

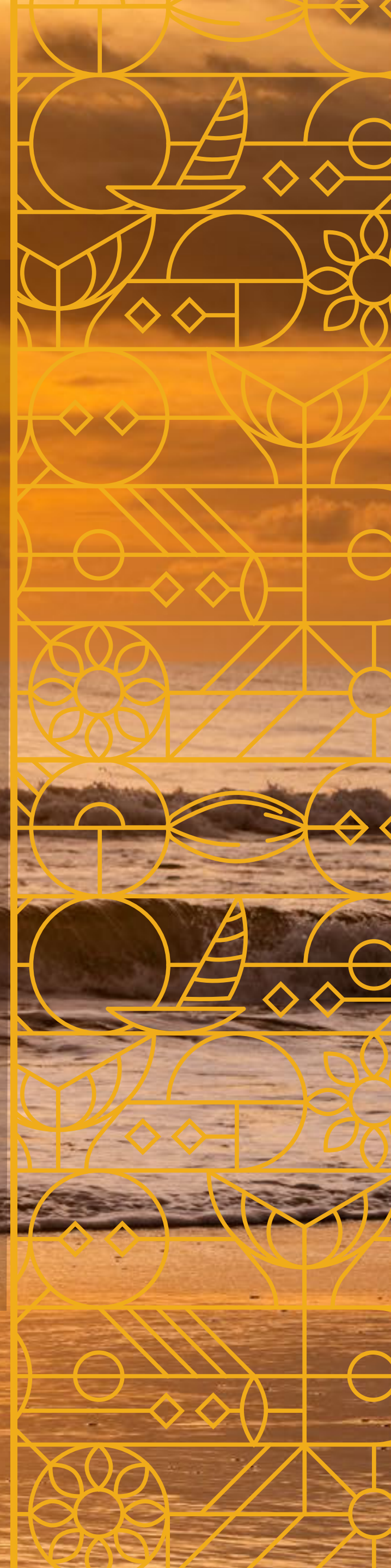


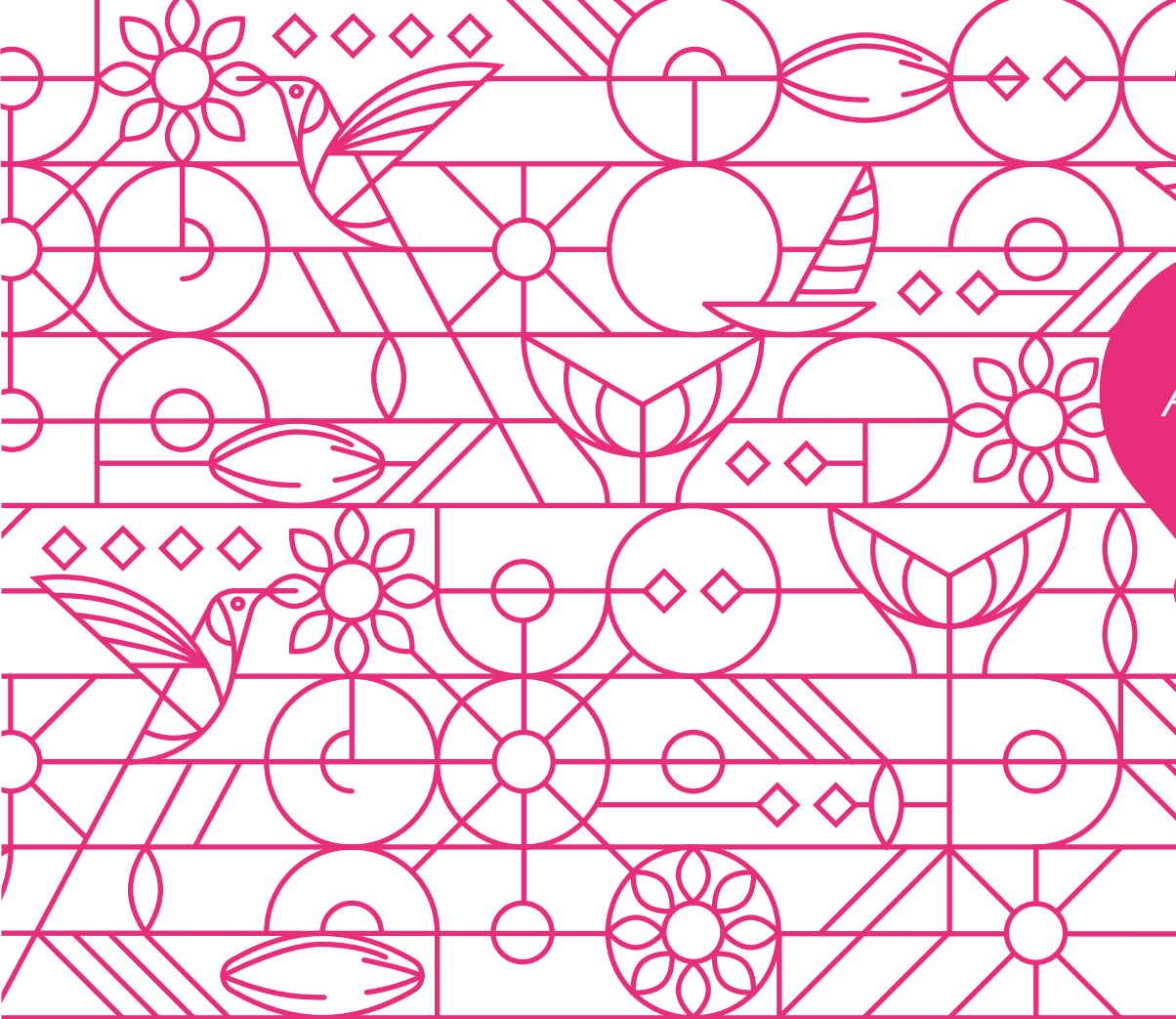
ilhéus
select

To enjoy life

*To enjoy
To live in
Energize
To enjoy life*

*To pulse
To smile
Celebrate
To enjoy life*





Airport

Bars and nightlife

Pharmacies



Start of waterfront
redevelopment with cycle path

Gas station with bar
and convenience

Smart Fit

Kiosks at Praia
dos Milionários

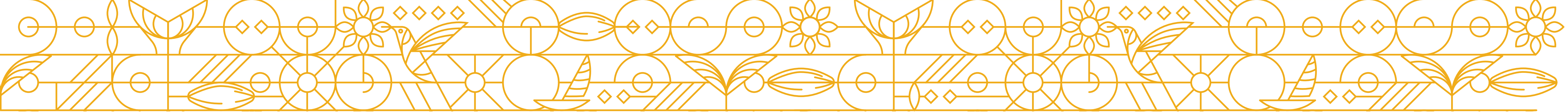
Supermarkets 5 minutes away



Praia dos Milionários *Ilhéus, Bahia.*

Ilhéus is in the midst of an expansion towards the South Rim. The city's growth vector is buzzing with new beginnings with the redevelopment of the waterfront with a bike path Gas station with bar and convenience Smart Fit developments and an increasingly modern structure, preserving its elegant nature. A place where summer is here to stay.





***In the area's most valuable square meters,
to make the most of every moment.***

In Praia dos Milionários, a high-standard development, by the sea, foot in the sand, to be the address for those who want to make summer a lifestyle.

***Apartments with
2, 3 and 4 suites***



Illustrated perspective, with suggested layout, which may change. Furniture, finishes, objects, equipment and landscaping are merely decorative suggestions. See legal notice at the end of this material.

Summer is about living life to the full

- Swimming pool with deck overlooking the sea
- Gourmet lounge
- Gourmet bar with barbecue
- Gym - Kids area
- Redarium
- Relax area
- Prancharium
- Bicycle rack
- Beach tennis and footvolley courts
- Pet Place and Pet Care
- Beach support kiosk
- Space for deliveries and cold and dry orders

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Gourmet Bar



Gym



Playroom

Gourmet Salon



Sand courts



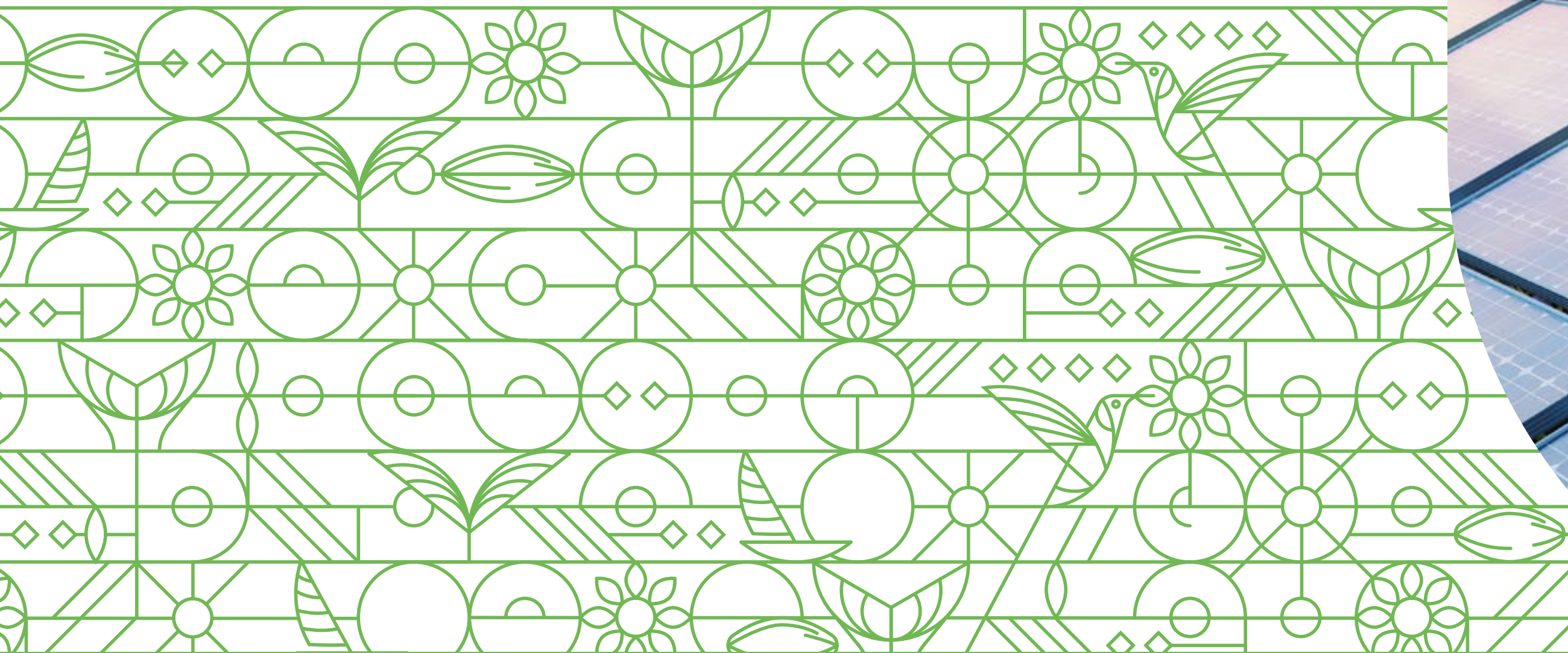
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Summer is about integrating with nature in every detail

Between the yellow of the sun and the blue of the sea, a green project that brings sustainability and technology together.



Sustainability and technology:

- Solar panels on the roof to generate energy for the common areas
 - Green roof
 - Use of rainwater and air-conditioning condensation to irrigate gardens and clean common areas
 - Taps in common areas with timers
 - Crockery and metals with water-saving devices
 - Option of infrastructure to install electric car chargers in all parking spaces
 - Presence sensors and LED lighting in common areas
 - USB sockets in common areas and suites
- Infrastructure for WiFi in common areas
 - Shared bicycles
- **Security and convenience:**
 - Infrastructure for CCTV and property security
 - Infrastructure for remote concierge
 - Power generator system sized to serve the elevator and emergency lighting in common areas, 1 lighting point and 1 socket per apartment, for use in the event of a power outage, including cell phone and notebook recharging
 - Service Support (changing room and pantry for employees)





Summer also calls for comfort and convenience

- Marketplace
- Coworking/Study room
- Guarda Delivery
- Individual meters (water and gas)
- Private gardens
- Covered garages
- Private storage rooms

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Market Place



Coworking



Pet Place

Pool Bar



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Illustrated view of apartment 01 in block 1



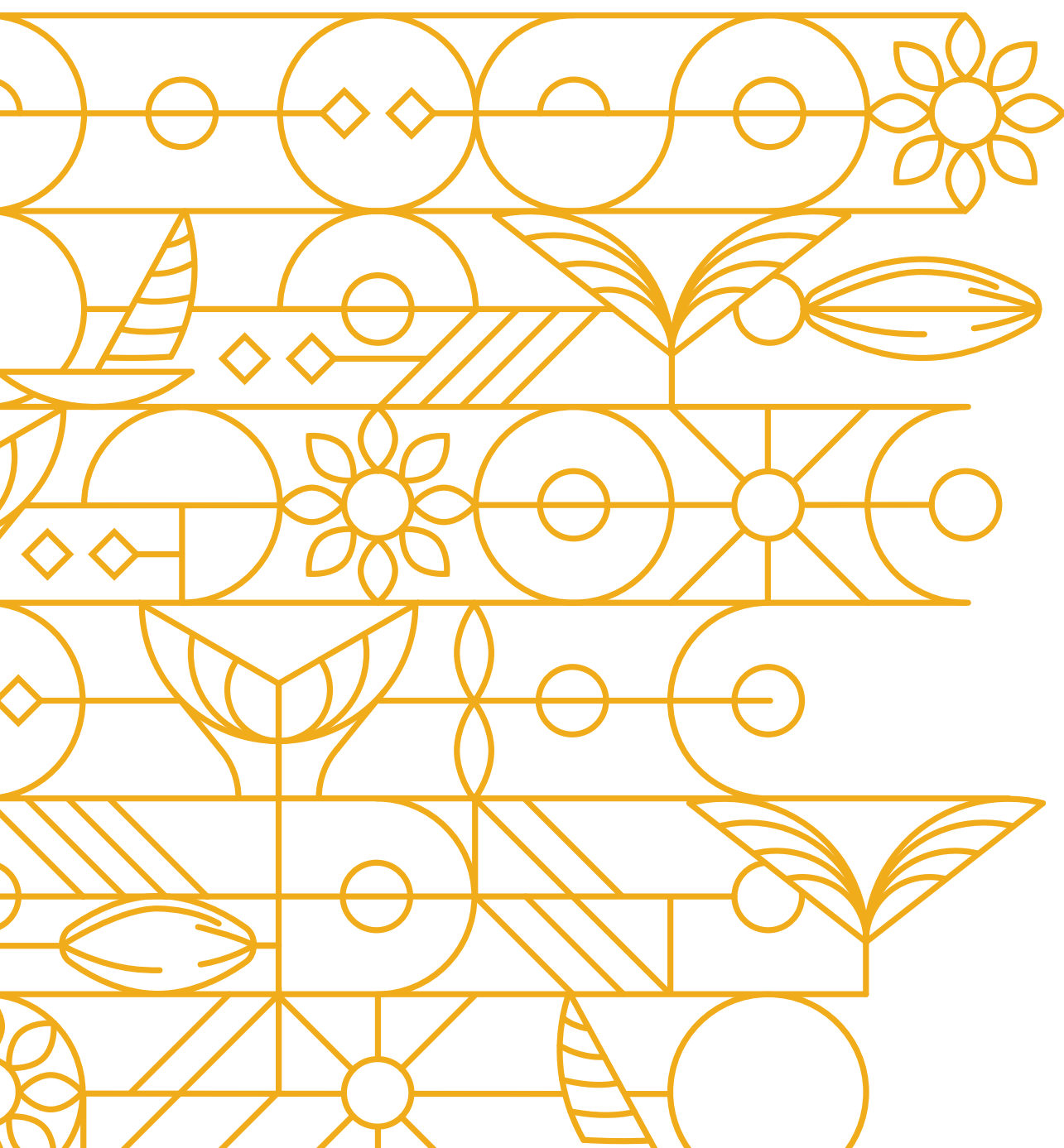
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Plants

2 Suites

Total private area from **83.68m²** to **84.80m²** (without Garden)
and from **123.06m²** to **174.40m²** (with Garden)

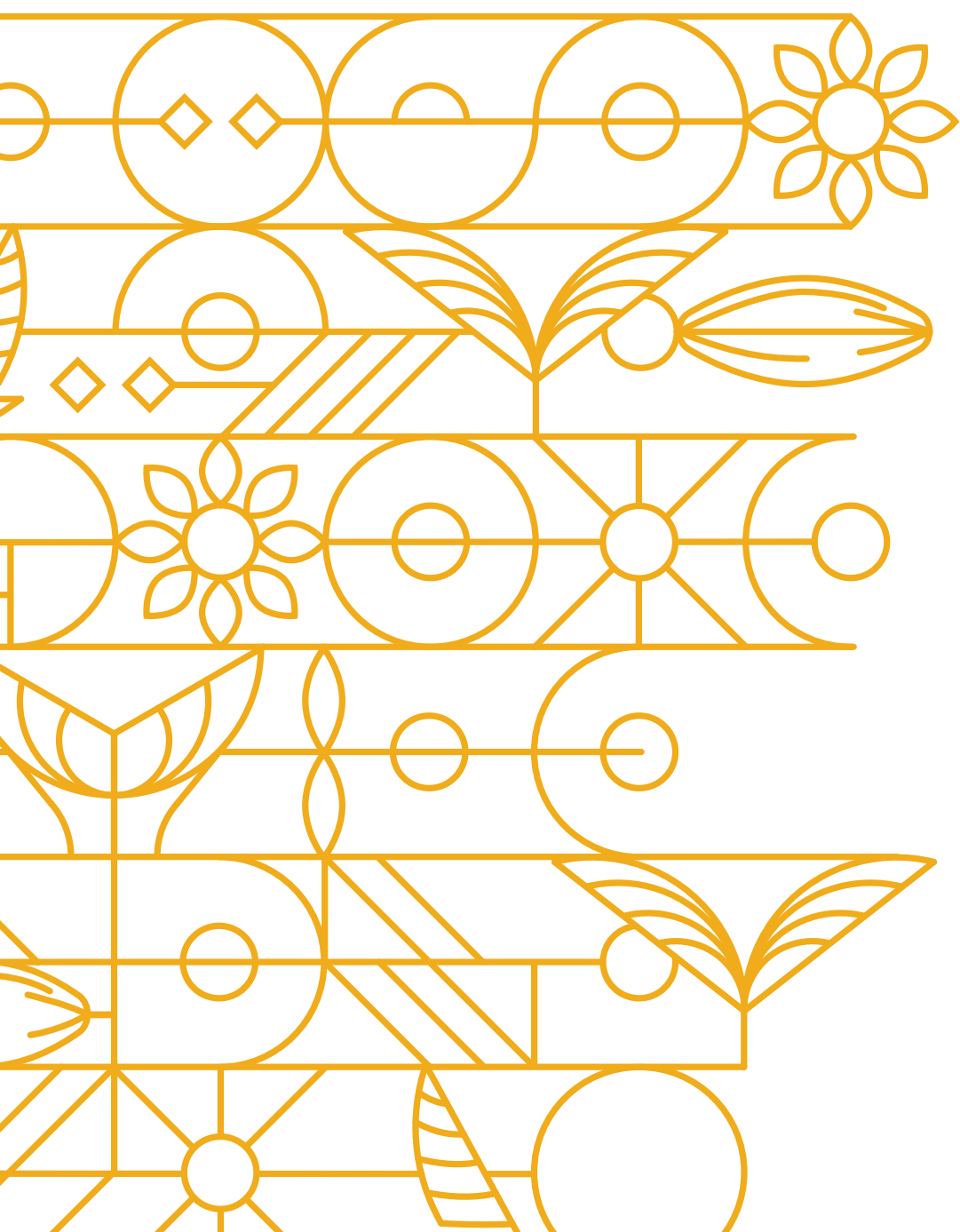


Illustrated floor plan of the residential unit of apartment 06, in block 1, with suggested layout, which may change due to the type, column and block of the unit. Artistic plant, without scale, of the residential unit. The furniture, finishes, objects and equipment are merely decorative suggestions and do not form part of the independent unit. See legal notice at the back of the book.



2 Suítes

Total private area from **93.89m²** to **94.230m²**
(without Garden) and from **111.49m²** to
121.97m² (with Garden)

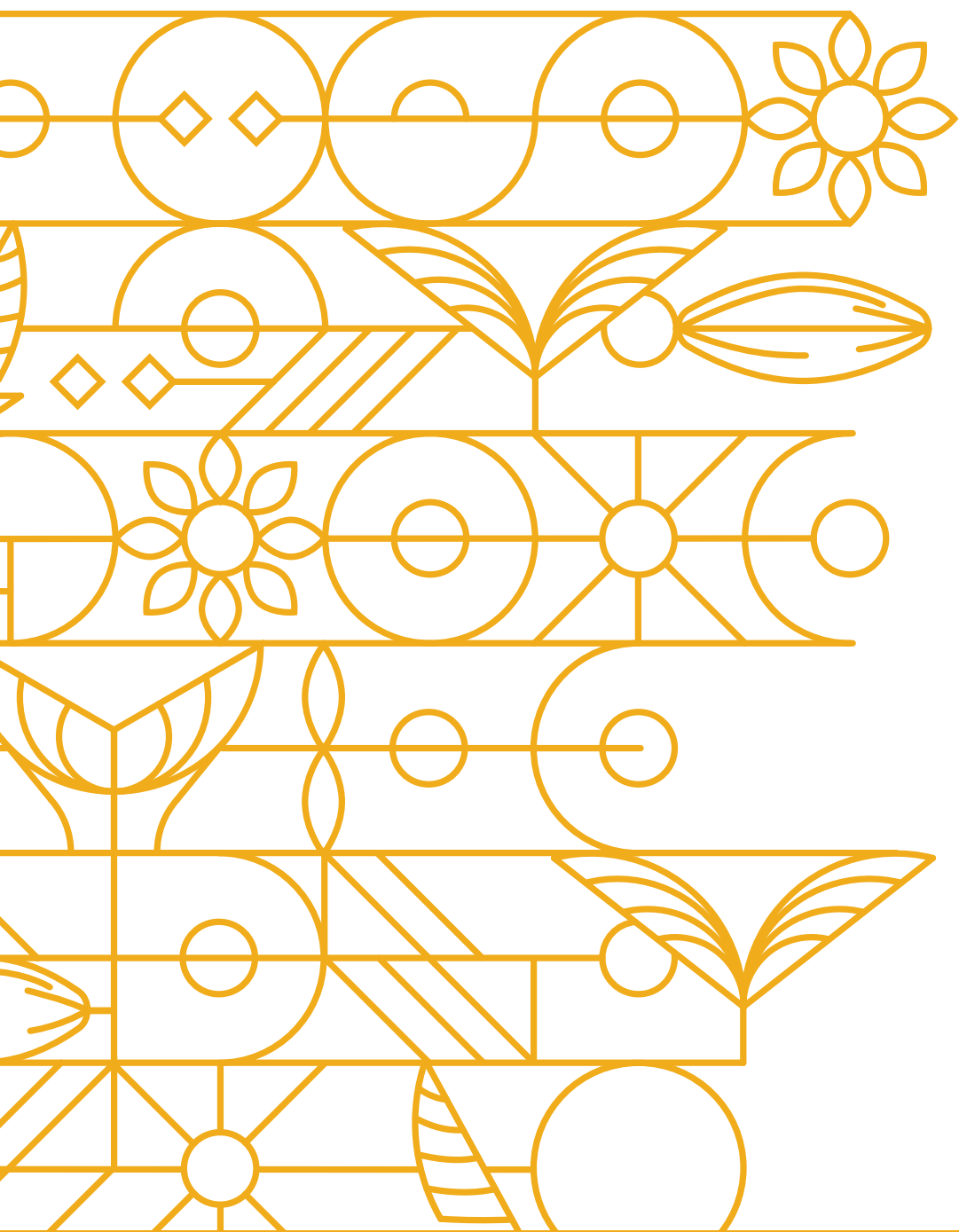


Illustrated floor plant of the residential unit of apartment 105, in block 2, with suggested layout, which may change due to the type, column and block of the unit. Artistic plant, without scale, of the residential unit. The furniture, finishes, objects and equipment are merely decorative suggestions and do not form part of the independent unit. See legal notice at the back of the book.



3 Suítes

With Garden - total private area from
241.92m² to 258.31m²



Illustrated floor plan of the residential unit of apartment 01, in block 1, with suggested layout, which may change due to the type, column and block of the unit. Artistic plant, without scale, of the residential unit. The furniture, finishes, objects and equipment are merely decorative suggestions and do not form part of the independent unit. See legal notice at the back of the book.



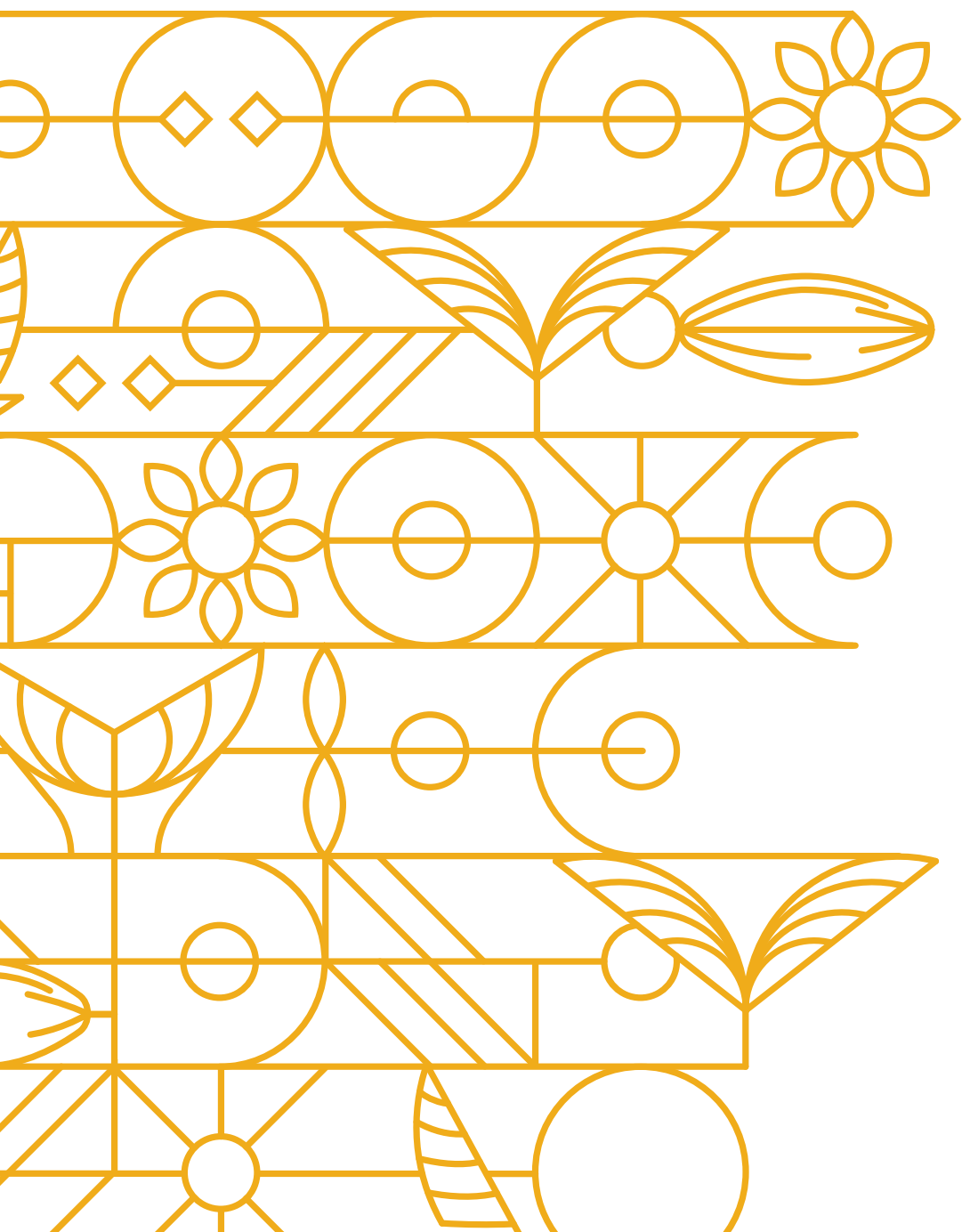
Illustrated view of apartment 01 in block 1



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3 Suítes

Without Garden - total private area of **144.48m²**



Illustrated floor plan of the residential unit of apartment 102, in block 2, with suggested layout, which may change due to the type, column and block of the unit. Artistic plant, without scale, of the residential unit. The furniture, finishes, objects and equipment are merely decorative suggestions and do not form part of the independent unit. See legal notice at the back of the book.



Illustrated view of apartment 402 in block 1

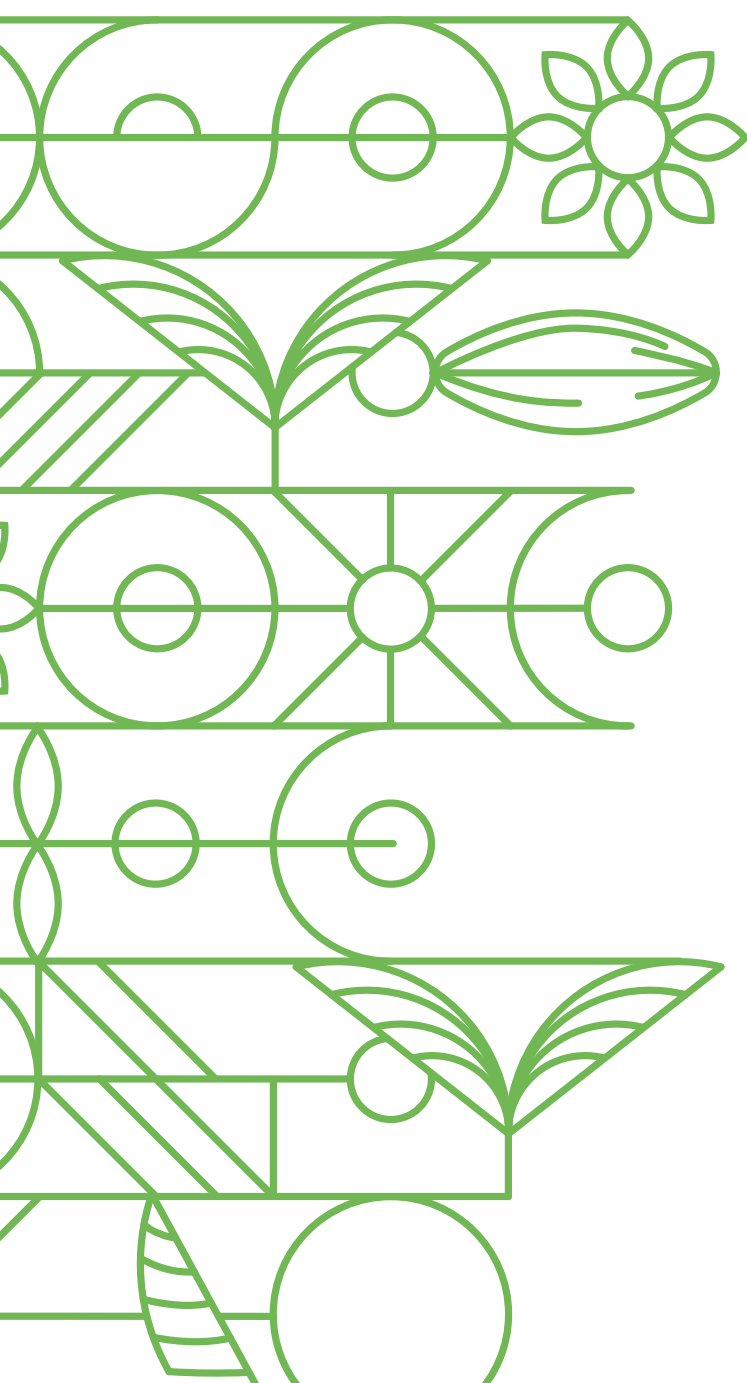


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Penthouse

4 suites - total private area of **225.06m²**
(with the option of an extended suite)

Lower floor



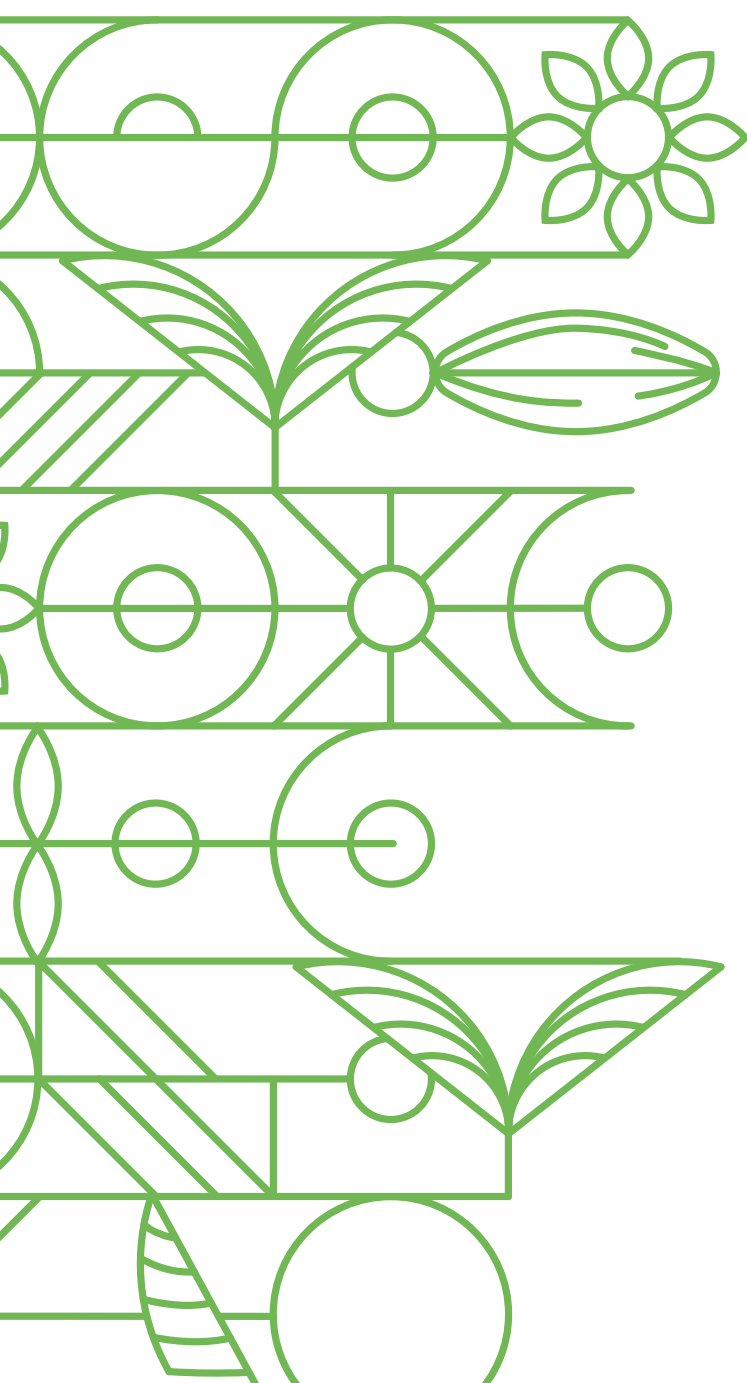
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Penthouse

4 suites - total private area of **225.06m²** (with the option of an extended suite)

Upper floor



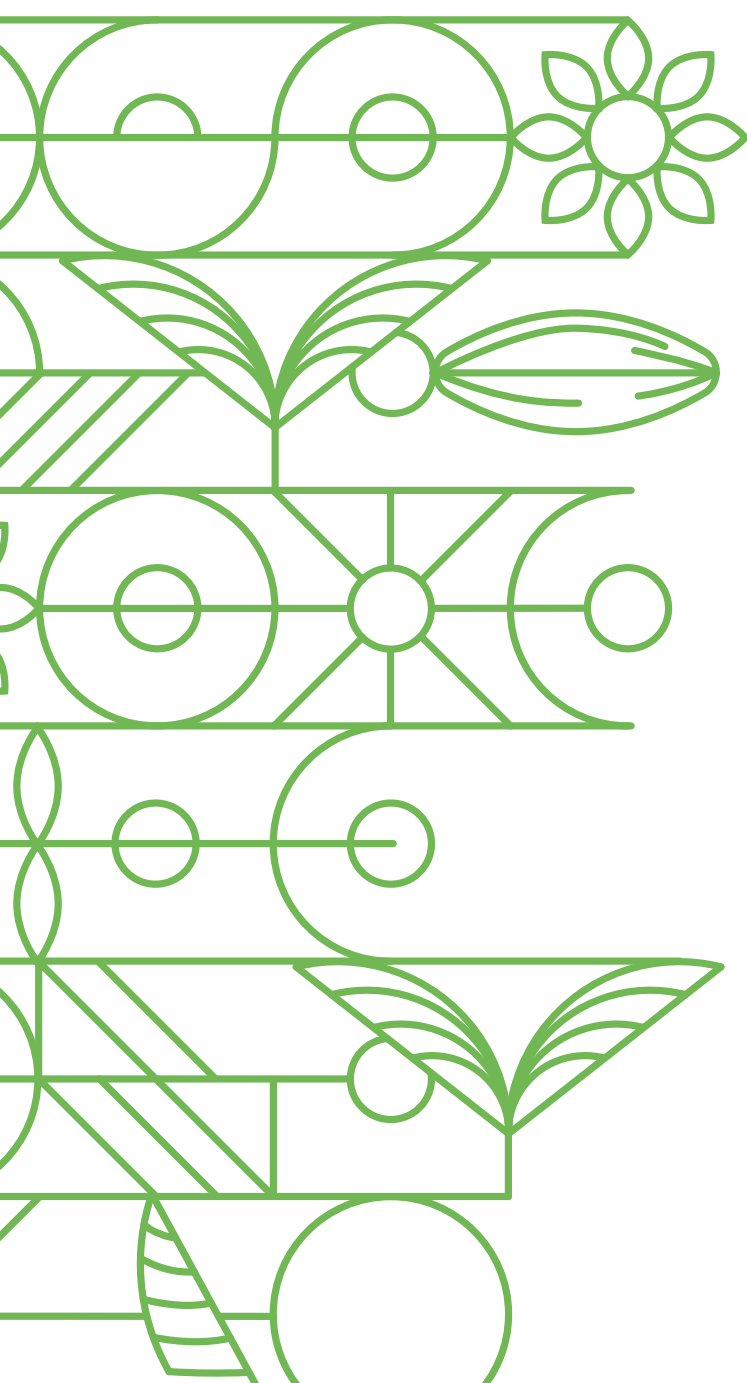
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Penthouse

4 suites - total private area of **225.06m²** (with option of extended suite)

Option of extended suite



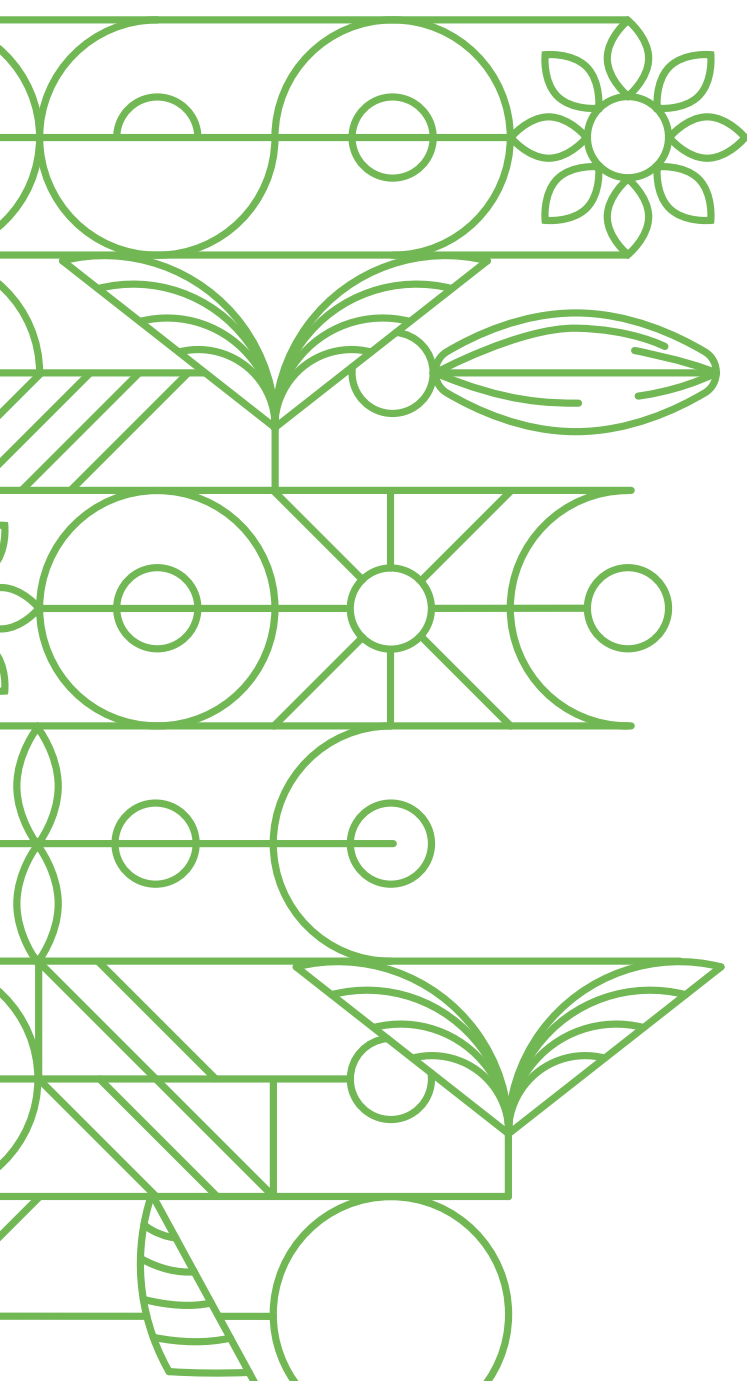
Illustrated floor plan of apartment 401, block 1, with suggested layout, which may change due to the type, column and block of the unit. Artistic plant, without scale, of the residential unit. The furniture, finishes, objects and equipment are merely decorative suggestions and do not form part of the independent unit. See legal notice at the back of the book.



Penthouse

3 suites type 1 - total private area from
141.63m² to 143.39m²

Lower floor



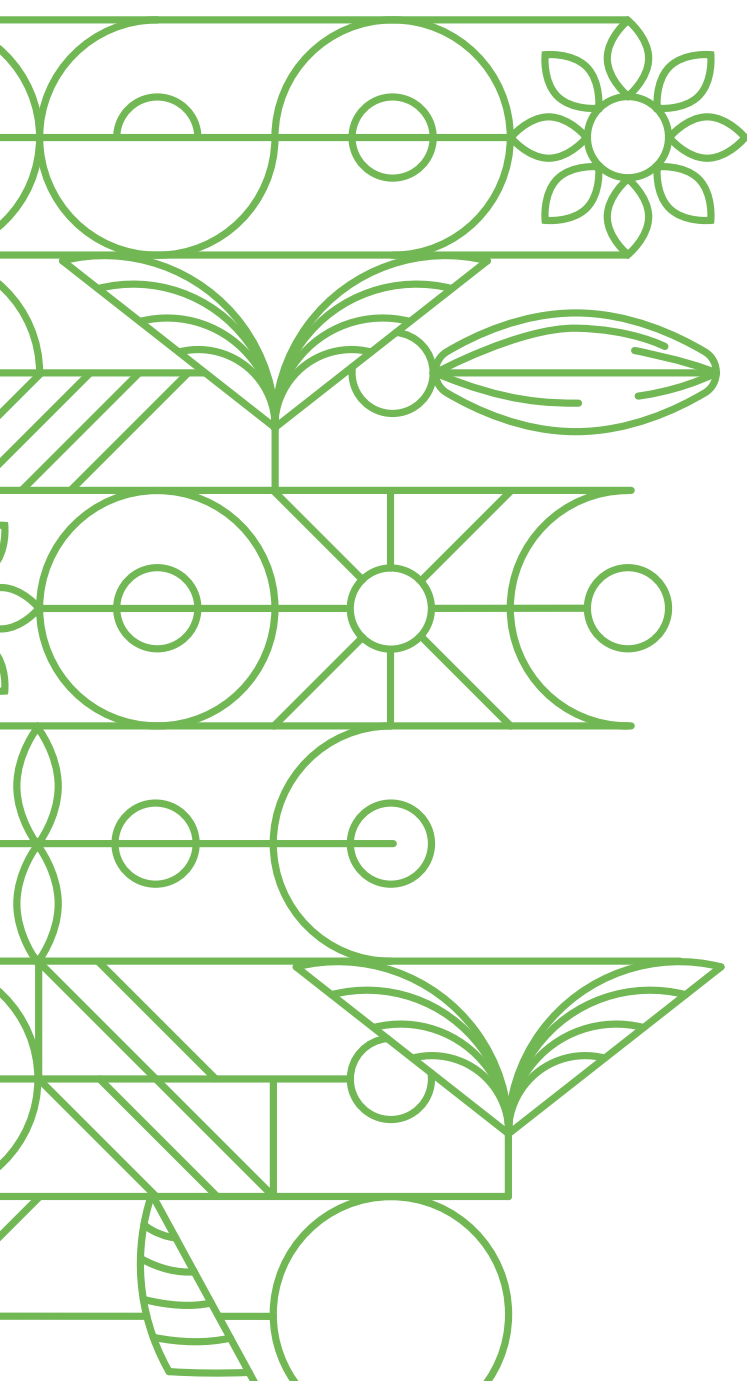
Illustrated floor plan of apartment 405, block 1, with suggested layout, which may be altered due to the type, column and block of the unit. Artistic plant, without scale, of the residential unit. The furniture, finishes, objects and equipment are merely decorative suggestions and do not form part of the independent unit. See legal notice at the back of the book.



Penthouse

3 suites type 1 - total private area from
141.63m² to 143.39m²

Upper floor



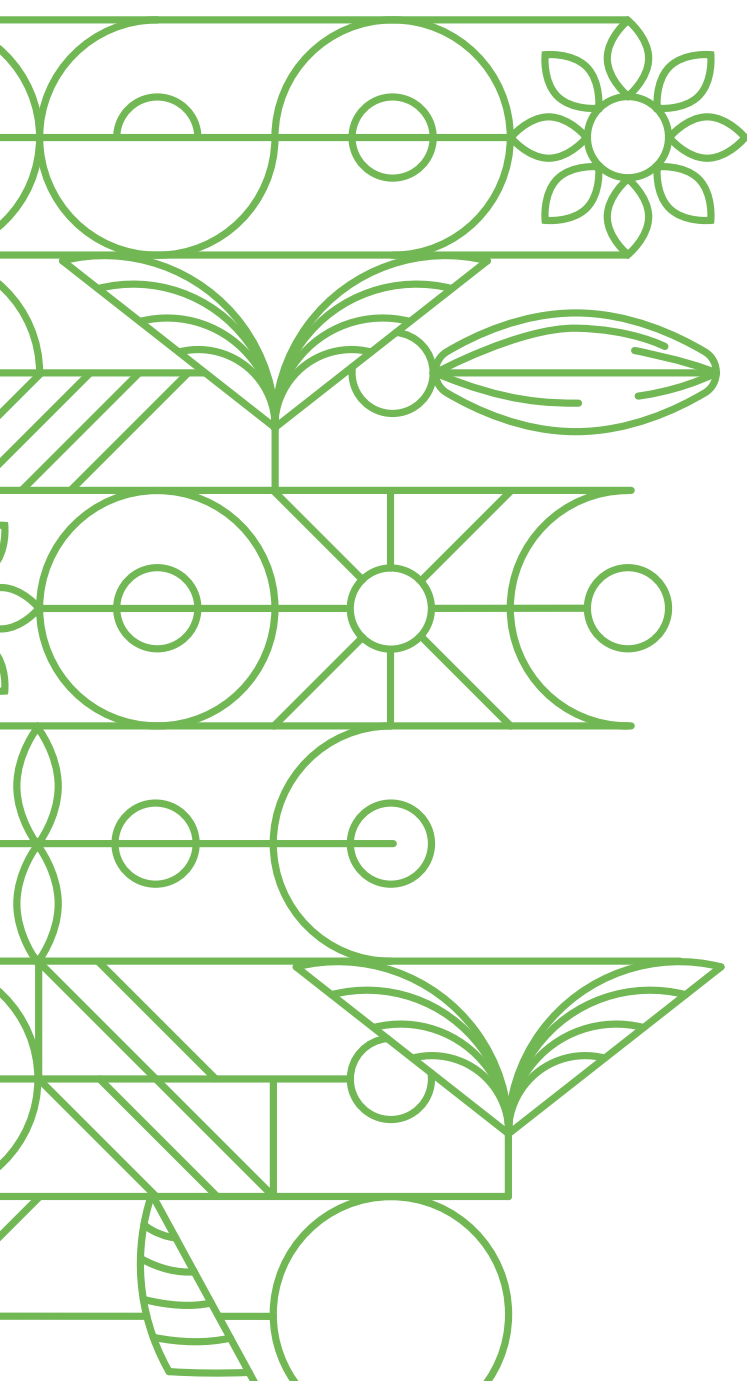
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Penthouse

3 suites type 2 - total private area from
159.04m² to 159.18m²

Lower floor



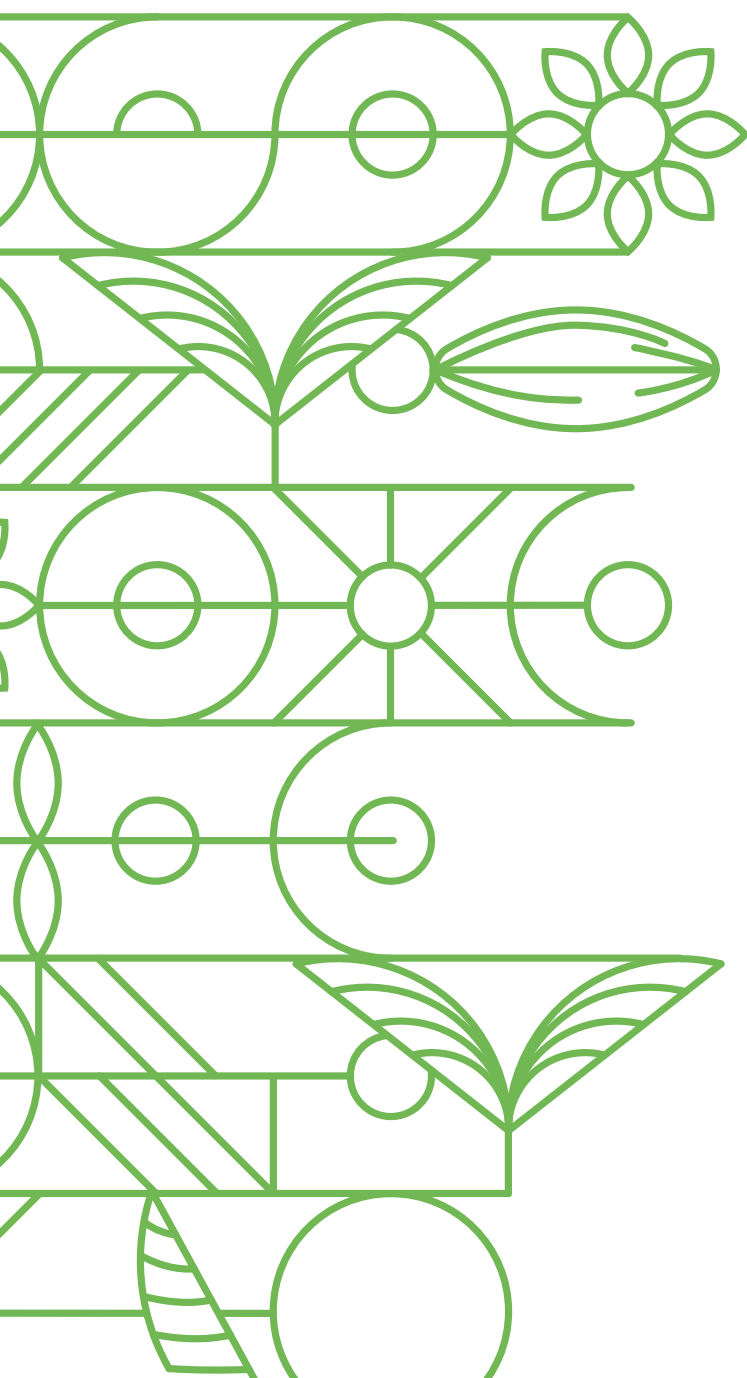
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Penthouse

3 suites type 2 - total private area from
159.04m² to 159.18m²

Upper floor



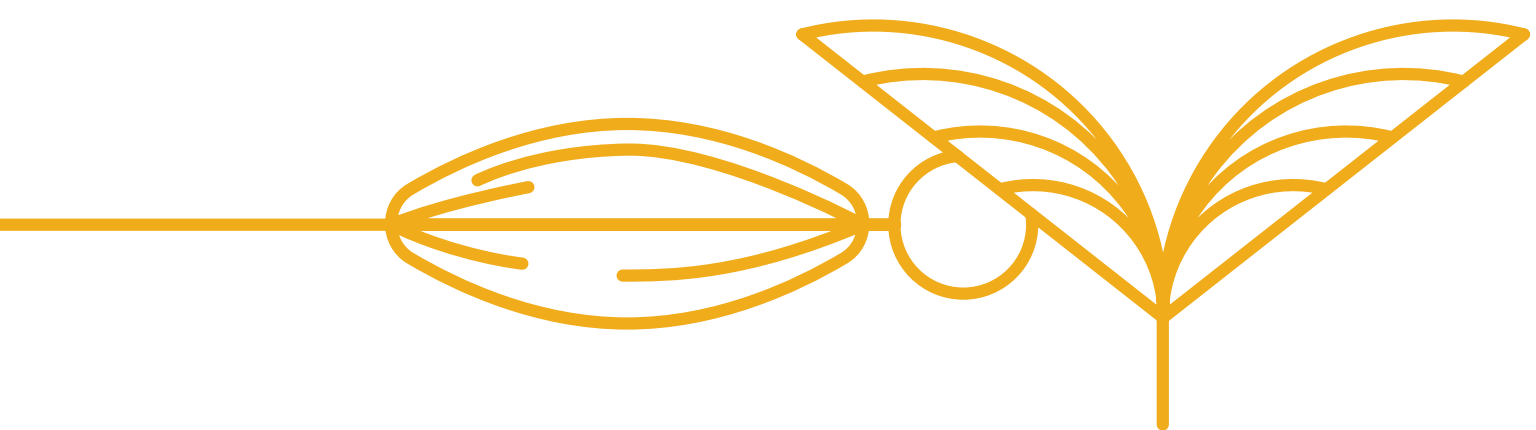
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Illustrated view of apartment 406 in block 1



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Layout Plan





Together, the best high-end real estate launch in Ilhéus.

Pelir Engenharia, which has been operating in the market for almost 40 years, is the current winner of the Ademi 2023 Award in the Real Estate Launch of the Year and Development of the Year categories, as well as having won several other awards for excellence in the sector. B2 Engenharia has been in the infrastructure and high-end construction market for almost 10 years and has just taken an important step in its history with this real estate launch.

Portal Santo Agostinho, with more than 20 years of history, began by carrying out environmental and emergency work. Over time, it also started working in the real estate market, launching successful sustainable developments in Ilhéus and Itabuna. They have combined their expertise, bringing together quality, technology, innovative concepts and social and environmental responsibility. All this to launch the best sand-filled development Ilhéus has ever seen.



JAGUAH
RESIDENCE



Ilhéus, a city that inspires us to build the future.

A land of natural beauty, rich culture and hospitable people.

It is here, in Princesinha do Sul, that **Pelir Engenharia**, a benchmark in the market with 39 years of experience and winner of the Ademi Bahia 2023 Award in the Real Estate Launch of the Year and Development of the Year categories, arrives to contribute to the future of Ilhéus.

In partnership with **B2 Engenharia**, which has been operating in the sector for almost 10 years, and **Portal Santo Agostinho Engenharia**, a benchmark in sustainable actions, Ilhéus Select, its newest real estate development, reflects all the care and affection for this city. The first of many.

We are passionate about this opportunity and have come to build a success story with Ilhéus and the people who love this place.

We want to put down roots in the land of the late, Amado Jorge, call Ilhéus our home and contribute to its development.

That's why we asked permission to arrive, offering our best.





ilhéus select

www.ilheusselect.com.br/en/
+55 (71) 3838-9939

Realization



Architectural design: Denise Goulart.

Interior Design and Common Areas: Studio Floor e Ivo Arquitetura.

Ilhéus Select residential development, with incorporation memorial registered under R-3, registration no. 40827 of the First Real Estate Registry Office of Ilhéus-BA (Art. 32, § 1 and 3 of Law 45/64). Responsible developer IS Incorporação SPE Ltda., registered with the CNPJ/MF under number 46.877.025/0001-79, with headquarters at Av. Vasco da Gama, nº 3691, Edif. Vasco da Gama Plaza, Sala 1610, Federação, Salvador-BA, CEP 40290-350. Project: Denise Goulart - CAU/BA nº A79049. Technical Manager: Raul Sena Barretto - CREA/BA nº 68857-D. The exact description of the project can be found in the Memorial Descriptive and prevails over the content of this material. Photos for illustrative purposes only, some of which were not taken on site or around the development. The images and perspectives drawn up with graphic resources are merely illustrative and do not faithfully correspond to the natural and constructive conditions of the site and surroundings of the development. The artistic illustrations of the units and the illustrative plans with suggested layout and decoration are only references as to the possibility of using and modifying them and shall vary according to the type of unit. The furnishings, finishes, objects and equipment are merely decorative suggestions and shall not form part of the independent unit and/or common areas. The measures may change depending on the type of unit. The images represented here may not faithfully portray the natural colors, textures, brightness and reflections, as they are printed material. The shops and services are not part of the development and can be modified or closed at any time. The Developer offers its clients real estate products, not financial investments, and does not guarantee amounts or credits offered by financing agents.

