for reasons beyond its control, it may terminate all contracts and refund all amounts paid by buyers, without any type of fine, monetary correction, extra onus or indemnity between the parties.

10 – The administration of the condominium.

10.1. The clients are aware of and agree to the hiring of the company that will manage the condominium by the BUILDER, and the aforementioned administrator will be selected at the BUILDER's sole discretion and contracted through the signing of the Private Contract for the Rendering of Auxiliary Services of Condominium Administration, under which the respective contracted company will render condominium and operational administration services for the project for a minimum period of 12 (twelve) months from the date of the General Installation Meeting of the condominium.



11- Special Rights

11.1. As established in clause 4.4. of the Condominium Convention, the owners of units 101, 102, 301 and 302 will have special rights, which are:

11.1.1. The owners of units 101 and 102, currently and in the future, are expressly assured, irrevocably and in perpetuity, the right to cover the uncovered terraces that are of their exclusive use, which must be done without causing noise damage and any damage to the health and safety of the other condominium members. Vertical expansion of the unit (use of the floor above) will not be allowed.

11.1.2. The owners of units 301 and 302, current and future, are expressly guaranteed, irrevocably and in perpetuity, the right to cover the uncovered service area terraces of their own exclusive use, in accordance with the area marked on the floor plan found in the closing brochure, which must be completed without causing sound or sanitary damage, or jeopardizing the safety of the other condominium members. The vertical expansion of the unit will not be allowed, given that the present right of use is not extended to the roof immediately above the respective units.

11.1.3. Such rights may not, under any circumstances, be altered and/or suppressed in any way, by any meeting decision, much less through an amendment to the Condominium Convention, except by unanimity of condominium members, including those who have outstanding debts with the condominium.

11.1.4. It is the duty of the owners of the units with special rights, current and future, to ensure that the coverage of the respective areas of exclusive

use proceeds in strict obedience with the architectural characteristics and materials specification regarding the building's common facades.

11.1.5. The clients are aware that all of the above-mentioned works and modifications will occur at the expense and responsibility of each respective owner, including the necessary regularization and legalization, and will be accepted by all condominium owners as long as they do not jeopardize the solidity and safety of the building, as well as they do not block free access to the common areas in the event of the need for carrying out repairs of general interest to the Condominium.

Any "mais valia" (added value) indemnities, fines or repairs of any nature required by public agencies will be borne exclusively by the owners of the aforementioned changed units. The owners shall always be responsible for the waterproofing of their units in terms of the execution of these works, and the owners of these units will be responsible for any damages caused to the building or any other owners, solely when such damage is proven to be the result of the works they have carried out.

11.1.6. The works performed do not require the consent of any current or future unit owners, and the Convention or its subsequent amendments may not restrict, hinder, or even increase the rights guaranteed herein, except as provided in "11.1.4."

11.1.7. The works in question can be executed as long as they are done after the certification of occupancy of the building, regardless of the consent of any current or future condominium members, and neither can the Convention nor its subsequent modifications restrict, embargo or even

extend the rights herein guaranteed.

11.1.8. The owners of units 101, 102, 301, and 302 are required to keep the condominium and the other unit owners informed about any concerns or questions or administrative or judicial penalties that may arise, responding to them directly, and also being progressively responsible for any damages that may be caused.

11.1.9. Any additions or extensions that may have been built cannot constitute independent autonomous units in the case of right of use, even if in perpetuity, in any form or at any time, and these improvements will be incorporated into the mentioned apartment, and such rights must be recorded in all deeds of sale of the building's units.

SALES SPECIFICATIONS MEMORANDUM

A – SPECIALIZED EQUIPMENT AND SERVICES

1. PROPERTY SECURITY

As recommended by a third party security consulting firm, the following items will be provided:

1.1. Enclosed Lot

A wall will be built to enclose the land adjacent to the borders of the neighbors, and the composition of finishes and shapes will be determined by the specific Architectural Façade project to be developed.

1.2. Vehicle Access

The vehicle access gates will be made of aluminum, pursuant to the details of the Architectural Façade Project. The necessary infrastructure (dry conduit) will be prepared for the installation of an automated system to activate them.

The purchase and installation of electromechanical gates with automatic controls may be included in the estimated costs for decorating the building's common areas.

1.3. Pedestrian Access

The pedestrian access gate will be made of aluminum, wood and glass, pursuant to details of the Architectural Façade and Security Project.

The necessary infrastructure (dry conduit) will be installed for the automated systems to activate them.

The purchase and installation of electromechanical gates with automatic controls may be included in the estimated costs for humanizing the building's common areas.

1.4. Closed-Circuit TV (CCTV)

The necessary infrastructure (dry conduit) will be installed for an internal closed-circuit TV system for digital image monitoring, at points strategically distributed throughout the common areas of the building.

The acquisition and installation of monitoring equipment and cameras and wiring can be part of the estimate of expenses for the humanizing of the common parts of the building.

1.5. Alarm Center

The necessary infrastructure (dry conduit) will be installed for an anti-intrusion alarm center, with access control to the building's perimeter and activation via remote control and/or panic buttons.

The acquisition and installation of monitoring equipment, cameras and wiring may be part of the estimate of expenses for the decoration of the common areas of the building.

1.6. Perimeter Protection

The necessary infrastructure (dry conduit) will be provided for the installation of perimeter protection equipment with infrared sensors.

The purchase and installation of the equipment may be included in the budget for decoration in the building's common areas.

1.7. Access Control

The Building Automation Project will execute the necessary infrastructure (dry conduit) to install the automated controls for the building's main entrances (vehicle gates and pedestrian access door) for a remote concierge system, considering that the purchase of equipment and the contracting of this service must be contracted by the condominium after the delivery of the project.

2. TELECOMMUNICATIONS

Pursuant to the specific project to be developed by a specialized company, the items listed below are called for.

2.1. Intercom

The necessary infrastructure (dry conduit) will be provided for the installation of a communication system that will allow internal connections between units, with the entrance desk, and certain places in the building's common areas, as specified in a specific project. The acquisition and installation of cabling and telephone devices may be part of the estimate of expenses for the decoration of the common areas of the building.

2.2. Telephony

The necessary conduits and switching boxes will be installed from the building's entrance to the entrance of each unit, with the local Concessionaire responsible for

connecting the external network to the building's entrance (definitive connection). A point will be provided in the living room, bedrooms, and kitchen, pending service installation for each unit, for future connection with private external telephone lines from local operators by the acquirers of the units.

2.3. Building Automation

According to the Building Automation Project, the necessary infrastructure (dry conduit) will be provided to install the automated controls of the building's main functional equipment, taking into account water reservoir levels, a set of motorized pumps and elevators. The acquisition and installation of cabling and telephone devices may be part of the estimate of expenses for the decoration of the common areas of the building.

3. ELEVATORS

One (1) elevator will be installed to connect the ground floor to the 3rd (third) floor, based on the capacity and speeds required to be supplied by GEM, the OTIS, ATLAS-SCHINDLER, or THYSSEN KRUPP brands. The elevators must be large enough to meet the current Rio de Janeiro Municipality standards for people with disabilities. The elevator cabins will be finished in stainless steel and mirrors, as well as automatic controls and stainless steel doors.

4. AIR-CONDITIONING SYSTEM

According to the specific project to be prepared by a specialized company. The autonomous units will be endowed with infrastructure (main refrigerant piping, power cable and control of the connection from the evaporator unit to the condenser, in addition to the drain) for installation of Split Split Multi/Split type cooling system, which allows

cooling different environments at the same time, counting on a smaller number of condensers, serving points in all rooms, en-suites and rooms, with the purchasers of the units responsible for the acquisition and installation of the condensers and evaporators.

The location of the evaporators and condensers will be indicated by the construction company, and the purchasers will be responsible for acquiring and installing the equipment after the project is delivered.

For the common areas, the construction company will determine the places to be cooled with the same system as the units or another system that best fits the proposal of the common use space, and the equipment and its installation may be included in the estimate of expenses for the decoration of the common areas of the building.

5. GAS AND WATER HEATING SYSTEM

Pursuant to the specific project to be prepared by a specialized company and in accordance with the determinations of the Local Concessionaire, the necessary infrastructure will be executed for installation of a gas water heating system for the bathrooms and kitchens, as well as a gas point for the stove in the kitchens of the autonomous units.

The acquisition and installation of the heaters will be borne by the purchasers after the delivery of the project, as well as the definitive connection of each unit to the Concessionaire.

For the common areas, the construction company will determine the locales to be heated with the same system as the units, and the equipment and its installation may be part of the estimate of expenses for the humanizing of

common areas of the building.

6. AUTOMATION OF AUTONOMOUS UNITS

The project foresees basic automation infrastructure in the private areas according to each specific automation project.

B. TECHNICAL SPECIFICATIONS

1. SEALING

The exterior and interior seals will be executed in ceramic blocks.

2. STRUCTURE

It will be executed in reinforced concrete pursuant to a specific project.

3. HYDRO SANITARY AND RAINWATER INSTALLATIONS

The recommendations and standards of the manufacturers and local concessionaire will be chosen from the Tigre, Amanco, Akros Fortilit or Brasil brands.

3.1. Materials:

- Sewer pipes: in PVC pipes, from the Tigre, Amanco, Akros Fortilit or Brasil brands.
- Pipes for waste and pluvial waters: in PVC/ R series, of the Tigre, Amanco, Akros Fortilit or Brasil brands.
- Cutoff Valves: Fabrimar, Deca or Docol brands.

3.2. Porcelain:

Specified from Fabrimar, Deca, Incepa or Roca brands.

3.3. Metal Fixtures:

The Fabrimar, Deca or Docol brands will be specified.

3.4. Motorized-pump Set:

Booster and pressurization pumps of the Jacuzzi, Schneider, Dancor, Darka, Worthington or Marck brands will be installed and delivered.

4. ELECTRICAL WIRING

The recommendations and standards of the manufacturers and local concessionaire will be followed.

4.1. Materials:

- Wires and cables: in electrolytic copper from the Prysmian, Ficop, Forest, Imbrac, Pirelli, Condu spar, Reiplas or IPCE brands.
- Conduits: in rigid or flexible PVC from the Tigre, Fortilit, Amanco, Suprema or Cipla brands.
- Switch Boxes and Panels: in metal or PVC boxes with doors made by Eletromar, Pial, Tigre, Steck, Cemar, Siemens, GE or Internacional.
- Protection Devices: Siemens, GE, Lorenzetti, Eletromar or Lousano circuit breakers.
- Switches and Outlets for the bathrooms of the autonomous units and common areas: Pial, Siemens, Prime or Bticino brands.
- Lighting Devices: The social, common areas of the building and the verandas and terraces of the autonomous units will be equipped with light fixtures, according to the models and location of a specific project, and will be part of the estimate of expenses for the humanizing of the building's common areas.

5. FIRE SAFETY INSTALLATIONS

The necessary firefighting and prevention equipment, cb, sprinklers and detection systems will be installed only in the common areas, pursuant to Fire Department standards. The scale-up will be in line with the project that will be made and approved by the Fire Department, and

the costs will be included in the budgets for the Certification of Occupancy and Definitive Connections.

The conduits will be executed in galvanized iron from the Mannesman, Formosa, Cia., Hansen Industrial or Apolo the brands or in CPVC from Tigre.

6. ALUMINUM FRAMES

The frames will be in aluminum, applied to the building's facade, and will follow the determinations of the specific project regarding dimensions, manufacturers, finishes and accessories.

7. GLASS

Window thickness will be compatible with the span of the aluminum frames. For their part, these finishes will follow the determinations regarding the project facade.

8. FACADE

The composition of finishes and shapes will follow the determinations of the specific Architectural project that is prepared.

C. COMMON AREA FINISHES

1. PARKING LOT

Floor: Cemented
Plain Wall: Latex Paint
Ceiling: Unformed slab with latex paint

2. GARBAGE DISPOSAL

Floor: Ceramics from Portinari, Portobello, Eliane Parede
Brands: Ceramics from Portinari, Portobello, Eliane Ceiling

brands: Latex paint for stripped slabs
 Ground level: Fillet type in granite or marble Door:
 Anodized aluminum

3. TECHNICAL COMPARTMENTS

Floor: Cemented
 Wall: Latex Paint
 Ceiling: Stripped slab with latex paint
 Door: Anodized aluminum or iron, painted

4. WATER CISTERNS

Floor: Waterproofed concrete
 Wall: Waterproofed concrete
 Ceiling: Waterproofed concrete
 Door: Anodized aluminum or iron, painted

5. TECHNICAL ROOM ON THE 3RD FLOOR (SERVICE)

Floor: Ceramics from Portinari, Portobello, Eliane
 brands wall
 Brands: Ceramics from Portinari, Portobello, Eliane brands

6. ROOF (SLAB ABOVE THE PREMISES)

Floor: waterproofed slab

7. FIRST FLOOR FRONTAL SETBACK, SIDEWALK IN FRONT OF THE BUILDING, LOBBY, FIRE ESCAPE, HALL WAY, COWORKING, PRIVATE LOCKERS, UNCOVERED 1ST FLOOR TERRACE, BIKE STORAGE, AND PERSONS W/DISABILITIES BATHROOM.

The specification of these compartments contemplated in the budget is unfinished. The development of the decoration projects will define how all of these areas will be finished and the decoration budget will include their costs (furniture fund).

D. DECORATION OF THE COMMON AREAS

1. DECORATION

Customized interior design project will be offered, considering the social common areas of the project. The design, acquisition, differentiation of finishes and assembly of equipment and furniture may be part of the estimate of expenses for the humanizing of the building's common areas.

2. LANDSCAPING

A specialized company will be hired for landscape design and execution. The cost estimate for the humanizing of the common areas of the building can include the project, land preparation, acquisition of substrate, plants, and planting.

3. VISUAL PROGRAMMING

A graphic communication project will be developed for the project, contemplating the common social areas and accesses. The design, acquisition and installation of all pieces can be part of the estimate of expenses for the humanizing of the common areas of the building.

4. LIGHTING DESIGN

A lighting plan can be created for the project, considering the facade as well as the common social and access areas. The design, acquisition and installation of all equipment can be part of the estimate of expenses for the humanizing of the common areas of the building.

E. FINISHES FOR THE AUTONOMOUS UNITS

I. APARTMENTS

1. LIVING ROOM/KITCHEN, ROOMS, SUITES AND CIRCULATION

Floor: Porcelain Wall: Latex paint.
 Ceiling: Plaster stucco for plastic paint. Baseboard: Wood

with enamel paint finish or aluminum angle bracket
 Internal doors: wood door with semi-hollow opening core, finished with white enamel paint.
 External access doors (room) and Locks and fittings: Will observe the determinations for the project's decoration plan and may be part of the estimate of expenses for the humanizing of the common areas of the building.
 Locks and fittings: Yale, Art Aço, La Fonte, Pado or Papaiz, in bronze or stainless steel.
 Equipment: Granite countertops with stainless steel tub and single table control, with 4-burner gas cooktop, in addition to a microwave space.

2. BALCONIES

Floor: Porcelain tile
 Wall: It will follow the determinations for project's facade.
 Ceiling: It will follow the determinations for the project's facade.
 Baseboard: It will follow the determinations for the project's facade.
 Sill: It will follow the determinations for the project's facade.
 Window frames: Will follow the determinations for the project's facade.
 Gourmet Countertop: It will follow the determinations for the project's facade, with the delivery of with a granite countertop equipped with a stainless steel sink and faucet and preparation of hydraulic and electrical outlets for a washer-dryer machine and electric dryer. An outlet will also be provided for the water passage heater located above the counter.

3. GARDEN TERRACES AND ROOF DEPENDENCIES

Floor: Porcelain tile
 Wall: It will follow the determinations for the project's facade

Baseboard: It will follow the determinations for the project's facade
 Sill: It will follow the determinations for the project's facade
 Window frames: Will follow the determinations for the project's facade
 Gourmet Countertop (unit 301 and 302 only): plumbing equipped with a stainless steel bowl and faucet will be delivered and hydraulic and electrical points for the electric barbecue on the countertop is foreseen.
 Swimming pool (units 301 and 302 only): The plumbing installation will be installed as well as the execution of the shape of the concrete pool, its tile finishing and the delivery of filtration and lighting installations and equipment. Swimming pool heating is not included.
 Outdoor Shower (units 301 and 302 only): It will follow the determination of the interior design of the project, comprising a shower and provision of cold-water-only outlets.
 Ofuro provision (only for units 101 and 102): hydraulic and sewage provision is foreseen, as well as the load structure for Ofuro-type equipment. The equipment is part of a Kit to be purchased by the owner.

4. BATHROOMS

Floor: Porcelain tile Wall: Ceramic.
 Ceiling: Plaster ceiling with plastic paint.
 Sill: Fillet in granite or marble
 Equipment: Granite countertop, built-in porcelain sink and double control faucet
 Basin with dualflux coupled box, manual hygienic showerhead
 Wall shower and finishes for valve installation
 Door: wooden door with semi-hollow opening core, finish in white enamel paint.
 Locks and fittings: Yale, Art Aço, La Fonte, Pado or Papaiz, in bronze or stainless steel.

6. ACCESS STAIRCASE TO SERVICES AREA (UNITS 301 AND 302 ONLY)

Floor and baseboard: granite.

Handrail: Iron.

Structure: Concrete

F. GENERAL OBSERVATIONS

1. This is only a preliminary specification for the initial budget of the project. During the design phase, a final specification will be prepared by the construction company to be reported back to the clients. Therefore, the above may change depending on the availability of the specified material on the market, or specified materials that are no longer available.

2. The project's images, illustrations, and humanized plans that are included in promotional materials, billboards, advertisements, or any other type of publication are merely for illustration purposes and may differ from the actual surroundings and finished product due to the development of executive projects, the requirement for technical adjustments, or the need to adhere to legal precepts. The publicity material is merely illustrative, and does not constitute an integral part of any legal instrument, and may even be altered without prior notice.

3. The configurations and levels of the implementation of the project are subject to changes resulting from technical and structural requirements, to meet positions of municipal authorities, concessionaires and conditions of the surroundings.

4. The light panels, sockets, switches and control valve of the hydraulic installations may be found in different

locations from those represented in the model shown at the sales stand.

5. The project will be delivered with the vegetation implemented through seedlings, according to the specification of the landscape project. Images featured in drawings, artwork, perspectives, advertisements, or any other form of placement artistically represent the adult stage of the species, which will be achieved over time.

6. The construction company may, as long as the same quality is maintained, substitute any tools or materials that are unavailable on the market at the time of purchase or that otherwise become inaccessible in the interest of the smooth progress of the project. Common areas may also experience minor changes necessitated by the best technical or aesthetically pleasing solution.

7. This specification does not include lighting devices for autonomous units, as well as air-conditioning appliances, to be purchased by the owner. The Unit Acquirers will be liable for providing and installing anything that isn't specifically mentioned in this specification.

8. Purchasers are only permitted to visit the Project construction site with the BUILDER'S permission, always accompanied by a Mozak representative, and only with an appointment through the Customer Relations department.

9. The alternative floor plan options to be offered by the developer will be presented in the future, pursuant to the established deadline, and are subject

to additional charges by the developer. Changes to the units will not be allowed during the progress of the construction phases, except those eventually offered by the developer, within the timeframe offered.

10. The images of the autonomous units may have different configurations from the standard of the project, with regard to the option of floor plans and finishes, dropped ceiling, decorative items, furniture and decorative pieces, not being an integral part of the contract. The autonomous units will be delivered according to the specifications described in this document.

11. Mozak shall not be held responsible for the construction of buildings in the vicinity of the project. Items such as additions to existing buildings in the surroundings, window openings, changes of setbacks, among other conditions of third-party properties, can be verified on-site, and the Government Authority is responsible for inspecting the legality of the building constructions neighboring the development.

12. It is the duty of owners, current and future, to ensure that the characteristics of the architecture and specification of materials for the common facades of the building, including the balcony, be preserved.



NOTES PICTURES

The images contained on pages 16 to 28 of this brochure are illustrated perspectives, including of the surroundings.

The decoration, coatings and landscaping contained in these images are merely illustrative.

The materials to be used in the construction are specified in the descriptive memorial and the respective facade, interior, lighting and landscaping projects.

NOTES HUMANIZED FLOOR PLANS

The floor plans on pages 30 to 38 and 41 to 46 are provisional, subject to change without notice. The decoration and finishings are merely illustrative. The materials to be used in the construction are specified in the descriptive memorandum. The project may undergo change resulting from municipal, concessionaire or local modifications. The floor plans show preliminary placements of columns and plumb lines of installations. The Areas described refer to the private areas of each unit. The private areas represent the areas of the compartments added to the areas of the walls, gradients and pillars. The dimensions are taken from the axes of the walls and were defined by the external limits of the walls (facades and common areas) and by the axes of the walls between units, as described in NBR 12.721 ABNT. The areas and dimensions may vary by 5%. The floor plans include furnishings, finishing supplies, machinery, and appliances, but these items are of commercial dimensions and are not covered by the construction agreement. The units will be equipped with a power point and drain for future air-conditioning installations. Their acquisition and installation are the responsibility of the acquirers. Evaporators and condensers for the air-conditioning system may undergo adjustments or changes in position and quantity.



