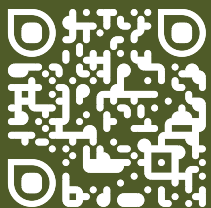




Reserva

SANTO ANDRÉ · BAHIA

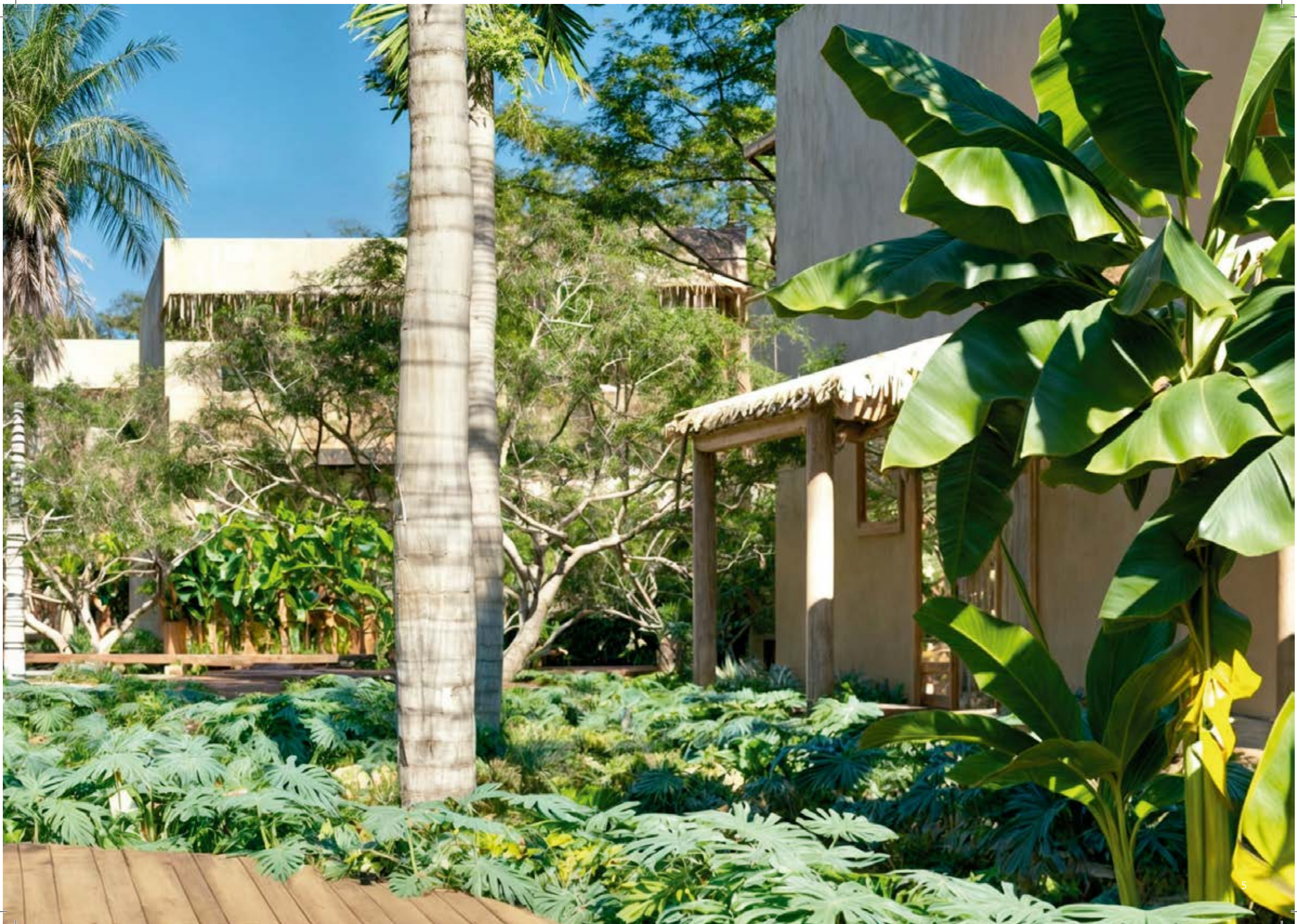


This brochure reflects our dedication to the environment and a more sustainable future.
To reduce waste, we've printed a limited number of copies on eco-friendly paper.

For versions in other languages, please scan the QR code.

The Luxury of Nature

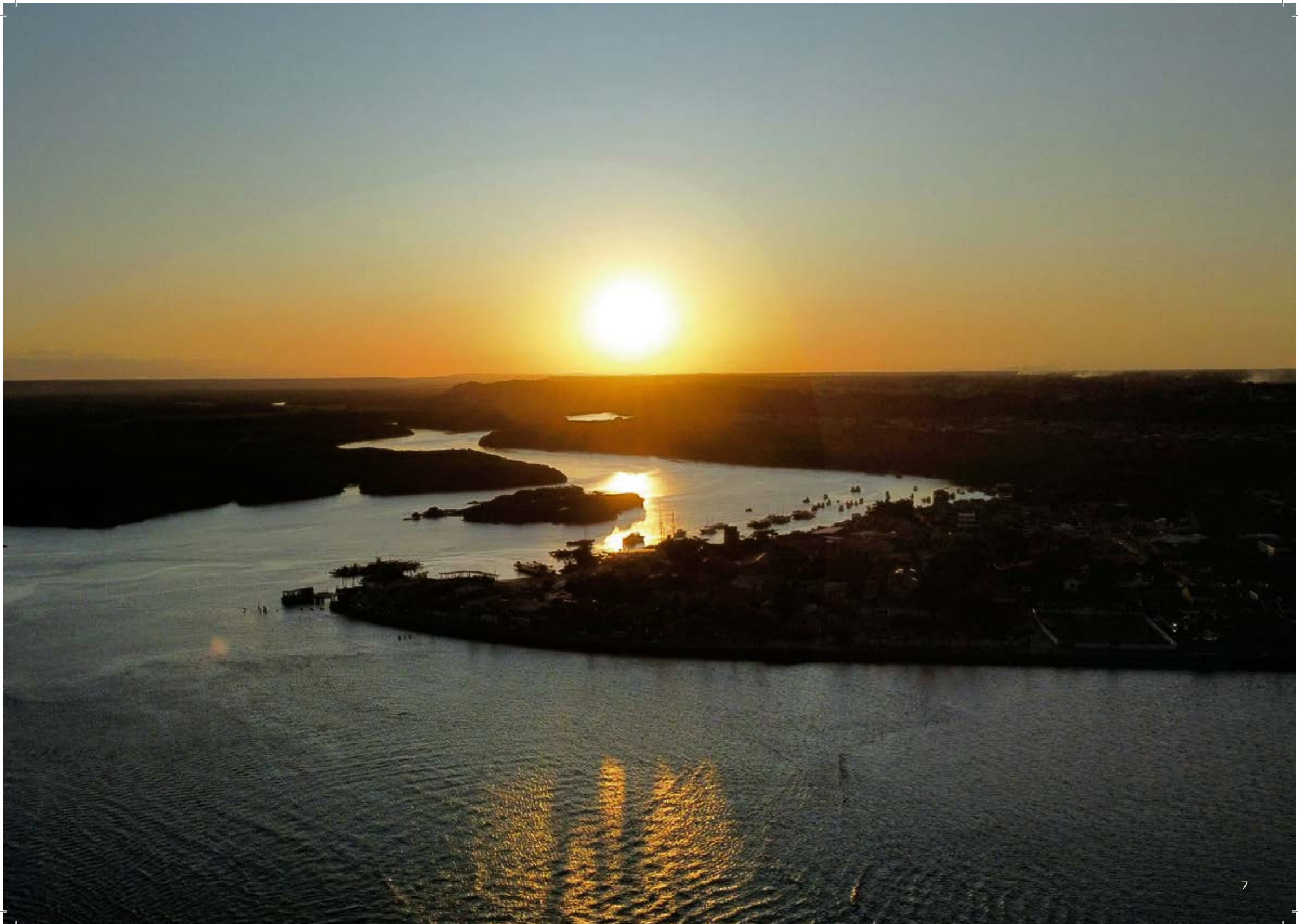






The Essence of a Vibrant Coastal Paradise

Reserva Santo André is far more than a sensational ocean front setting. It combines beauty, sophistication and sustainability, making the sense of wellbeing its core value.



Where history meets natural beauty

This exceptional residential development, is perfectly nestled where the **João de Tiba River** meets the sea. Located within the exclusive **Condomínio Vila do Vila**, it's a hidden gem that sits on the stunning coast of **Bahía, Brazil**—an area renowned for its breathtaking landscapes and serene beauty.



The area stands as a testament to this storied past, blending the timeless beauty of the land with contemporary living and drawing people from around the world with its unique blend of culture, nature, and history.

The development is situated in the charming **fishing village of Santo André**, part of Brazil's **Costa do Descobrimento** (Discovery Coast)—a region that has long been a source of fascination.

Over 500 years ago, the area captivated the Portuguese explorers who arrived here under the command of **Pedro Álvares Cabral**. Seeking safe harbor, the fleet discovered a wide cove with deep waters near the mouth of a river. On April 26, 1500, Cabral's crew stepped onto what is now known as Santo André, marking the beginning of Brazil's history.





Living at Reserva de Santo André's **beachfront residences** is like embracing the very spirit of the ocean. The gentle sound of waves and the fresh scent of salt air create a constant connection to the sea.

Unparalleled Sense of Costal Living

Nestled between towering coconut palms and lush mangroves, the homes offer panoramic views of the vast ocean, where each sunrise and sunset feels like a personal invitation from nature. Just beyond your doorstep, vibrant coral reefs await, offering a world of adventures with colorful marine life and underwater beauty.





The rhythm of the tides, the rise and fall of the sun, and the ebb and flow of the seasons guide life here, filling each day with a sense of peace, harmony, and awe-inspiring wonder.



A privileged Location

Campo Bahia Hotel	300 m	Praia de Mutari	10 km
Santo Antonio	8,6 km	Praia de Coroa Vermelha	12 km
Santa Cruz de Cabralia	5, 5 km	Praia de Guaiú	15 km
Praia do Arakakaí	5, 6 km	Praia Ponta Grande	17 km
Porto Seguro · International Airport	30 km	Praia de Mogiquiçaba	20 km
Arraial d'Ajuda	34 km	Praia do Mundaí	23 km



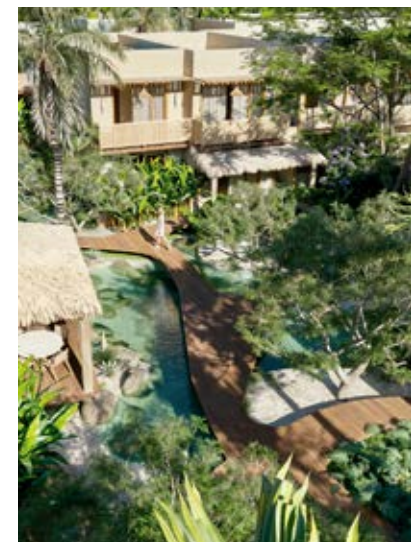
The Project


Set at the water's edge, this exceptional residential development seamlessly blends natural beauty with modern luxury.

Comprising **30 elegant duplex units**, each home is designed to offer a serene and comfortable lifestyle.



Water is at the heart of the experience, with the sea, river, and carefully designed lakes surrounded by soft, sandy shores that extend right up to the residences. These lakes, perfect for swimming, offer a tranquil retreat where the gentle lapping of water and the golden sands create an inviting oasis.





As part of the well-established **Vila da Vila condominium**, the development features a complete infrastructure, with paved streets, a main access gate, and 24-hour security, ensuring both convenience and peace of mind for residents.



A rich landscaped garden at the center of the development acts as a seamless extension of the beachfront, featuring natural trails. Serene lakes are scattered throughout the property, enhancing the tranquil atmosphere and creating picturesque views from every angle. Whether you're walking along the winding paths or enjoying the peaceful sounds of nature, the landscape promises to soothe and inspire.



Each villa has a private terrace – that is rotated to offer direct views of the gardens – and features sliding timber screens for privacy and shade.

The separate residential buildings with their own private gardens, which provides a private green space for relaxation and contributes to inhabitants' wellbeing. Shaded drop-off zones on both sides of the development share the same lush landscaping to create a sense of cohesion across the whole site.



A Sanctuary of pleasure



The Reserva Santo André lifestyle is as much about well-being as it is about comfort and luxury.

Unmatched Amenities and Lifestyle.

Residents have access to a state-of-the-art gym, a luxurious spa, and a beachfront Beach Club—providing the **ultimate sanctuary for relaxation and rejuvenation.**







The Villas

This residential development showcases stunning boho-inspired duplex units, thoughtfully designed with eco-friendly features to blend comfort and style.

The project includes a variety of layouts, with both **2- and 3-bedroom options** ranging from approximately **90 to 110 square meters**. Nine of these units will offer exclusive rooftop terraces with private pools, providing residents with stunning views and a perfect space for relaxation or entertaining.





LIVING ROOM



Every element of our scheme has been carefully designed to establish new connections with the spectacular surroundings, while providing the **highest level of comfort and luxury**. Reserva Santo André will be a new global destination that offers an entirely unique oceanfront experience





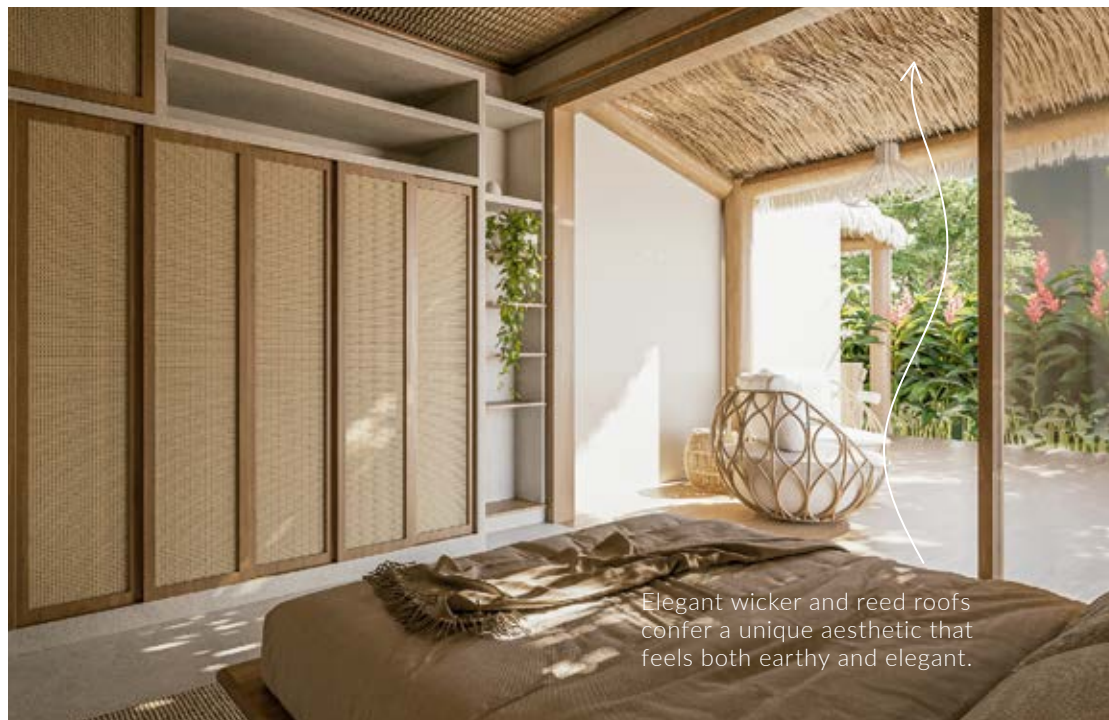


Exposed **wooden beams in the stairs** reinforce the natural connection, while the furniture—simple yet elegant—is made from materials like light wood and timber, maintaining a warm color palette that ranges from beige and soft gray to honey-toned wood.

The interior of the home exudes serenity and harmony, with a **carefully curated mix** of natural blends **modern minimalism with traditional craftsmanship** that create a welcoming and timeless atmosphere. The rough surfaces of the stone subtly contrast with the smooth wood, achieving a perfect balance between rustic and refined elements.



BATHROOM



Elegant wicker and reed roofs confer a unique aesthetic that feels both earthy and elegant.



Large windows allow natural light to flood every space.

BEDROOM



Stone, visible in certain areas adds a sense of solidity and a connection to nature.

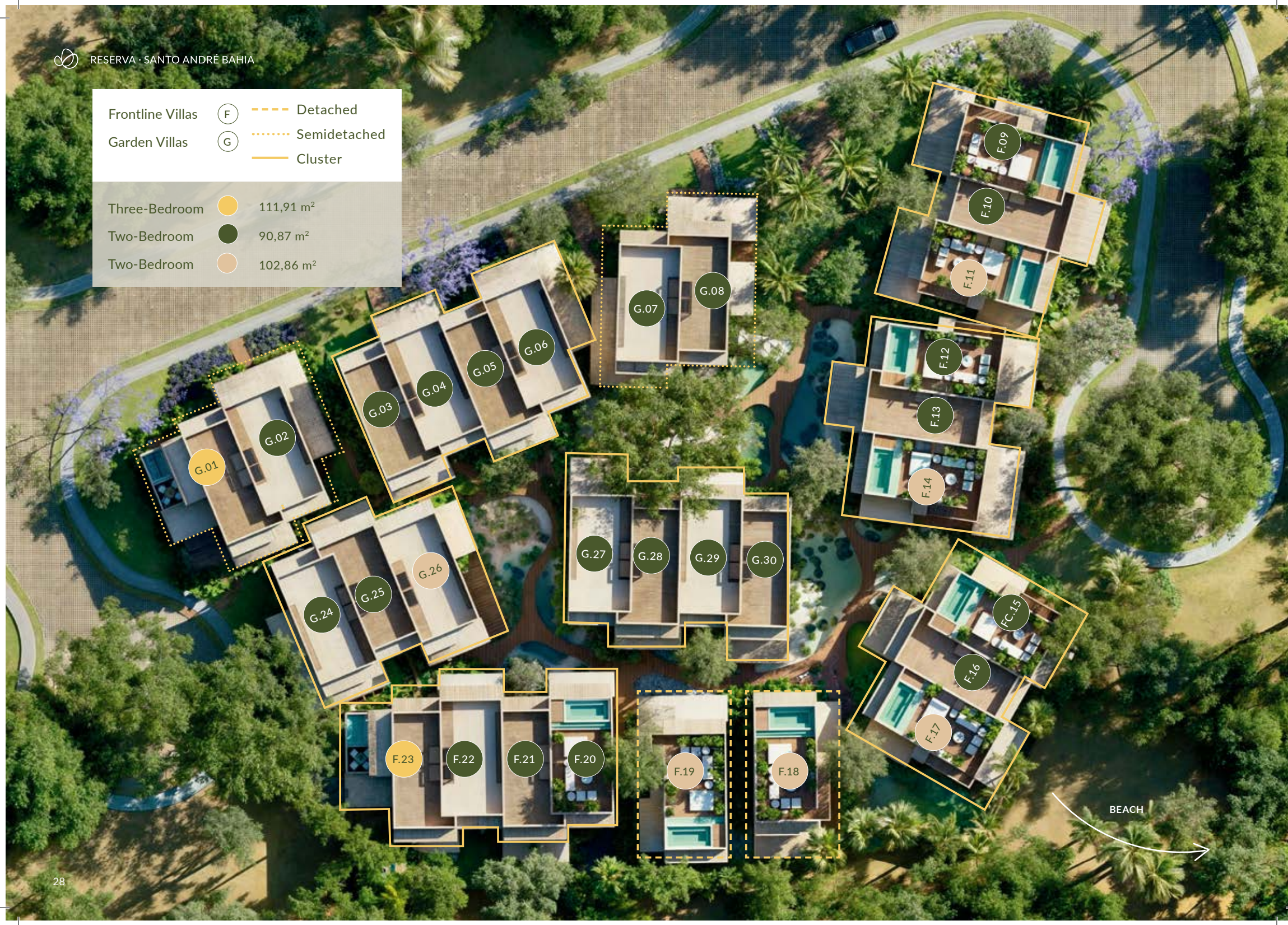
TOILET



Textiles like light linen and soft rugs in neutral tones complement the overall ambiance.

Frontline Villas (F) — Detached
Garden Villas (G) — Semidetached
Cluster

Three-Bedroom 111,91 m²
Two-Bedroom 90,87 m²
Two-Bedroom 102,86 m²



102,86 sqm TWO-BEDROOM DUPLEX



The ground floor features open-concept floor plans, while the bedrooms offer ensuite bathrooms and private terraces for added privacy and comfort



Sustainability meets Sophistication

By choosing **Reserva Santo André**, you're not just investing in a luxurious lifestyle; you're becoming part of a community that embraces sustainability, preservation, and the celebration of natural beauty. This development offers the rare opportunity to live in harmony with the environment, all while honoring the rich cultural heritage of this extraordinary region.



Sustainability is woven into every aspect of the project, from the eco-friendly materials used in construction to the preservation of the local environment.

With a commitment to **minimizing the ecological footprint**, the development ensures that every home contributes to both personal well-being and environmental stewardship.

The integration of **local materials** like wood, stone, and reed creates a harmonious balance between rustic charm and refined luxury, while promoting the preservation of Bahia's natural beauty.



Building features

- Exclusive **coastal development**
- **30 duplex units** with modern design and premium finishes
- Choice of **2- or 3-bedroom layouts**
- Unit sizes ranging from **90 to 110m²**
- 9 exclusive units with **private rooftop pools**
- Spacious interiors with ample natural light
- **Boho-inspired interiors** with light wood, linen textiles, and earthy tones

Sustainability features

- **Energy-efficient design** with passive cooling and natural lighting to reduce energy consumption
- Rainwater harvesting systems to maintain the **lush greenery and reduce water waste**
- **Eco-conscious construction** practices and materials
- Green roofs and landscaped terraces that blend seamlessly into the surrounding environment
- **Low-impact construction practices**, preserving the natural beauty of the land and reducing carbon emissions

Ameneties & services

- **24 hour security service**
- **Closed gate community** with paved streets, and a gated entrance
- Fully equipped **gym and luxurious spa**
- **Beachfront Beach Club** offering resort-like experiences
- Sophisticated **garden design**
- Lush gardens, serene lakes, and **natural trails** throughout the property

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