

# AREIA





# LEBLON

You have arrived on a new journey  
And Leblon now graces you  
The sea and sun makes you relax  
No rush to return

Make this house a home  
From the rumble poetry  
Because here the city pulses  
With dynamism and harmony



THE NEIGHBORHOOD

# A CHARMING AND ELEGANT NEIGHBORHOOD

Unique with its forms, in verses, melodies or poems, life is present. Embrace of nature, beauty that ecstasy, purity that inspires, the neighborhood brings joy

Full of charm, Leblon has Morro Dois Irmãos as its backdrop and Rio's life made of breeze, sand, salt, sea and love.

WHERE THE SUN,  
THE MUSIC  
AND POETRY MAKE  
YOU SHIVER.

## LOCATION

# UNUSUAL, SINGULAR AND STUNNING

Overlooking the sea at Leblon, its calm, elegance and scenery are inspirations for the most beautiful verses and days. Located on Bartolomeu Mitre, on the very first block from the beach, Areia combines exclusivity with sophistication.

Admiring its beauty and charm, walking its streets, looking at the sea up close, enjoying the sunset and living the best that the Rio style has to offer, makes the days be surprising.

# A SPECIAL AND PRIVILEGED PLACE IN LEBLON.

# THE PRIVILEGE OF LIVING IN A POSTCARD







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LOCATION

# WHERE SIMPLICITY IS EVERYDAY

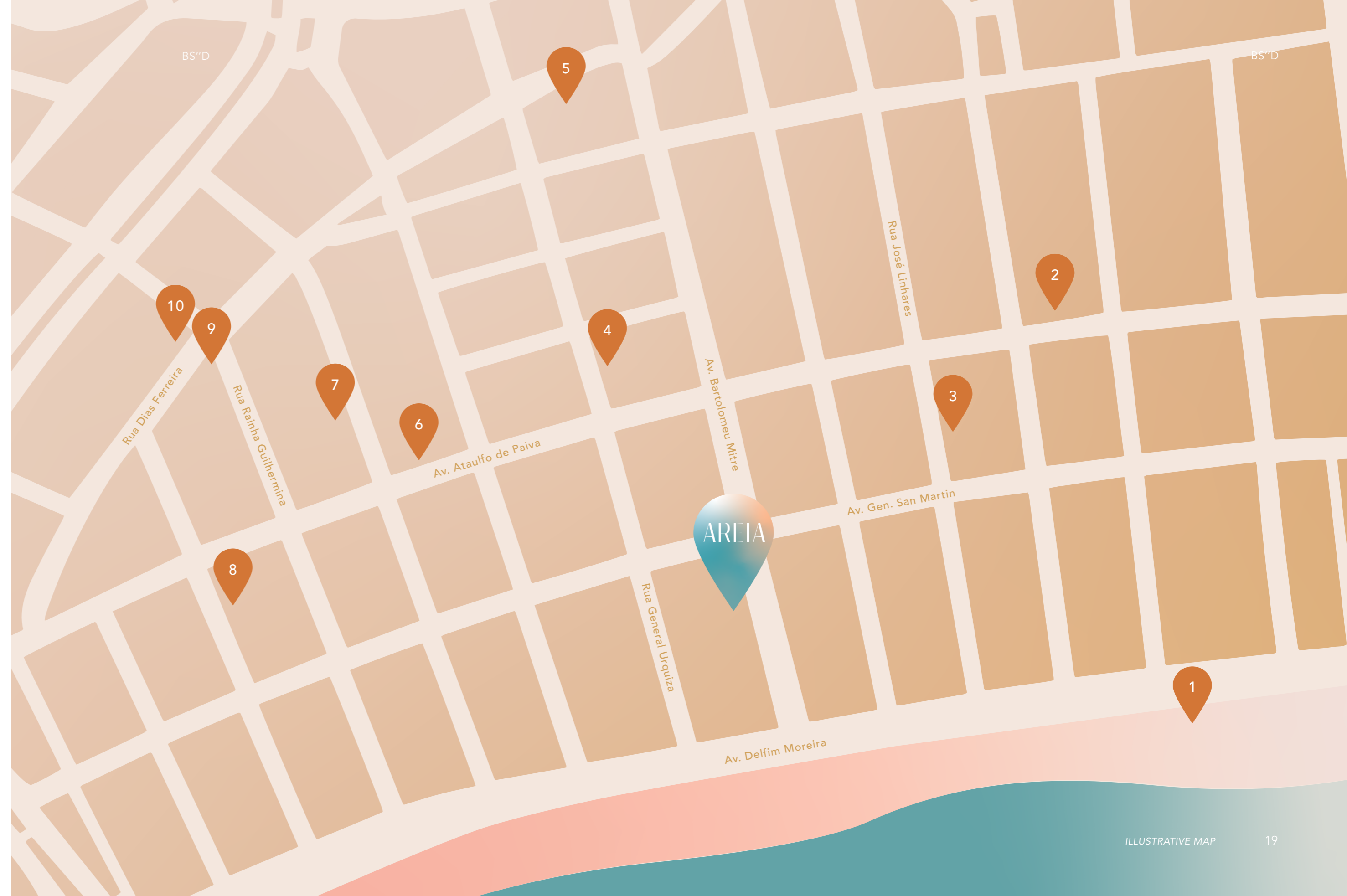
Here, the way of life is diverse and with countless possibilities involving natural beauty, sport, bohemian life, gastronomy and nightlife. All in one place and just steps away from each other.

Residence of exclusive restaurants, premium stores, cozy bars, coffee shops, designer stores and renowned schools. The daily life of the neighborhood becomes simple, practical and pleasant.

## LOCATION

# AV. BARTOLOMEU MITRE, 119

1. Quiosque Azur
2. Cardin
3. Colégio Santo Agostinho
4. Bodytech
5. CT Boucherie
6. Talho Capixaba
7. Supermercado Zona Sul
8. Oro Restaurante
9. Sushi Leblon
10. Nola





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ARCHITECTURE

# RIO SOUL AND FINESSE IN EVERY DETAIL

## DRAMATIC FAÇADE

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Escaping a commonplace, the project exudes elegance and subtlety, expresses beauty with its effects between materials, brings softness and carries all the lightness of sunny days with its integration with the surroundings.

With a façade and interior designed by the renowned architect David Bastos, Areia unites authorial design with comfort, the functional with the conceptual and sustainability with the optimization of resources, building a high standard development.



DAY FAÇADE

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# DAVID BASTOS

## Façade and interiors

Graduated in architecture from the Federal University of Bahia, David Bastos belongs to a family of doctors, but he decided to transform the urban landscape of Salvador, his hometown. In 1995, he installed his office on a warehouse in the docks area of the Bahian capital, promoting a revitalization of the place.

His projects stand out for their comfort, informality and respect for the space's characteristics. He likes to work mixing old and new, betting on the effect of materials. His refined style left marks on the Bahia landscape with elegance and subtlety. His company operates nationally and internationally and is specialized in the creation, execution and production of architectural, urbanistic and commercial and residential decoration projects.

*"Situated in Rio de Janeiro, more precisely in Leblon, a neighborhood where there is a lot of life, the development is in a privileged location, on the beach block, close to bars and restaurants. And because of that, it was designed to be a house integrated with nature, with natural tones and textures, such as sand, which ended up becoming the name of the building. The use of natural materials and large glass openings were the premises used in the design of the facade, which does not have a great variety of elements or colors, remaining minimalist, but without losing its elegance.*

*In common areas and apartments it was no different. We brought the same concept to the entire project, emphasizing neutral tones, choice of natural materials and the concept of biophilia, which is nothing more than giving value to living things, promoting well-being and emotional comfort."*



# INÁCIO OBADIA

Project author

The I. Obadia Architecture and Planning office has been working since 1974 in architectural projects aimed at building enterprises that add value and importance to the place where they are located. Much of his work consists of multifamily buildings, always concerned with meeting the demand and desire of companies and future residents.

Quality is the focus of his development.

*"It's impossible not to rejoice when executing yet another architectural project where Areia will be built. Close to the sea, the sun, the sky, the blue! Located on Leblon beach block, on Bartolomeu Mitre, the project inspires us to do our best.*

*The building has 7 typical floors, with 2 units each and comprising a living room and 4 suites. The top floor units have outbuildings on the roof with swimming pool, sun and a view of the sea in Leblon. In the basement and on the ground floor, each unit has 3 parking spaces and for the duplex units, 4 parking spaces.*

*On the ground floor, the lobby is refined and sophisticated, following the same pattern as the apartments and leisure area with swimming pool, spa, fitness and relaxation and massage area.*

*It's another project that fulfills us professionally, it gives us immense pleasure and I want to want more!"*

CUSTOMIZATION

# YOUR HOME FULL OF BOSSA AND PERSONALITY

YOU IDEALIZE THE PLAN YOU WANT AND MOZAK MAKES IT FEASIBLE \*

From conception to delivery, Mozak strives to develop unique solutions that meet your needs and make you feel at home. Our specialized and capable team will be available to guide you in whatever you need.

\* the customization of the project must meet the technical criteria of the project









**DAYTIME FACADE**

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TECHNICAL SHEET

14 UNITS  
2 PER FLOOR

4 SUITES - GARDEN E TYPICAL  
5 SUITES - PENTHOUSE

- 2 GARDENS
- 3 parking spaces
- 10 TYPICAL
- 3 parking spaces
- 2 DUPLEX PENTHOUSES
- 4 parking spaces

RECREATION AREA

HEATED SWIMMING POOL WITH A 20M LANE;  
HEATED WHIRLPOOL; GYM; STEAM SAUNA;  
SHOWERS.

- BOX LOCKER
- BIKE RACK
- MEETING ROOM



## THE PROJECT

Areia is a project integrated with the surroundings, where the noise of the sea sounds like poetry, the breeze embraces and the charm inspires living full of affection.

Aiming at valuing the neighborhood in which it is located, the development brings concepts of urbanism, beauty, safety and well-being, with a new construction and use of the most modern technologies.

# BEAUTY AND GRANDEUR

FAÇADE AND INTERIOR BY DAVID BASTOS



### NIGHT FAÇADE

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# ENTRANCE FAÇADE

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# ENTRANCE HALL

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# LIVING WELL

WITH A RARE TO FIND AND SINGULAR TO HAVE  
INFRASTRUCTURE

To make everyday life easier, the project is also highlighted and differentiated by its reserved leisure area. An exclusive space designed to provide you with well-being, comfort, tranquility and practicality with privacy.

## RECREATION AREA

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# POOL

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# GYM

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# SAUNA AND WHIRLPOOL

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# GARDEN TERRACE

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# TYPICAL LIVING

Open concept layout suggestion

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# TYPICAL DINING ROOM

Open concept layout suggestion

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# TYPICAL DINING ROOM

Open concept layout suggestion

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# TYPICAL MASTER SUITE

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## TYPICAL SUITE 03

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# PENTHOUSE FRONT TERRACE

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# PENTHOUSE FRONT TERRACE

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# PENTHOUSE BACK TERRACE

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## PENTHOUSE OUTROOM

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**FACADE DETAIL**

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**AREA CHART**

Detail by unit

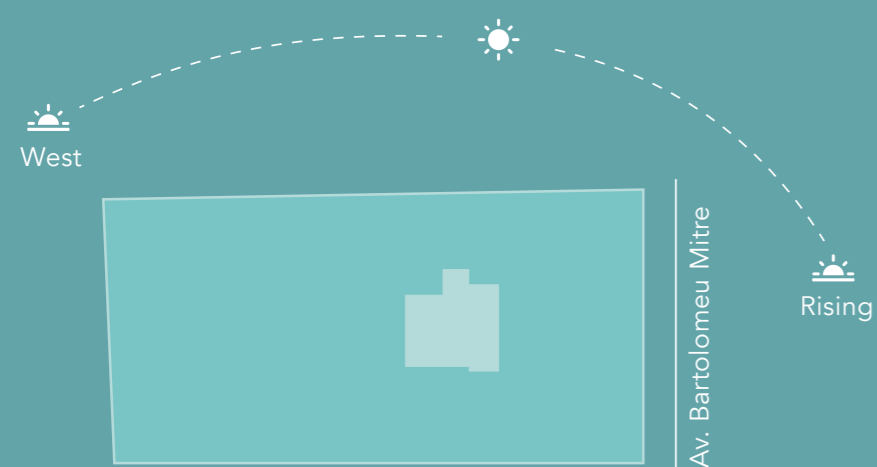
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| UNIDADES | APARTAMENTO (M <sup>2</sup> ) | DEPENDÊNCIA (M <sup>2</sup> ) | TERRAÇO (M <sup>2</sup> ) | ÁREA TOTAL (M <sup>2</sup> ) |
|----------|-------------------------------|-------------------------------|---------------------------|------------------------------|
| 101      | 225,10                        | 0,00                          | 113,91                    | 339,01                       |
| 102      | 223,39                        | 0,00                          | 118,79                    | 342,18                       |
| 201      | 267,95                        | 0,00                          | 0,00                      | 267,95                       |
| 202      | 266,60                        | 0,00                          | 0,00                      | 266,60                       |
| 301      | 267,95                        | 0,00                          | 0,00                      | 267,95                       |
| 302      | 266,60                        | 0,00                          | 0,00                      | 266,60                       |
| 401      | 267,95                        | 0,00                          | 0,00                      | 267,95                       |
| 402      | 266,60                        | 0,00                          | 0,00                      | 266,60                       |
| 501      | 267,95                        | 0,00                          | 0,00                      | 267,95                       |
| 502      | 266,60                        | 0,00                          | 0,00                      | 266,60                       |
| 601      | 267,95                        | 0,00                          | 0,00                      | 267,95                       |
| 602      | 266,60                        | 0,00                          | 0,00                      | 266,60                       |
| 701 **   | 267,95                        | 165,86                        | 103,71                    | 537,52                       |
| 702 **   | 266,60                        | 162,16                        | 104,06                    | 532,82                       |

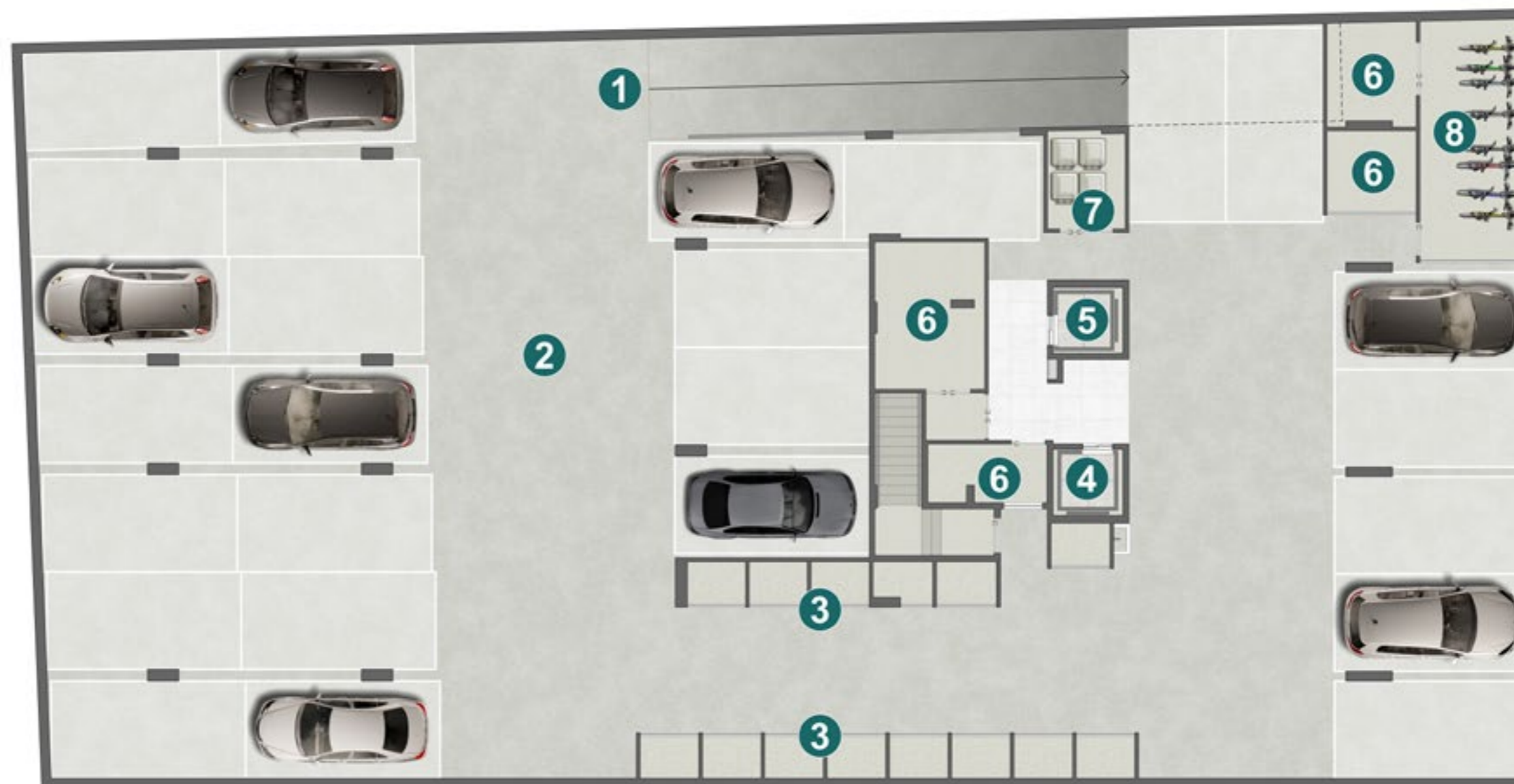
101 to 602: 3 parking spaces per unit  
 \*\*701 and 702: 4 parking spaces per unit

# UNDERGROUND

1. Access to the ground floor
2. Underground garage (26 spaces)
3. Deposits (1 to 14)
4. Social elevator
5. Service elevator
6. Technical areas
7. Lixeira
8. Bike rack



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

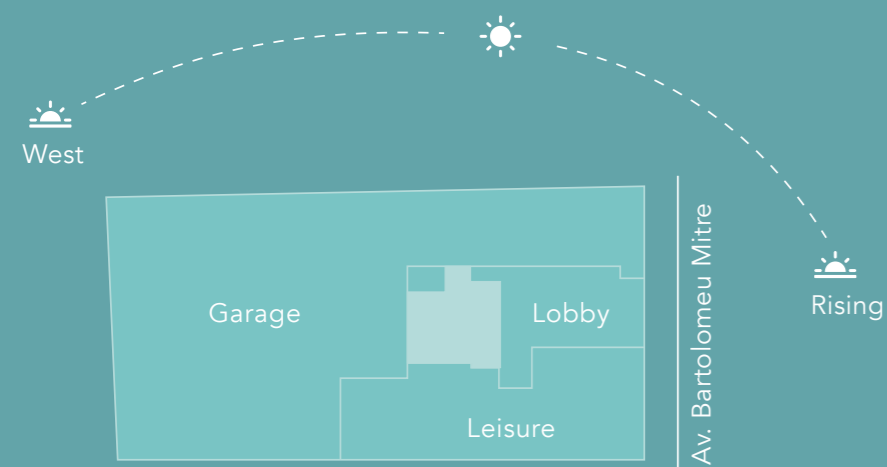


- LEGENDA:**
- 1 - ACESSO AO TÉRREO
  - 2 - GARAGEM SUBSOLO (26 VAGAS)
  - 3 - DEPÓSITOS (DE 1 A 14)
  - 4 - ELEVADOR SOCIAL
  - 5 - ELEVADOR DE SERVIÇO
  - 6 - ÁREAS TÉCNICAS
  - 7 - LIXEIRA
  - 8 - BICICLETÁRIO



# GENERAL GROUND FLOOR

1. Access to underground garage
2. Access to the ground floor garage
3. Pedestrian access
4. Concierge/leisure
5. Garage (18 spaces)

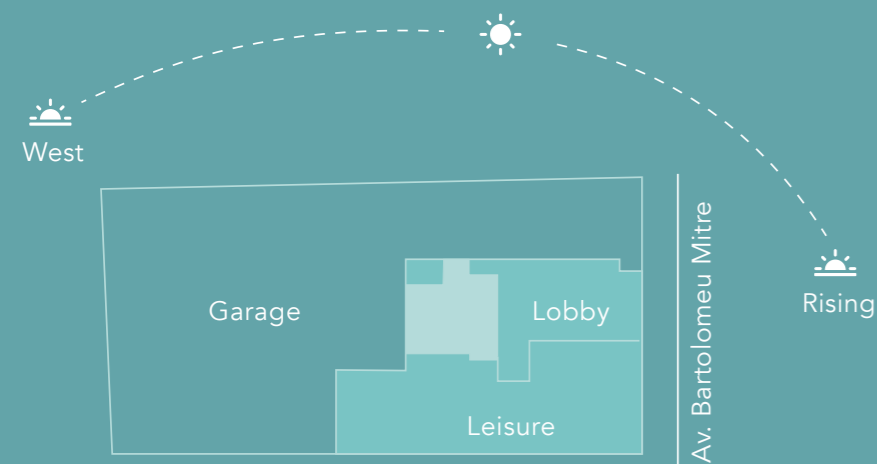


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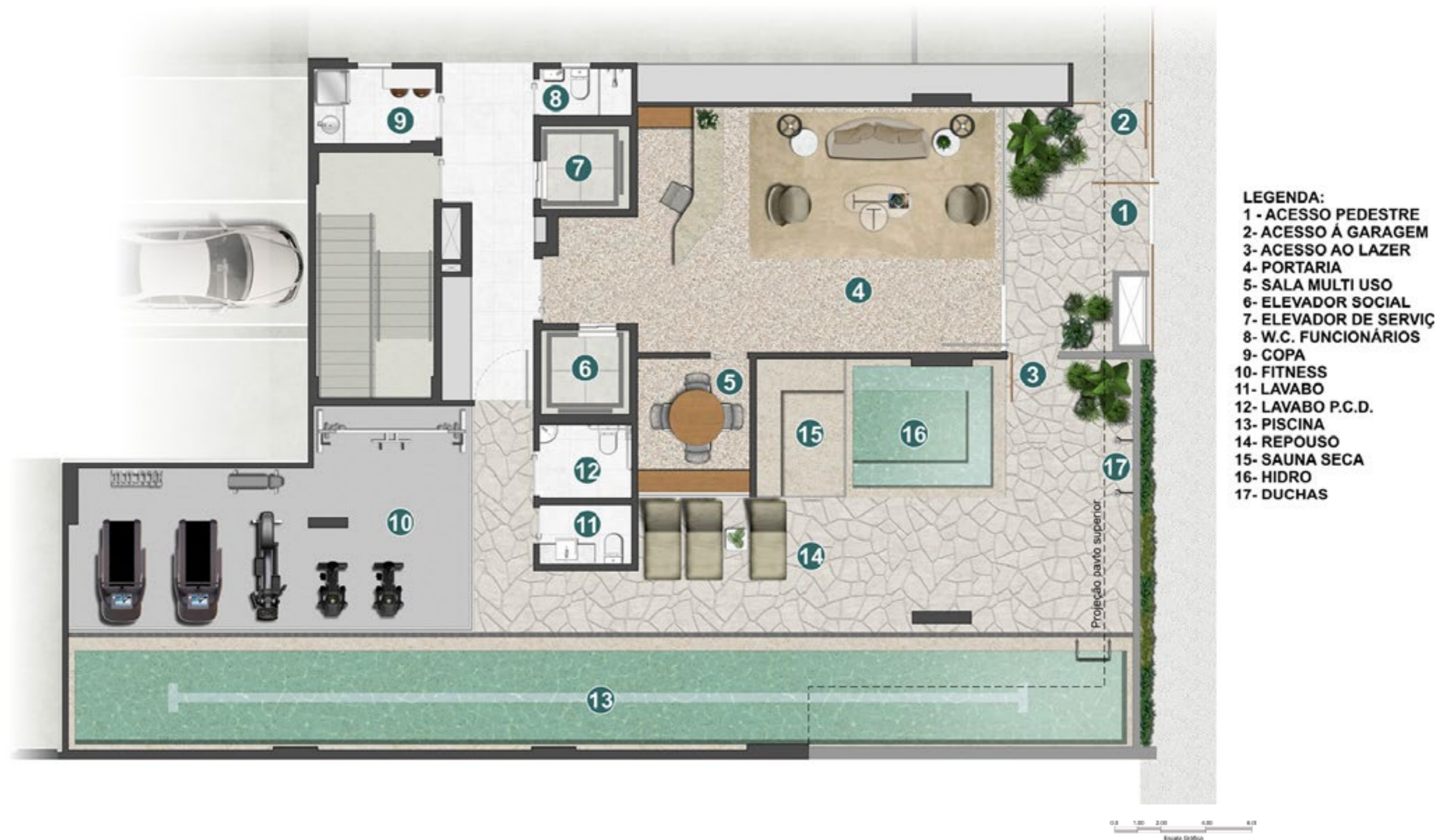


# GROUND FLOOR LEISURE

- |                      |                     |
|----------------------|---------------------|
| 1. Pedestrian access | 10. Fitness         |
| 2. Garage access     | 11. Lavatory        |
| 3. Access to leisure | 12. Lavatory P.C.D. |
| 4. Ordinance         | 13. Pool            |
| 5. Multipurpose room | 14. Repose          |
| 6. Social elevator   | 15. Dry sauna       |
| 7. Service elevator  | 16. Hydro           |
| 8. W.C. employees    | 17. Showers         |
| 9. Pantry            |                     |



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- LEGENDA:**
- 1 - ACESSO PEDESTRE
  - 2 - ACESSO À GARAGEM
  - 3 - ACESSO AO LAZER
  - 4 - PORTARIA
  - 5 - SALA MULTI USO
  - 6 - ELEVADOR SOCIAL
  - 7 - ELEVADOR DE SERVIÇO
  - 8 - W.C. FUNCIONÁRIOS
  - 9 - COPA
  - 10 - FITNESS
  - 11 - LAVABO
  - 12 - LAVABO P.C.D.
  - 13 - PISCINA
  - 14 - REPOUSO
  - 15 - SAUNA SECA
  - 16 - HIDRO
  - 17 - DUCHAS



# GARDEN | APARTMENT 101

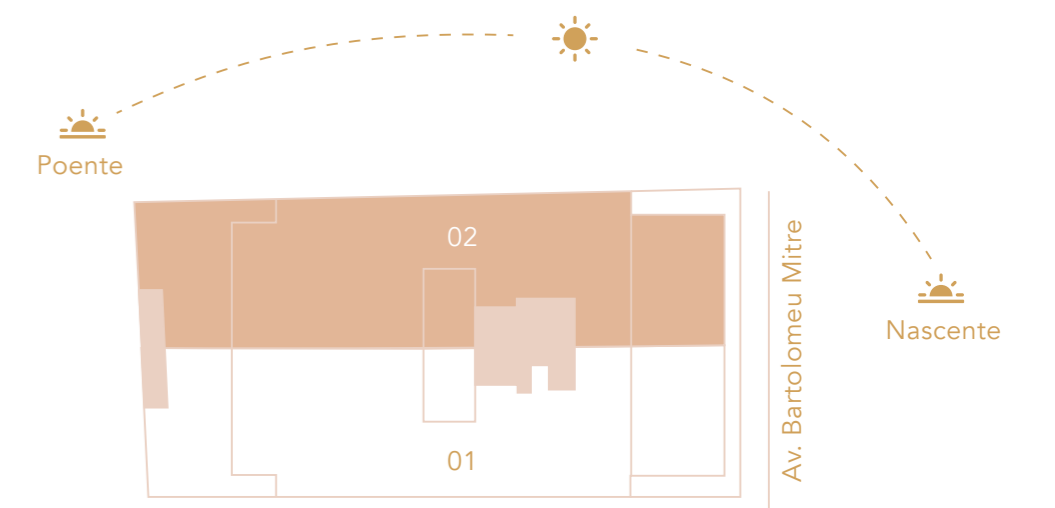
TOTAL PRIVATE AREA:  
339,01m<sup>2</sup>



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# GARDEN | APARTMENT 102

TOTAL PRIVATE AREA:  
342,18m<sup>2</sup>



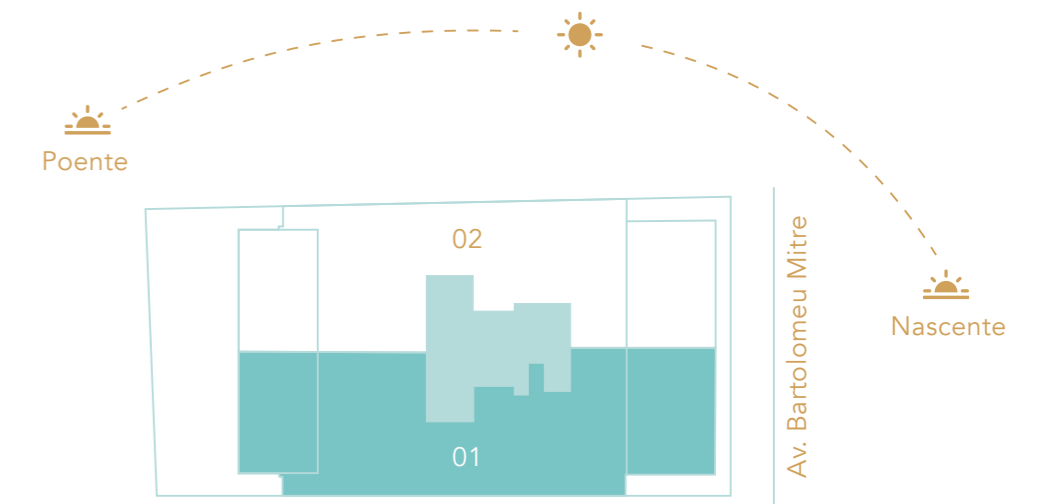
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# TYPICAL | COLUMN 01

2ND TO 6TH FLOORS

TOTAL PRIVATE AREA:

267,95m<sup>2</sup>



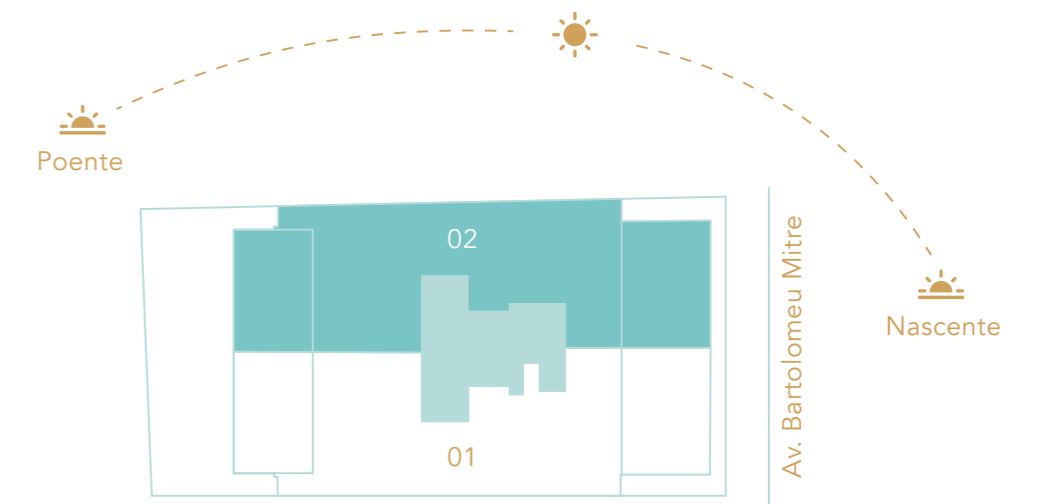
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# TYPICAL | COLUMN 02

2ND TO 6TH FLOORS

TOTAL PRIVATE AREA:

266,60m<sup>2</sup>



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# PENTHOUSE | APARTMENT 701

LOWER FLOOR

TOTAL PRIVATE AREA:

537,52 m<sup>2</sup>



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# PENTHOUSE | APARTMENT 7 0 1

UPPER FLOOR

TOTAL PRIVATE AREA:

537,52 m<sup>2</sup>



02

Av. Bartolomeu Mitre

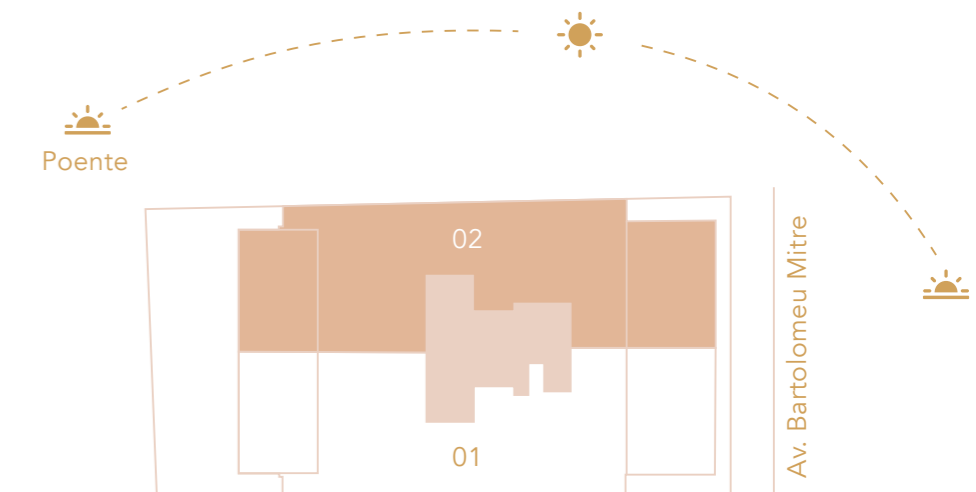
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# PENTHOUSE | APARTMENT 702

LOWER FLOOR

TOTAL PRIVATE AREA:

532,82m<sup>2</sup>



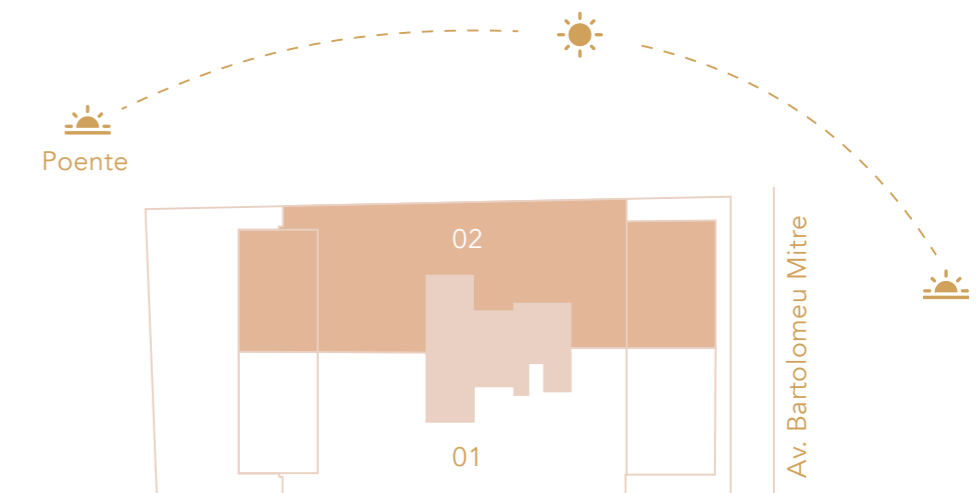
The decoration, finishings and landscaping are merely illustrative. The materials to be used in the construction are specified in the descriptive memorial. This is a provisional plan subject to change without notice. The project may undergo changes resulting from municipal, concessionary and local postures.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

# PENTHOUSE | APARTMENT 7 0 2

UPPER FLOOR

TOTAL PRIVATE AREA:

532,82m<sup>2</sup>



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



## AMENITIES

Our care and attention to detail goes from conception to the final delivery of each project. It is part of the routine of our professional team, the search for methods and processes that make the daily lives of residents more comfortable, safe and sustainable.

**Your home integrated with technology.**

THE COZINESS AND  
PRACTICALITY THAT  
COMFORT THE DAYS





AMENITIES

# SECURITY

**BUILDING**



Alarm, perimeter sensors and CCTV circuit.



Panic button (common area).

**UNITS**



Infrastructure for surveillance camera.



Infrastructure for panic button.



Anti-vandalism protective film on the entrance glass.



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







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# MOZAK

Behind a company with over 27 years of experience are organizational management processes that increase productivity and assertiveness. Throughout its trajectory, Mozak has learned a lot and tightened its procedures, closely following the productivity and needs of all its sectors, in addition to drawing strategies to achieve its goals and deliver excellence to its customers.

Today, we can say that we are one of the few mid-sized companies in our segment that is certified by ISO 9001:15. This is just the beginning of an intense progress towards professionalization in our company's strategic planning.

# ISO 9001

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

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

We assume with our customers and partners the commitment to always be in search of excellence.



# GENERAL PROVISIONS

## AREIA | RUA BARTOLOMEU MITRE, 119 | LEBLON

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

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

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

**1.3.** All drafts of the documents to be signed are available at the construction company, and their electronic files will be sent by email to customers when reserving the unit or whenever requested.

**1.4.** The definitive deed of purchase and sale of the property will be drawn up on a date to be confirmed in the future by the construction company, provided that all the conditions established for the purchase and sale thereof are implemented, and also depends on the settlement of the land quota by the buyers, as well as the settlement of the amounts related to the expenses mentioned in item 8., below. Also on this occasion, the Construction Contract, the Condominium Agreement and Power of Attorney mentioned in the Construction Contract will

be signed.

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

**1.6.** At the end of the project, after the concession of the occupancy permit by the City Hall, the construction company will monitor the individualization of the registrations of all autonomous units in the competent General Real Estate Registry.

### 2 – The projects.

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

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

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fications to the preliminary study may occur.ocorrer pequenas modificações no estudo preliminar.

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

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

**2.5.** Regarding the sales projects presented: the decoration is a mere suggestion; the dimensions are axis-by-axis dimensions of the walls of the compartments, and the structural elements, if any, are merely illustrative; the plans may be modified due to compliance with municipal, concessionaires, project coordination and land measurement positions.

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

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

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

**3.2.** At the appropriate time, customers will be called to begin customizing the layout of the units and the deadline for defining this layout with the construction company is until August 2022. Any change requested in the original "standard" plan may incur additional costs, whether costs referring to the review of projects for the work or costs related to the execution of the work, such as points or additional charges, which will be evaluated by the construction company and sent to customers along with the layout customization contract.

**3.3.** The layout modification request for purchasers who wish to make a layout change described in the sub-item above must be submitted by May 2022 for analysis by the construction company and will only be approved provided that it ensures that the construction rules and legal requirements for approval are respected, such as:

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

allowed e nas fachadas;

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

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

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

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

**3.4.** After defining the layout, a contract must be created with the Construction Company so that this definition is made official and the executive projects of the work can be developed in accordance with this contract. The deadline for signing the layout modification contract should be until August 2022, the same deadline for defining the layout of item 3.2. If customers do not manifest themselves by May 2022 to start their customization and/or have not signed the layout customization contract by August 2022, the unit will be delivered according to the standard layout

**3.5.** Customers will also be invited to define finishing options (flooring and coverings, porcelain, metal and granite), which can generate additional costs. The Construction Company will present the finishing option known as "standard" for all units of the project, with costs included in the construction cost provided for in clause 5.1. of the Construction Contract and customers can suggest up to 02 options of their choice, as long as they follow the rules of the construction company, which will be budgeted by and presented according to the deadlines described in the call. After presenting the costs of the suggested materials, customers will have up to 30 (thirty) days to choose the finishing options from this presentation.

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

**3.7.** In addition to the finishing options described above, a finishing option called "Bone" will also be offered for all units of the project, which will not generate additional cost or credit.

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# DESCRIPTIVE MEMORANDUM

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## A. SPECIALIZED EQUIPMENT AND SERVICES

### 1. Property security

According to a consulting firm specialized in security, the items listed below will be provided:

#### 1.1. Land Closing

A wall will be built to close the land next to the boundary neighbors, the composition of finishes and forms will follow the determinations of the specific Architectural Facade project to be developed.

#### 1.2. Vehicle Access

The vehicle access gates will be made of aluminum according to the details of the Facade Architectural Project. The necessary infrastructure (dry pipe) for the installation of an automated drive system will be carried out.

#### 1.3. Pedestrian Access

The pedestrian access frame at the entrance will be made of aluminum and glass, according to details of the Architectural Facade and Security Project. The necessary infrastructure (dry pipe) for the installation of an automated drive system will be carried out.

#### 1.4. Closed Circuit TV (CCTV)

The necessary infrastructure (dry pipe) will be built for the installation of an internal TV circuit with digital image monitoring, at points strategically distributed

throughout the common parts of the building.

The acquisition and installation of monitoring equipment and cameras and cabling may be part of the expenditure forecast for the humanization of the common parts of the building.

#### 1.5. Central alarm

The necessary infrastructure (dry piping) will be implemented for the installation of an anti-intrusion alarm center, with the possibility of controlling access to the perimeter of the building and triggering via remote control and/or panic buttons.

The acquisition and installation of equipment may be part of the expenditure forecast for the humanization of the common parts of the building.

#### 1.6. Perimeter Protection

The necessary infrastructure (dry piping) for the installation of perimeter protection with infrared sensors will be implemented.

The acquisition and installation of equipment may be part of the expenditure forecast for the humanization of the common parts of the building.

#### 1.7. Access control

According to the Building Automation Project, the necessary infrastructure (dry piping) will be implemented for the installation of automated controls of the main accesses to the building (vehicle gates and pedestrian access door) with provision for a remote entrance system, considering that the purchase of equipment and the contracting of this service will have to be contracted by the condominium after delivery of the project.

## 2. Telecommunications:

According to the specific project to be developed by a specialized company, the items listed below will be provided:

### 2.1. Interphony

The necessary infrastructure (dry piping) will be implemented for the installation of an internal communication system that will allow internal connections between the units, with the entrance and certain locations in the common areas of the building, according to points provided for in a specific project.

The acquisition and installation of cabling and telephone equipment may be part of the expenditure forecast for the humanization of the common parts of the building.

### 2.2. Telephony

The necessary pipes and boxes will be installed, from the entrance of the building to the entrance of the unit, with the connection of the external network to the entrance of the building being the responsibility of the local Concessionaire (definitive connection).

There will be a point of arrival in the living room, bedrooms and kitchen for the installation of each unit, with a view to the future installation of private external telephone lines by local operators by the purchasers of the units.

### 2.3. Building automation

According to the Building Automation Project, the necessary infrastructure (dry piping) will be executed for the installation of automated controls of the main functional equipment of the building, considering the levels of water reservoirs, a set of pump motors and elevators.

The acquisition of equipment and the installation of the cabling may be part of the expenditure forecast for the humanization of the common areas of the building.

### 3. Elevators

2 elevators will be installed interconnecting the floors from the basement to the 7th floor, according to the capacity and speeds provided for by the traffic calculation required by the GEM, of the OTIS, ATLAS-SCHINDLER or THYSSEN KRUPP brands.

The size of the elevators must meet the regulation for the physically handicapped in force in the Municipality of Rio de Janeiro. The cabins will be covered in stainless steel and mirror, with automatic controls and the doors will be finished in stainless steel.

### 4. Air-conditioning system

According to a specific project to be developed by a specialized company.

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The autonomous units will be equipped with infrastructure (main refrigeration piping, power cable and control of the connection from the evaporator unit to the condenser, in addition to a drain) for the installation of a Split-type refrigeration system, serving points in all rooms, suites and living rooms, with the purchasers of the units

The acquisition and installation of the heaters will be in charge of the purchasers after the delivery of the project, as well as the definitive connection of each unit with the Concessionaire.

For the common areas, the locations to be heated with the same system as the units will be determined by the construction company, and the equipment and its installation may be part of the expenditure forecast for the humanization of the common areas of the building.

## 5. Gas and Water Heating System

According to a specific project to be developed by a specialized company and in accordance with the determinations of the Local Concessionaire, the necessary infrastructure will be implemented for the execution of a gas water heating system for the bathrooms and kitchens, as well as a gas point for stoves in the kitchens in the autonomous units.

The purchase and installation of the heaters will be in charge of the purchasers after the delivery of the project, as well as the definitive connection of each unit with the Concessionaire.

For the common areas, the locations to be heated with the same system as the units will be determined by the construction company, and the equipment and its installation may be part of the expenditure forecast for the humanization of the common parts of the building.

## 6. Automation of Autonomous Units

The project features basic automation infrastructure in private areas as per the specific automation project.

## B. TECHNICAL SPECIFICATIONS

### 1. Seales

External and internal seals will be carried out in ceramic blocks.

### 2. Structure

It will be carried out in reinforced concrete according to the specific project.

### 3. Hydrosanitary and Stormwater Installations

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

#### 3.1. Material:

- Sewage piping: in PVC pipes, Tigre, Amanco, Akros Fortilit or Brasil brands.
- Pipes for grease and rainwater: in PVC/R series pipes, Tigre, Amanco, Akros Fortilit or Brazil.
- Drawer records: Fabrimar, Deca or Docol brands.

### 3.2. Porcelain:

Fabrimar, Deca, Incepa or Roca brands will be specified.

### 3.3. Metals:

Fabrimar, Deca or Docol brands will be specified.

### 3.4. Motor-pump set:

Jacuzzi, Schneider, Dancor, Darka, Worthington or Marck booster pumps will be installed and delivered.

## 4. Electrical Installations

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

### 4.1. Materials:

- Wires and cables: in electrolytic copper of the Prysmian, Ficap, Forest, Imbrac, Pirelli, Condu spar, Reiplas or IPCE brands.
- Conduit: in rigid or flexible PVC of the Tigre, Fortilit, Amanco, Suprema or Cipla brands.
- Distribution Boxes and Switchboards: in metallic or PVC boxes with doors of the Eletromar, Pial, Tigre, Steck, Cemar, Siemens, GE or Internacional brands.
- Protection Devices: Siemens, GE, Lorenzetti, Eletromar or Lousano circuit breakers.
- Switches and sockets in the bathrooms of the autonomous units and common areas: Pial, Siemens, Prime or Bticino brands.
- Lighting Appliances: the common social areas of the building and the balconies and terraces of the autonomous units will be equipped with lighting fixtures, according to models and location of the specific project, and will be part of the expenditure forecast for the humanization of the common areas of the building.

## 5. Fire Fighting Facilities

The necessary fire-fighting and prevention equipment will be installed only in the common parts, according to the Fire Department rules. The dimensioning will follow the project to be developed and approved by the Fire Department and the cost will be included in the budget for Occupation Permit and Definitive Connections.

## 6. Aluminum frames

The frames will be in aluminum, applied to the facade of the building, and will follow the determination of the specific project in its dimensions, manufacturers, finishes and accessories

## 7. Glasses

The glass windows will have a thickness compatible with the span of the aluminum frames. The finishes will follow the determinations of the facade of the enterprise.

## 8. Facade

The composition of finishes and shapes will follow the determinations of the specific architectural project to be developed.

## C. FINISHES OF COMMON AREAS

### 1. Estacionamento e Rampa de acesso subsolo

- Floor: Smooth Cement
- Wall: Latex Painting
- Ceiling: Stripped slab with latex paint

### 2. Trash deposit

- Floor: Smooth Cement
- Wall: Latex Painting
- Ceiling: Stripped slab for latex painting
- Door: Anodized aluminum or painted iron
- Ceiling: Waterproof concrete
- Door: Anodized aluminum or painted iron

### 3. Subsoil Deposits

- Piso: Cerâmica das marcas Portinari, Portobello, Eliane
- Parede: Cerâmica das marcas Portinari, Portobello, Eliane
- Teto: Laje desformada para pintura látex
- Soleira: Tipo filete em granito ou mármore
- Porta: Alumínio anodizado

### 4. Technical compartments

- Floor: Porcelain
- Wall: Ceramic
- Ceiling: Plaster recess for plastic painting
- Equipment: Granite countertop with stainless steel tub and table tap
- Door: Smooth wooden door with semi-hollow opening, finishing in white enamel paint

- Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel

## 5. Water tank

- Floor: Waterproof concrete
- Wall: Waterproof concrete
- Ceiling: Waterproof concrete
- Door: Anodized aluminum or painted iron

## 6. Technical Area of the 8th floor (room)

- Floor: Portinari, Portobello, Eliane ceramics
- Wall: Portinari, Portobello, Eliane ceramic

## 7. Roof (slab above dependencies)

- Floor: waterproofed slab

## 8. Pantry

- Porcelain floor
- Wall: Ceramics
- Ceiling: Plaster recess for plastic painting
- Equipment: Granite countertop with stainless steel tub and table faucet
- Door: Smooth wooden door with semi hollow opening, finishing in white enamel paint
- Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel

## 9. Locker room

- Floor: Porcelain
- Wall: Ceramic
- Ceiling: Plaster recess for plastic painting
- Sill: Fillet type in granite or marble
- Equipment: Granite countertop, built-in porcelain bowl and table faucet
- Toilet with dualflux coupled tank
- Manual hygienic shower
- Wall shower and handle finishes
- Door: Smooth wooden door with semi-hollow opening, finishing in white enamel paint
- Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel

## 10. Front Ground Clearance, Sidewalk in front of the building, Lobby, Stairs, Hall of Floors, Bike Racks, Accessible Bathroom, Sauna, Spa, Rest, Pool, Fitness and Multi-purpose Room

The specification of these compartments included in the budget is in the bone (unfinished). All finishes in these areas will be defined during the development

of the decoration projects and their costs will be included in the decoration budget (furniture fund).

## D. DECORATION OF COMMON PARTS

### 1. Decoration

A personalized interior design will be developed, contemplating the social common areas of the development.

The project, acquisition, differentiated finishes and assembly of equipment and furniture may be part of the expenditure forecast for the humanization of common areas of the building.

### 2. Landscaping

A specialized company will be hired for landscape design and execution. The project, land preparation, acquisition of substrate, plants and planting may be part of the expenditure forecast for the humanization of the common areas of the building.

### 3. Visual programming

A graphic communication project will be developed for the enterprise, covering the common social and access areas of the enterprise.

The design, acquisition and installation of all belongings may be part of the expenditure forecast for the humanization of the common areas of the building.

### 4. lighting technique

A lighting design project may be developed for the project, covering the common social and access areas, in addition to the project’s facade.

The design, acquisition and installation of all belongings may be part of the expenditure forecast for the humanization of the common areas of the building.

## E. FINISHES OF AUTONOMOUS UNITS

### 1. Room, Bedrooms, Suites, Detention and Circulation

- Floor: Porcelain
- Wall: latex paint
- Ceiling: Plaster for plastic painting
- Skirting: In wood with enamel paint finish or aluminum angles
- Internal doors: Smooth wooden door with semi hollow opening, finishing in white enamel paint
- External access doors (living room) and hardware: It will follow the determination of the project for the decoration of the enterprise, and may be part of the expenditure forecast for the humanization of the common areas of the building
- Hardware: Yale, Art Aço, La Fonte, Pado or Papaiz brands, in brass or stainless steel



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