

1.1 million m² Land Plot Close to Petrobras Air Base & Port Terminal, Santos, São Paulo

Overview

Institutional investor / investment company needed for 1.1 million m² plot with the unique position of being close to Future Petrobras Operational Air Base (confirmed) and Future Port Terminal (confirmed) in Guarujá, São Paulo (within close proximity of the Santos Basin).



Key Facts About the Investment

- The illustration below indicates the location of the investment plot in red. The blue circle is the confirmed location of national company Petrobras' operational air base and the yellow will be one of the port terminals of the company (full documentation to be supplied upon expression of interest).



- A detailed study has been taken by a verified agency and the land is suitable for the creation of significant added value;
- A professional agency valuation of \$R 140,000,000 has been provided which will be supplied to interested investors to enable initial due diligence;





- Land is well suited to the development of a variety of sectors in addition to offshore oil bases including high technology added value industries; general logistics warehousing as well as a range of industrial support services for the region;
- Privileged location of the port with direct access to the Santos basis as well as the airport and urban area of Guarujá;
- Surrounding road areas currently being remodelled in line with the increased industrial activity;
- The plot falls under the 'air and land petroleum roadway', integrating the main exploration and production poles of petroleum and gas in Brazil;
- Environmental licencing and property tax study already undertaken (paperwork will be supplied);
- The public administration of Guarujá have pledged to promote labor training, support the development of local suppliers, develop housing projects, offer quality public services, reduce bureaucracy and act as mediators with other government agencies to assist procedures.

General facts about the 'Santos Basin' Region & Petrobras

- Located 79 kilometres from the São Paulo metropolis and possesses the largest port in Latin America – the total volume of cargo handling in the region is expected to triple by 2024;
- The region will operate as one of the main supporting hubs of Brazil's growing presence as a global oil superpower;
- The region is undergoing significant regeneration to meet the rising industrial activity and population levels – not only in new buildings (both commercial and residential) but also the reformation warehouses and other structures throughout (the 'Alegra Centro' reformation project, for example, has been valued at R\$ 136.6 million in costs);
- In the port itself – four private terminals are under construction with one being expanded and two dredgers imported from China are aimed at deepening the navigation channel to 15 metres (estimated at a cost of R\$ 509 million);
- Surrounding region undergoing significant infrastructural improvement including in-roads and rail improvements – as an example, the 'Perimetral' area will receive investments of over R\$ 529 million in the next few years;
- A R\$ 700 million bridge connecting Guarujá (where the investment land is located) and Santos is in the process of being constructed which will relieve many of traffic issues that currently exist;
- Social projects receiving significant government based investment – such as the 'Santos Novos Tempos' which works with low income earners.

More Information

Full business plans, valuations, detailed illustrations, planning applications, project proposals, official documentation, financial models, agreements, industry contacts etc. can be viewed under NDA by emailing info@brazilinvestmentguide.com – please title the subject heading as 'Land in Santos Basin.'

Brazil Real Estate Partners / Brazil Real Estate Investment Guide
info@brazilinvestmentguide.com

