

Invest in Apartments with Excellent Facilities Close to the Barra de Tijuca Olympic Village, Rio de Janeiro

Overview

On the back of Rio de Janeiro's established reputation as a solid real estate investment destination, we are very pleased to be able to announce the current availability of 2 and 3 bedroomed apartments located close to the future Olympic Village of Barra de Tijuca, in Rio de Janeiro. The previous project (2 large apartment blocks) in the same area – which we were able to offer at considerably below market value (pre launch) – sold within 24 hours of release, demonstrating the continuing huge demand in the area. **Please refer to our due diligence guide by [clicking here to see a full explanation of our methodology for researching Brazilian property and land.](#)**



Rio de Janeiro City

Below are a handful of highlights about the area of interest:

- As the second largest city in Brazil (after São Paulo) and the third largest metropolitan area in South America, Rio de Janeiro continues to be the most popular destination of visitors to the country (a statistic that looks set to continue to grow as a result of the World Cup 2014 and the Olympics 2016). In 2009, Forbes voted Rio as the most happiest city in the world;
- As the former capital, Rio de Janeiro remains an attractive location for companies to locate themselves to and one of the most important economic regions in the country. The state banking institution, Banco Nacional de Desenvolvimento Economico e Social (The Brazilian Development Bank), has its base in the city as do several of Brazil's largest telecommunications companies (including Oi!, Intelig and Embratel). The Bolsa da Valores do Brasil stock market is also located there as well as several other industries (including pharmaceuticals, metals, ships, petroleum, textiles, clothing, furniture, food, beverages, footwear, chemicals, IT and media);
- Several of Brazil's most reputable and largest universities are located within the city including: the Rio de Janeiro State University (UERJ); the Getúlio Vargas Foundation (FGV); the Federal University of Rio de Janeiro (UFRJ) and the University of Rio de Janeiro (UNIRIO);
- Rio has a modern transport system (including 440 bus lines and 32 metro stations) with expansion



plans scheduled throughout the city (including in the area where the development is located). A high-speed train service connecting Campinas, São Paulo and Rio de Janeiro has been authorised which will significantly reducing the overland travel time between the two largest cities of the country;

- An abundance of cultural activities including 51 museums, the National Library (the eight largest in the world) and over 40 theatres as well as art galleries, restaurants, carnivals, nightclubs and bars are all located in the city;
- Evidence of decreasing crime levels, in response to large scale pacification programmes complemented by the national social programmes is assisting lower class communities to lift themselves out of poverty;
- For more detailed information on the city and it's surrounding states please see our **state guide to Rio de Janeiro (free membership of the Brazil Real Estate and Land Investment Guide is required, which can be done quickly and easily here)**. **Please also click here to see some images depicting Rio de Janeiro in 2016 in what will be Latin America's first Olympics.**

Relevant Statistics

Population (2009): 6,186,710 (city of Rio de Janeiro)

Area of territorial unit (km²): 1,182

Municipality Code: 330455

Gini Co-efficient (2001): 0.48

Health Institutions (2005): 1,595

Live Births (2008): 80,732

Gross Value Added of Agriculture (2007): \$BRL 41,879,000

Gross Value Added of Industry (2007): \$BRL 13,771,907,000

Gross Value Added of Services (2007): \$BRL 93,339,757,000

Gross Domestic Product per Capita (2007): \$BRL 22,903

Credit Operations (2009): \$BRL 68,346,963,000.00

Savings (2007): \$BRL 29,834,425,000.00

Poverty Incidence Index (2003): 23.85% (national average 26.14%)

The Surrounding Area



The development is located in Barra de Tijuca (commonly referred to as 'Barra') – in the south of the metropolitan region of Rio de Janeiro city: an area viewed as the natural extension of the upper-middle class neighbourhood of the Zona Sul (Southern Zone). The neighbourhood is classed as one of the richest in Brazil with a high Human Development Index (HDI); mansions lived in by the country's upper class society; close to zero crime levels; wide public spaces and 27.3 kilometres of coastline. The development is located within walking distance of both the beach and the 'Vila Olímpica' (2016 Olympic Village) which will leave its impact on the area for many years after the games. The following are also located within a one mile radius of the development: the Barra Gardens, the Estácio de Sá university, the Barra Shopping Centre (and business units), New York Shopping Centre, UCI Cinemas, Pampa Grill, Carrefour Shopping Centres, Casa Shopping Centre (home furnishings), Makro Centre, City Bank Hall,



Sara-Rio Hospital, Rio Mar Hospital, Rio Academy Sports Centre, Jacarepaguá Airport, Outback Steak Centre, Rio Design Barra, Maria Lenk Aquatic Park, the HSBC Arena amongst others.

Development Facilities

Apartments are available within 5 blocks (17 floors in each) ranging between 65 to 89m² in size (including roof top terraced opportunities with two/three bedrooms) with a bathroom, a kitchen, a living room / dining area, a laundry area, an outdoor terrace and closet space. The development itself will offer one car parking space per apartment as well as the following facilities: close circuit TV, 24 hour security guards, social areas, party room, large outdoor dining / bbq areas, separate swimming pools (children, family and adult) with modern decking, childrens play areas, a five-a-side football / basketball court (night lit), tennis courts, a beach volleyball court, modern gym, spinning bicycle room, separate childrens / infants / teenage play areas, music room, child cinema, adult cinema, beauty parlour, bar, restaurant, IT / internet centres, games room, business meeting room, massage / aromatherapy lounge and a reading / relaxation area.



Pricing and Payment Plans

Prices for the 65m² sized apartments have been presented at \$R 269,000 (the higher the level the apartment, the higher the cost will be). Payment can be made in the form of a deposit, followed by various levels of installments spread between 33 and 36 months (depending on the value of the initial down-payment) and, lastly, a payment upon key ('chave') delivery. There is a possibility of sterling / euro / dollar finance availability subject to the same conditions and UK / EU / US interest rates (to be discussed with individual investors). Most buyers at this stage of the development are taking advantage of the low purchase price with the intention of re-selling upon completion (current re-sale valuations are evidently lower than the open market valuation of similar apartments in Barra de Tijuca).

Other Costs

Notary: R\$ 1,200 approx

Lawyer: R\$ 2,000 approx

Brazil Real Estate Partners Fee: To Be Discussed

Service Charges (Taxa de Condomínio): R\$ 2,500 per year

Local Government Tax (Imposto Predial e Territorial Urbano, IPTU): R\$ 1,990 per annum (2010)

Taxable Income (where applicable): 15%

Resale Costs

Capital Gains Tax on resale: 15% (NB. Brazil has a Double Tax Treaty with most European countries, the US and Canada).



Commission to Estate Agent: 3 – 8%

Demographics of Buyers / Tenants

Buyers: Class A Brazilians and investors (domestic and global)

Tenants: Class AB (citizens with an income of between \$BRL 1,115 and 4,807).

Supply

Barra de Tijuca has been developing since the 1980s and is now one of the most popular regions of the entire city to reside in. As a result, demand for real estate (from both an investment and Brazilian homebuyer perspective) continues to outweigh supply and the competitive price structure being offered for these developments will serve to ensure that units will sell fast and will gain in capital value (particularly in the build up to the Olympic Games of 2016).

Developer Background

The company are well established in the real estate development market throughout the state of Rio de Janeiro. Several comparable projects both past and present will be demonstrated upon expression of interest.

Architect Background

The architectural company have many years of experience in the design of commercial, residential and industrial buildings within Rio de Janeiro and Brazil in general. The firm has been verified as a member of the engineers and architects council of Rio de Janeiro (**Conselho Regional de Engenharia, Arquitetura e Agronomia do Rio de Janeiro**) and full GIF and Autocad plans will be forwarded upon expression of interest.



Constructor Background

Incorporated in the development company, the constructors who will undertake the project are well experienced throughout Brazil and will guarantee that deadlines for the various stages of the project will be completed. The company has also been verified as a member of the engineers and architects council of Rio de Janeiro (**Conselho Regional de Engenharia, Arquitetura e Agronomia do Rio de Janeiro**).



Price Comparables / Competitiveness

Located in an area witnessing strong real estate growth combined with the fact that units are being sold at pre-construction levels, we believe the development represents excellent value for money. Full comparable evidence (of nearby and sold apartments) will be presented upon expression of interest.

Zoning Issues

Full planning permission has been granted for the development and there are no zoning issues. Title deeds, planning certificates, building licences and bank guarantees are available upon request.

Community Participation



Local residents were fully informed of the project as part of the planning process and a positive consensus has been reached with regards to its future presence. The project has, therefore, been very much welcomed.

Design of Development

The building will be constructed in line with the surrounding area of Barra de Tijuca and will blend effectively with the other modern residential buildings and the ambiance of the region.

Essential Services

All units will be sold with sewage connection; mains gas supply; mains electricity and mains water.

Essential Quality Control

All units will meet dryness, cleanliness, ventilation, health & safety, contamination and sound proofing standards.



Technological Connections

All units will be supplied with adequate phone, cable television and internet connectivity.

Fixtures & Fittings / Internal Quality

We have placed the property as a 'Class B' apartment unit (above average). This type of property would be the target purchase of Brazil's middle / upper-middle class.



Site Shape and Size

The buildings are spread over a wide open space ensuring optimum maneuverability and comfort for residents. The site will also have ample access for vehicles of various sizes.

Environmental Compliance

The development team are experienced in environmentally friendly construction techniques and adhere to standards imposed by the Rio de Janeiro Prefeitura (which will be made available upon expression of interest).

Exposure to 'Acts of God'

The development is not located in areas of flooding, subsidence, soil erosion.

Rights of Way

There are no notable issues with regards to rights of light or rights of way.

Social Compliance

[Click here to see the local amenities](#) (Surrounding Areas).

Topography

The development is located on flat, well irrigated piece of land.

Climate

Average temperatures range between 20-33 degrees celcius (summer is between October and March) with precipitation reaching its peak of 137 mm in December.

Outreach Compliance

The development will provide adequate facilities for seniors and disabled persons in the form of ramps and elevators throughout. There are also roof top terrace apartments with installed facilities in this regard.

Noise Pollution

Barra de Tijuca is known for it wide open spaces and the development will be located some distance from the areas major traffic routes. The structure of the building also adheres to modern sound proofing standards.

Rental Figures

The prime location of the development will enable each unit to achieve a realistic rent of between \$R 2,000 - \$3,000 per month which is likely to increase as the Olympic games approaches (agent / local media comparables can be supplied).



More Information and Queries...

To request more information about the apartments (including virtual tours, full plans and legal documentation) please email us at info@brazilinvestmentguide.com with the following subject header: **'Barra de Tijuca (Rio de Janeiro) Apartments'**.

Please note that, we would require the signing of a non-disclosure agreement prior to releasing any further information and/or allowing investors to engage in dialogue directly with the development company.

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