



RESORT DO MARLIN



Resort do Marlin is an exclusive location in Brazil with a magnificent beach front property, where a Private luxury Hotel has been built with 11 suites. The Property can also be used as a Private Residence with 350 meters of Beach front area. The Hotel was awarded as "Most Excellent Resort in Central & South America" in 2006 by Condé Nast Johansens.





Location



Resort do Marlin is located in Santo Andre, a charming and quiet village located 31 km North of Porto Seguro's International Airport, State of Bahia, Brazil.

Porto Seguro International Airport is accessible through daily direct domestic flights from Brazil's main cities (50-minute flight from Salvador, 2-hour flight from São Paulo or Rio de Janeiro).





Location

Resort do Marlin's Property, with 312,625.22 square meters and 350 linear meters of beach front property, is located in Santo Andre, a charming and quiet village located 31 km North of Porto Seguro's International Airport, State of Bahia, Brazil.





The Hotel

Hotel Toca do Marlin was a 11-room luxury hotel with one of the best services and gastronomy experiences in Brazil. In 2006, the hotel was awarded as “Most Excellent Resort in Central & South America by Condé Nast Johansens.





The Hotel Details





The Hotel Details







Prime Architecture Design

Homes designed by
Bernardes & Jacobsen
Architecture, one of Brazil's
most reputable firms





Interior Design

All units will be delivered with furniture, fixtures and equipment, in an interior design project prepared by Bernardes & Jacobsen Architecture to each specific house.

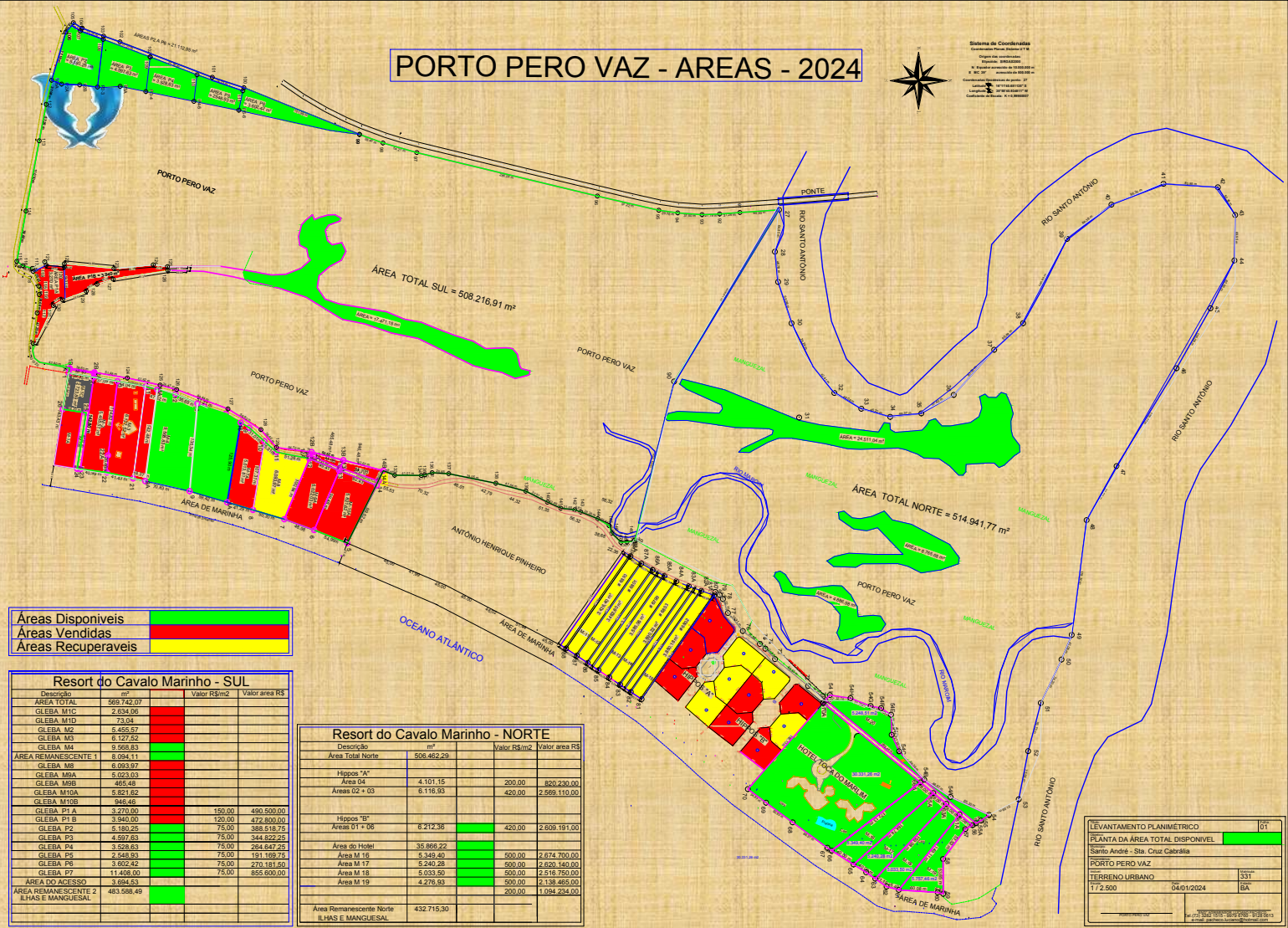
Owners will be able to work directly with the architects during construction if desired to customize the interior of their homes¹.



PORTO PERO VAZ - AREAS - 2024



Sistema de Coordenadas
 Coordenadas UTM: 17R
 Fuso Horário: WAT-03:00
 WGS 84 - Datum: 1984
 Proj. 4326
 Proj. 4326
 Proj. 4326
 Proj. 4326



■ Áreas Disponíveis
■ Áreas Vendidas
■ Áreas Recuperáveis

Resort do Cavalinho - SUL			
Descrição	Área (m²)	Valor R\$/m²	Valor área R\$
ÁREA TOTAL	569.742,07		
GLEBA M1C	2.634,06		
GLEBA M1D	73,04		
GLEBA M2	6.465,57		
GLEBA M3	6.127,52		
GLEBA M4	9.968,83		
ÁREA REMANESCENTE 1	8.094,11		
GLEBA M5	6.093,97		
GLEBA M5A	5.023,03		
GLEBA M5B	465,48		
GLEBA M10A	5.821,62		
GLEBA M10B	846,46		
GLEBA P1 A	3.270,00	150,00	490.500,00
GLEBA P1 B	3.940,00	120,00	472.800,00
GLEBA P2	5.180,25	75,00	388.518,75
GLEBA P3	4.507,63	75,00	338.072,25
GLEBA P4	3.528,63	75,00	264.647,25
GLEBA P5	2.548,93	75,00	191.169,75
GLEBA P6	3.602,42	75,00	270.181,50
GLEBA P7	11.408,00	75,00	855.600,00
ÁREA DO ACESSO	3.684,53		
ÁREA REMANESCENTE 2 ILHAS E MANGUEZAL	463.586,49		

Resort do Cavalinho - NORTE			
Descrição	Área (m²)	Valor R\$/m²	Valor área R\$
Área Total Norte	506.462,29		
Hippos "A"			
Área 04	4.101,15	200,00	820.230,00
Áreas 02 + 03	6.116,93	420,00	2.569.110,00
Hippos "B"			
Áreas 01 + 06	6.212,36	420,00	2.609.191,00
Área do Hotel	35.869,22		
Área M 16	5.349,40	500,00	2.674.700,00
Área M 17	5.240,28	500,00	2.620.140,00
Área M 18	5.033,50	500,00	2.516.750,00
Área M 19	4.276,93	500,00	2.138.465,00
		200,00	1.094.236,00
Área Remanescente Norte ILHAS E MANGUEZAL	432.715,30		

LEVANTAMENTO PLANIMÉTRICO
 PLANTA DA ÁREA TOTAL DISPONÍVEL
 Santo André - Sta. Cruz Cabrália
 PORTO PERO VAZ
 TERRENO URBANO
 172.500
 04/01/2024
 331
 BA



PORTO PERO VAZ - AREAS - 2024



Sistema de Coordenadas
Cartesianas de Referência UTM
Origem das coordenadas:
Fuso Horário: UTC-03:00
Datum: Spheroidal
Escala Horizontal: 1:100000
Escala Vertical: 1:100000
Projecção: UTM
Fuso: 18
Paralelo Central: 15° 00' 00" S
Longitude Central: 48° 00' 00" W
Datum: Spheroidal



LEVANTAMENTO PLANIMÉTRICO	01
PLANTA DA ÁREA HTM DISPONÍVEL	
Santo André - Sta. Cruz Cabrália	
PORTO PERO VAZ	
TERRENO URBANO	331
172.800	04/01/2024
	BA



Resort Implementation Plan



The current infrastructure already built on site allows for a quick implementation of the resort.

On Resort do Marlin's Property, with 312,625.22 square meters and 350 linear meters of beach front property, could be built 4 more residences with 50 meters of beach front property each, as well as 26 Bungalows

Property owners will be able to enjoy the hotel right away.

Delivery of residences and Bungalows could be scheduled for December 2022.

1. Entrance road
2. Future Residences
3. Hotel Toca do Marlin
4. Putting Green
5. Tennis courts
6. Hotel pool
7. Future hotel bungalows
8. Hotel service area



Haras Vale da Raposa





Haras Vale da Raposa





Values Invested up to Date and Actual Value in Euro

ITEM Hotel + Plots (as Build)	Linear meters of Beach Front (m)	Land (m2)	Value (m2)	Edification (m2)	As Build Value Invested (Euro)	Value actual (m2)	Value Actual (Euro)
11 Suites + Social Areas			1,100.00	2,712.00	2,983,200.00	1,100	2,983,200.00
Equipments					375,000.00		375,000,00
Interior Design					250,000.00		250,000,00
Infra Structure					375,000.00		375,000,00
Land Parcel of the Hotel	160.27	35,866.22	30.00		1,075,986.60	75.00	2,689,966.50
Land Parcel of the Plots M16-M17-M18- M19	189.52	19,900.11	30.00		597,003.30	75.00	1,492,508.25
Land Parcel of Mangroove (Protected)		256,859.22	1.00		256,859.22	1.00	256,859.22
TOTAL HOTEL					5,913,049.12		8,422,533.97



Comparable Projects

- Priced at US\$3.1 to 4.5 million, our initial homes are well positioned in the international comparable high-end market.

Project Name	Location	Units for sale /project	Approx. home size (sqm)	Approx. home price (US\$mm)	Price/ sqm (US\$)
Amanyara	Turks & Caicos – lake view	2/33	1,115	11.0	9,865
Amanyara	Turks & Caicos – ocean front	1/33	1,115	17.0	15,247
Amanyara	Turks & Caicos – beach front	1/33	1,115	20.0	17,937
Six Senses	Kood Island (Thailand)	20/20	1,400	7.5	5,357
Zil Pasyon	Seychelles Islands	28/28	948	6.3	6,652
Villa Le Palme	Porto Santo Stefano (Italy)	1/1	591	8.7	14,794
Villa Marina	Livorno (Italy)	1/1	561	10.4	18,418
Infinity	Lucca (Italy)	1/1	1,000	11.9	11,900
Marbella	Marbella (Spain)	1/1	1,306	16.7	12,784
La Zagaletta	Malaga (Spain)	1/1	1,335	21.4	16,063
Cascada de Camojan	Marbella (Spain)	1/1	1,195	10.4	8,640
Villa in Parcelas del Golf	Malaga (Spain)	1/1	859	8.7	10,128
Palm Grove	Marrakech (Morocco)	1/1	1,000	4.5	4,417
Route de Fez	Marrakech (Morocco)	1/1	650	2.6	3,923
Atlas Mountain	Atlas Mountain (Morocco)	1/1	1,200	4.2	3,450
Kayu Maya	Exumas (Bahamas)	1/1	651	10.0	15,353
Estrella Mar	Puerto Vallarta (Mexico)	1/1	1,860	9.5	5,108
Villa Palmera	Providenciales (Bahamas)	1/1	650	4.8	7,373
Average			1,031	10.3	10,412