

# Invest in Commercial Units

## Barra de Tijuca, Rio de Janeiro

### Overview

Pre-development availability of a range of options in what will be a large commercial building (spread over 15,963m<sup>2</sup>) located in the Barra de Tijuca region of Rio de Janeiro. The building is within walking distance of what will be the new Olympic Village and Park (south of the city).



### Key Facts About the Investment



- Commercial development will be spread over 3 buildings: a corporate tower which will split over 7 levels (corporate units) – will be able to fit up to 48 offices ranging from 246m<sup>2</sup> to 3,600m<sup>2</sup> as well as two 11 level towers which will be able to fit up to 28 offices ranging from 26m<sup>2</sup> to 94m<sup>2</sup>;



- There is an additional option to invest in a 'Mediterranean' styled mall to be located on the ground floor with shopping spaces available ranging from between 52m<sup>2</sup> and 220m<sup>2</sup>;



- The corporate tower will have 7 car park spaces per corporate unit and the two towers will have 1 space per office unit;



- Uniquely designed facade with glazed windows combined with solar / sun reflection and acoustic protection;

- Overall facilities will include: a large lobby area (with modern reception facilities); foyer business centre; auditorium business centre; meeting rooms; VIP parking area; dining area / canteen.

- Power generators for the whole of the building will be installed;

- Sprinkler / smoke detection systems will be installed throughout;

- Modern elevators serving all three towers;

- Telephone installation points will be installed throughout;

- CCTV will be installed with central observation desk and 24 hour security system;

- Underground access;

- Modern automatic entry / exit system to be installed;

- Security / fire doors will be spread throughout;

- The development will be within walking distance of the following amenities: Olympic Village / Park (besides the lake Jacarepaguá), a sport centre, a multiuse arena, an aquatic park, a hospital, 4 shopping centres, the Jacarepaguá airport amongst others;



- For more detailed information on Rio de Janeiro 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.



### More Information

Pricing structure will depend on the quantity and location of the units (corporate building units / levels are valued higher). Whilst comparable rental and valuation figures have also been researched, we are advising investors to closely monitor the supply of commercial property due to a huge amount development currently in progress in the Barra de Tijuca region – which looks set to continue into the medium term future. Nevertheless, due to the units being made available pre-launch, we are sure a highly competitive price can be negotiated for a serious buyer / buying company.

Full developer business plans, payment options, detailed internal / external illustrations, floor plans, official documentation etc. can be forwarded (we will also organise an open dialogue with the development company) under NDA by emailing [info@brazilinvestmentguide.com](mailto:info@brazilinvestmentguide.com) – please title the subject heading as '**Barra de Tijuca, Rio de Janeiro, Commercial Building.**'

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