

A NEW WAY OF LIFE

LOCATED IN THE MOST AMAZING OF
NORTHEAST BRAZIL



RIVIERA DOURADA
NATAL - BRASIL

THE DEVELOPER



SPEL

CRIAMOS FUTUROS MELHORES.

Company Name: SPEL - Sociedade Potiguar de Empreendimentos Ltda.

Registration Number (CNPJ): 12.985.594/0001-16

Opening date: 29, august 1988

SPEL is a brazilian limited company based in the state of Rio Grande do Norte. The company is the single land owner and also the main developer of the “**Riviera Dourada**” project, located in Pitanguí and Jacumã beaches, Brazil.

LOCATION

TABLE OF FLIGHT HOURS

Lisbon	7h10
Madrid	9h55
Paris	10h45
London	11h45
Miami	8h00
Amsterdam	12h15
Rome	11h30



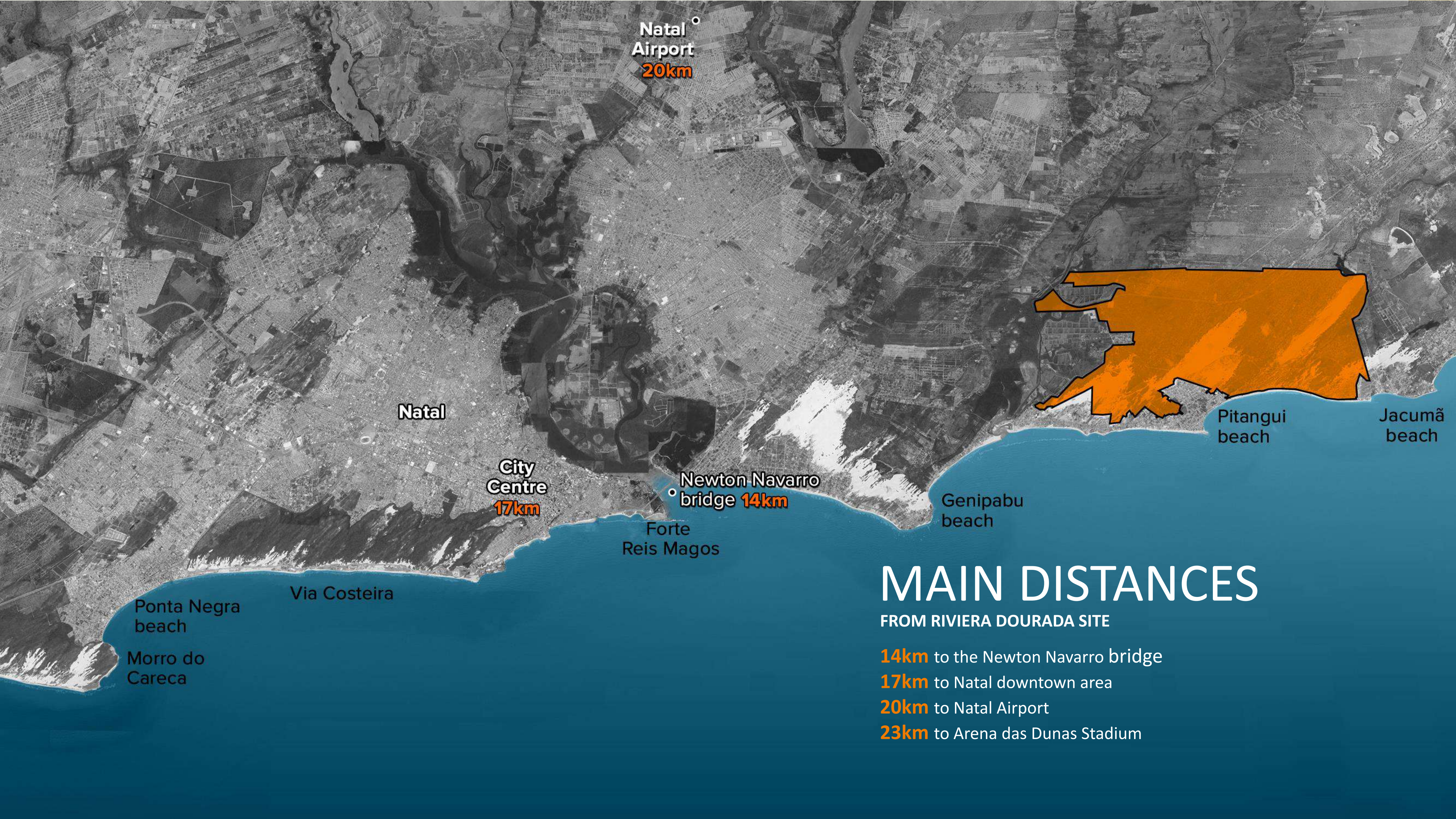
Brazil



Rio Grande do Norte



Natal



Natal
Airport
20km

Natal

City
Centre
17km

Newton Navarro
bridge 14km

Forte
Reis Magos

Genipabu
beach

Pitangui
beach

Jacumã
beach

Via Costeira

Ponta Negra
beach

Morro do
Careca

MAIN DISTANCES

FROM RIVIERA DOURADA SITE

- 14km to the Newton Navarro bridge
- 17km to Natal downtown area
- 20km to Natal Airport
- 23km to Arena das Dunas Stadium

LOCALIZAÇÃO

PARAÍBA

RIO GRANDE
DO
NORTE

SÃO MIGUEL DO
GOSTOSO

TOUROS

MARACAJAÚ

RIVIERA
DOURADA

PIRANGI

PIPA



Natal



João Pessoa

TO THE SOUTH OF THE RIVIERA DOURADA

47km Praia de Pirangi

118km Praia da Pipa

220km João Pessoa

TO THE NORTH OF THE RIVIERA DOURADA

32km Praia de Maracajaú

64km Praia da Touros

83km Praia São Miguel do Gostoso



BUILDING POTENTIAL

35,000 housing units

Complete infrastructure for services, commerce and leisure.



LOCATION

17km from the center of Natal

20km from the Natal airport



SOCIAL IMPACT

Over 27,000 people

A new reality and many opportunities for the region

Some of our actions



School of Dunes - Formal Education

Training of more than 5,600 high school students and offering 1,500 higher education scholarships.



School of Dunes - Environmental Education

Training of over 80 thousand students from Brazil and abroad with official stand at ECO 92.



Land regularization

More than 1,200 lots and land titles donated to the community.



Social and Environmental Actions

Churches, Boy Scouts, AA, EADJA, Creation of Fishermen's Colony, Mother's Association, Algae and Fish Association, among others.



Preliminary Environmental Licenses Approved. It means that the Masterplan is approved from an environmental legislation perspective.



Fully georeferenced and registered site by the public notary office.



All environmental guidelines mapped and defined.



Conceptual masterplan of the site contemplating its various uses according to the approved prescriptions.



Great agility on the project approvals due to environmental approvals already granted to it.



Government support.



Masterplan



RIVIERA DOURADA

Current Projects

Ongoing Partnerships





- 1 Residencial Evidencias Condominium
- 2 Pitangui Beach Resort

- 3 Oásis Park Hotel
- 4 Deserto de Pitangui Water Park

- 5 Beach Class Jacumã Condominium
- 6 Pitangui Lagoa Park
- 7 Bosque da Praia Condominium

COMPLETED

1

Residencial Evidências Condominium

EXSA URBANISMO

Brazilian company from Sao Paulo with expertise in urban planning. With nearly 20 years of experience and over 70 projects developed, including high standard residential and commercial developments. EXSA has entered into a partnership agreement with SPEL to develop 02 residential products with about 600 plots each.

The standard plot has 336 m².



1

Residencial Evidências Condominium



2

Pitangui Beach Resort



PROJET 80%
SOLD

The GR Group, has already started the sales of units in the multi-property system, on Graçandu beach in Pitangui, with 114 apartments in an area of 15 thousand m², the development has all the facilities of a Resort by the sea.



Tem diversão,
exclusividade
e sabor para
suas férias inteligentes.



**Apartamentos com
aproximadamente 37 m²**
divididos entre quarto,
sala de estar, copa/cozinha
e sacada



**Totalmente mobiliados
e equipados**



Enxoval completo



**Acomoda até 4 pessoas
incluindo crianças**

Works Started in April 2022

2

Pitangui Beach Resort

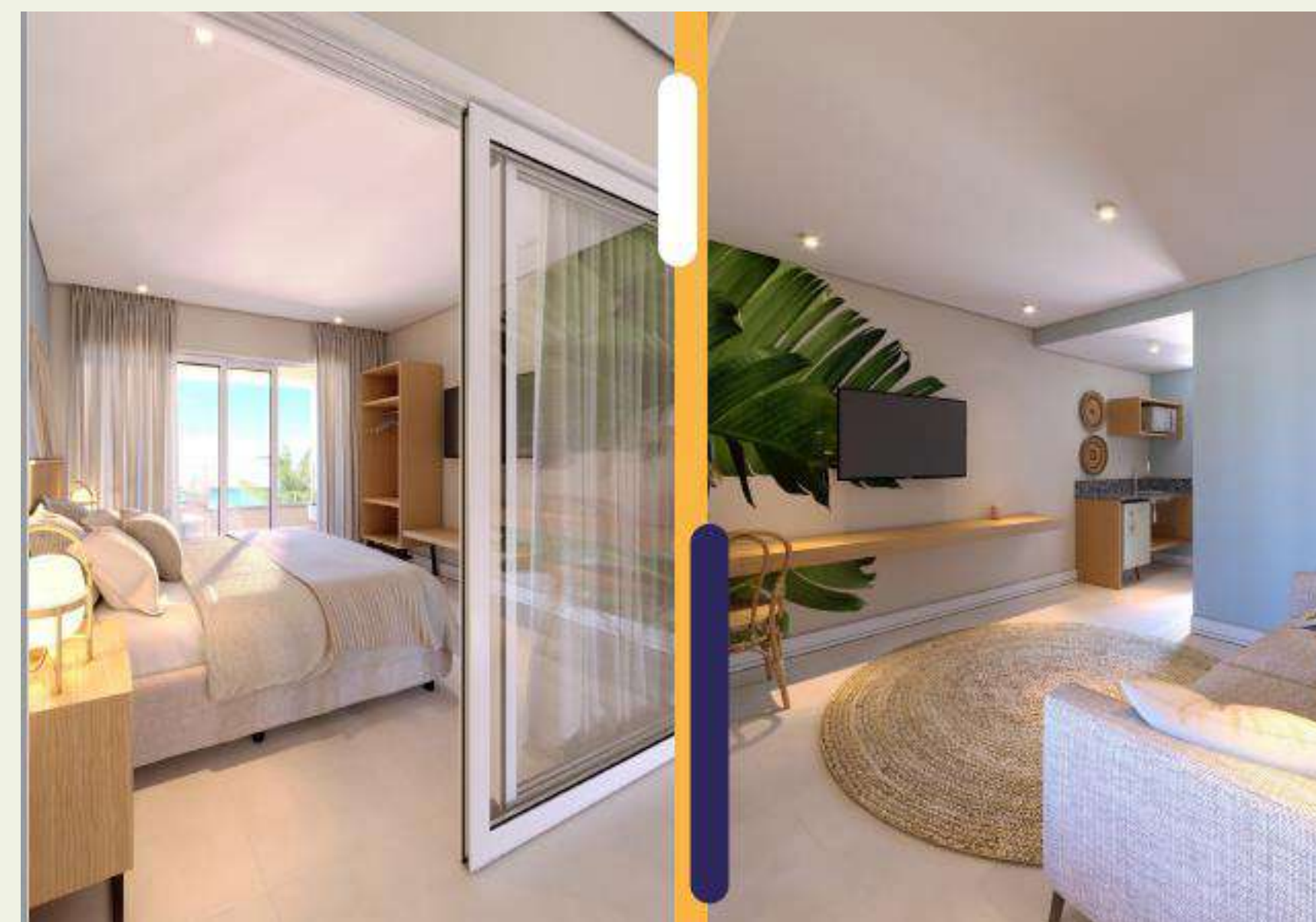
São mais de *15 mil* m²
e uma **vista incrível** para você



Projeto *Exclusivo*



Planta baixa referente ao apartamento standard de aproximadamente 37m²



3

Oásis Beach Resort

The GR Group will install a new development on Pitangui beach, in a phased manner, the Resort will be marketed in a multi-property system *and at the end it will have 2,400 units in a complex*, with all the facilities and amenities of a Resort by the sea. The Project is already in the process of legal approval of the *first phase with 540 units*.

Start of sales September 2022.



RIVIERA DOURADA
NATAL - BRASIL

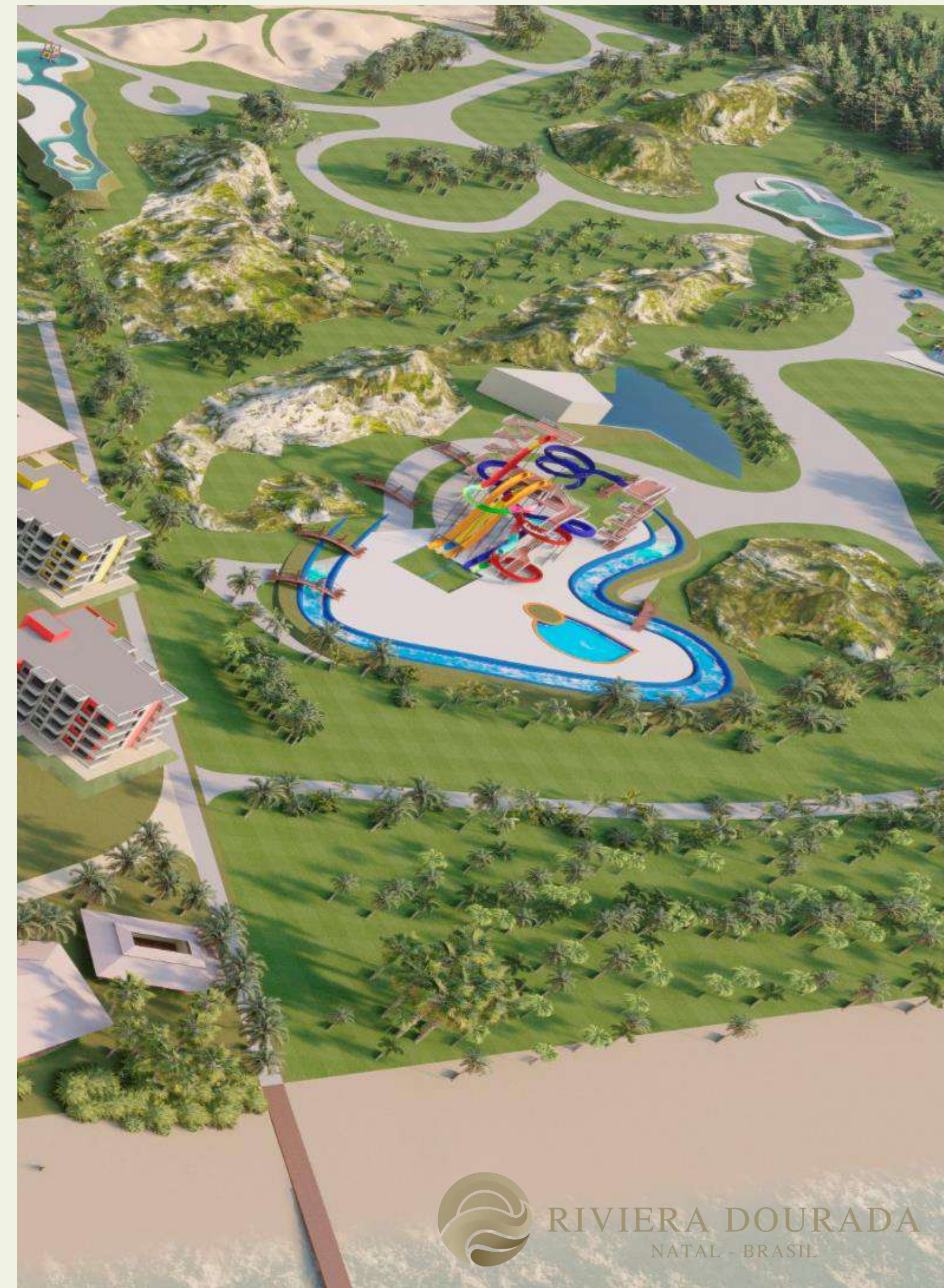
Oásis Beach Resort



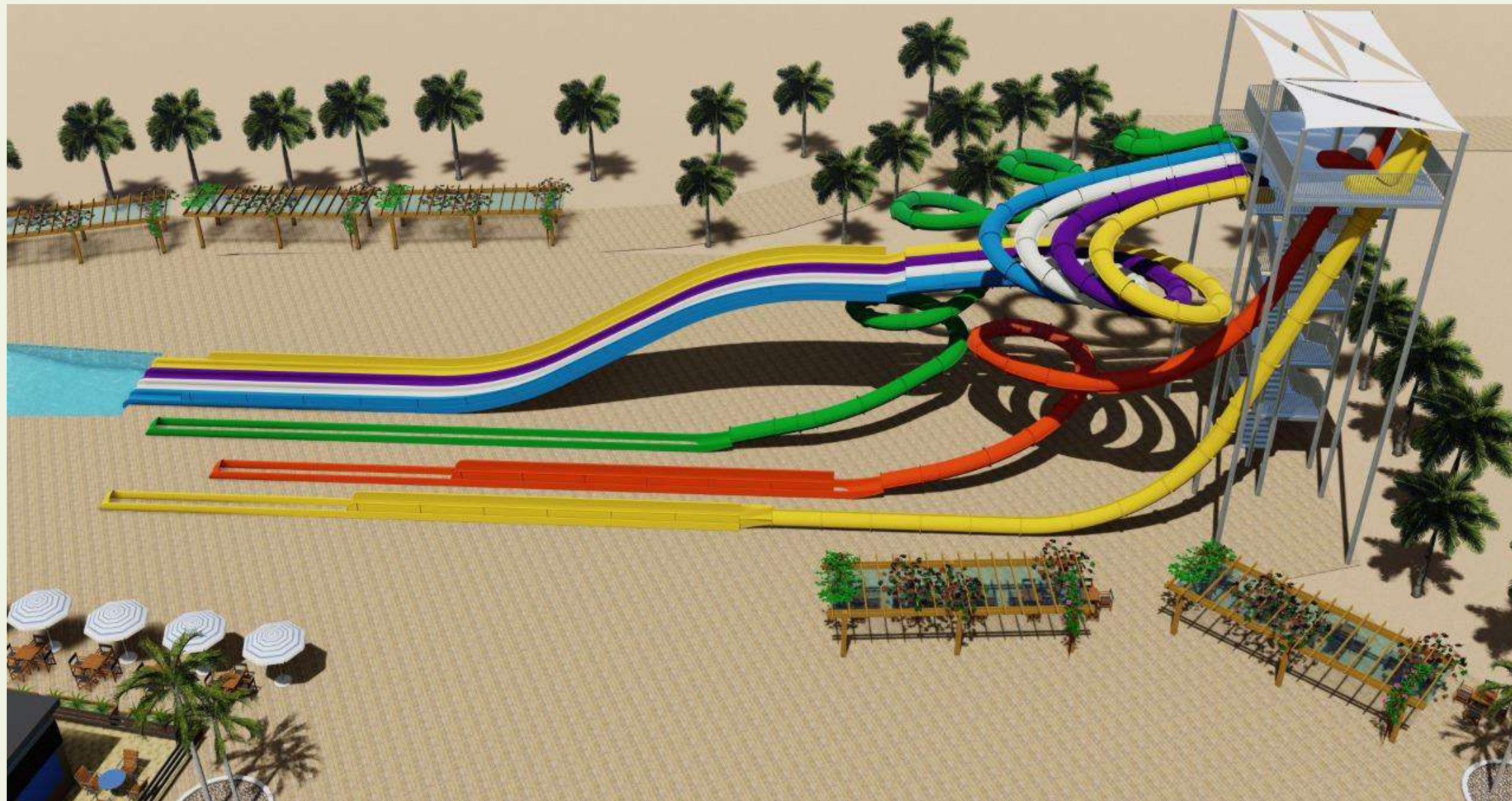
Deserto Pitangui Water Park

In the area neighboring the Oásis Beach Resort, a Water Park is being installed, the ***Pitangui Desert Water Park***, which will have several attractions such as: Land beach with wave pool, Land Kids with interactive toys and Baby pool, Land Relax with lazy river and VIP cabins, area with the radical attraction towers/water slides, as well as the entire structure of restaurants, wet bar, kiosks and other spaces for the comfort of visitors. the projet is already in the process of legal approval.

Start of works scheduled for October 2022.



Deserto Pitangui Water Park



Beach Class Jacumã - Condominium

A real estate project in partnership with one of the largest developers in Brazil, a high standard project on the beach. After its total implementation in eight phases, it will have 2,345 residential units in different typologies and with all the infrastructure of a Beach Club Condominium



Beach Class Jacumã - Condominium



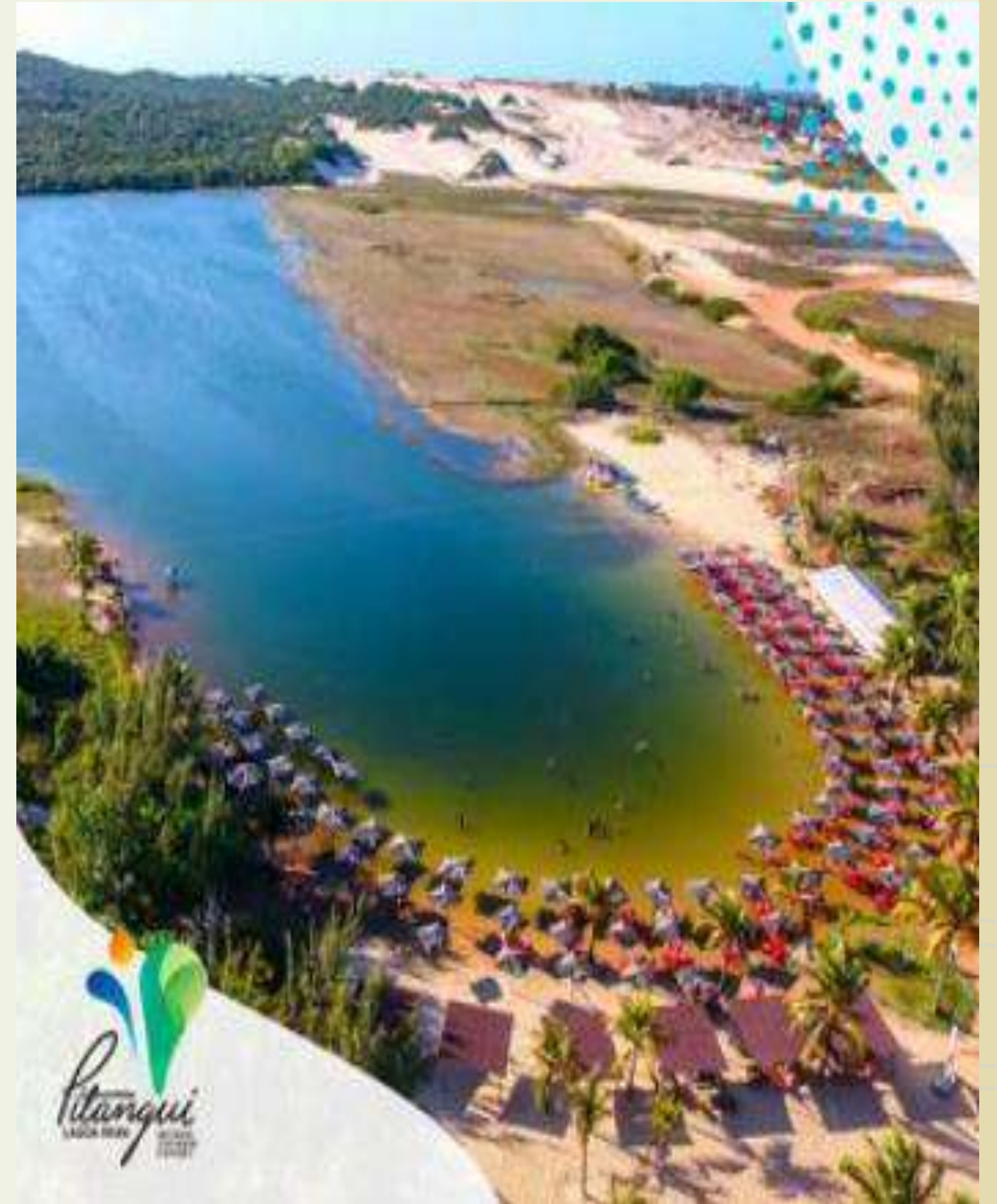
Pitangui Lagoa Park



The SPEL Group, has the ***Pitangui Lagoa Park*** in the Pitangui Lagoon area, a modern and cozy restaurant that serves tourists and local visitors, ***Pitangui Lagoa Park*** is a tourist point and a must-see for all tours to the north coast of Natal.

The renovation carried out included the Expansion of the Gastronomy and Leisure Structure with the implementation of a Water Park, Dry Park, Inflatable Toys, Arab tent, Beach Tennis courts, among many other amenities, and had an investment of US\$ 1 million.

After the renovation, the Enterprise was leased to the GR Group.



Pitangui Lagoa Park



6

Pitangui Lagoa Park

PROJECT COMPLETED AND DELIVERED

High Standard Residential Condominium,
on the seaside with 197 lots 100% finished
and delivered, located next to the future
Condominium Beach Class - Jacumã.

www.ecomax.eco.br



Investment Opportunities

One of them suits you...



Now you decide...



For more informations:

We will be delighted to receive your questions:

Paulo de Paula
President

E- mail: paulo50rn@gmail.com

Instagram: paulovdepaula

Phone: +55 84 99921 8000

Site: www.polopitangui.com.br