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Who are Invest in Brazil?

Invest in Brazil Ltd are one of the market leaders in sourcing and delivering safe and profitable opportunities in residential and commercial property in Brazil. Winner of three international awards, Invest in Brazil are recognised for our transparent and ethical approach and the robust due diligence we perform in order to protect our clients and partners.

Originating from property sales within Europe since 2001, Invest in Brazil are well known for recognising the right entry on real estate markets, leading to our perfect timing focusing on Brazil. Having specialised exclusively in Brazilian property and real estate sales since 2005, our management team has a significant and highly respected track record of experience in Brazil.

Our approach is to create attractive transparent opportunities and projects to present to the market. We maintain an honest approach to client risk and work tirelessly to ensure we mitigate as much risk as possible before bringing any product to you.

Awards:

Winner – 2012 AIPP awards
Winner – 2011 AIPP awards
Winner – 2010 OPP awards

“Invest in Brazil have an international project anchored locally, where the mix between residential and tourist development is magnificent. The attention to detail and no doubt the time, effort and money spent in gaining SIPP compliance, in doing transparent due diligence, in stepping into the shoes of the purchaser, and in identifying and mitigating risk was truly impressive. This is clearly an excellent development with sound partners acting with experience and ethics, a worthy winner.”

OPP AWARD’S FOR EXCELLENCE 2010
**Current Projects**

**TAMBABA COUNTRY CLUB RESORT**

*Tambaba Country Club Resort* is an idyllic tropical paradise of 150 hectares located south of João Pessoa in the state of Paraíba. With 30 hectares of leisure facilities and services and more than 15 hectares of tropical woodland, this 5* resort is encompassed by 2 rivers with natural springs and stunning views. This model was inspired by the concept of Europe’s most successful Country Clubs, but with the added benefit of being able to take advantage of the all year round sun and located just 5 minutes from 3 fantastic beaches of Praia de Tambaba, Praia Bella and Praia de Coqueirinho.

**PUEBLO DO MAR**

*Pueblo Do Mar* is a residential housing project designed specifically for the growing domestic Brazilian middle class market as its primary focus and is targeting the largest growth demographic in the ‘affordable homes’ sector. Located in the municipality of Conde in the coastal town of Jacuma, Pueblo Do Mar sits in the beautiful coastal foothills 15 minutes drive south of the rapidly expanding city of João Pessoa. This project promotes 12 hectares of unencumbered development land divided into 408 freehold land plots, leisure facilities and fantastic economic growth.
Tour Itinerary

YOUR FIRST AFTERNOON
You will be collected from Recife / Natal / Joao Pessoa Airport and taken to the hotel where you will meet the developers, partners and clients of Invest in Brazil. Enjoy an evening of social banter and take the opportunity to discuss the weeks events.

DAY 2
The tour will commence the following morning with a trip to the award winning Tambaba Country Club Resort with its rolling hills and spectacular views.

You will then be taken around our second development Pueblo Do Mar and discover the potentials of residential housing estates in the local area.

DAY 3
Experience the fantastic coastline of Joao Pessoa via a buggy ride across it’s beautiful sandy beaches. Your guide will show you the cliffs of Praia de coqueirinho, the shores of Praia de Tabatinga and, taking the PB008 past the highly publicised development of the Oscar Niemeyer Convention Centre, a final stop for lunch in a stunning beach side restaurant.

DAY 4
Why not take a trip to Joao Pessoa town centre and see what visual treasures you can find hidden amongst it’s historical architecture. You also might want to take the opportunity to taste a variety of Brazil’s most exquisite seafood dishes with some fine dining at sunset.

DAY 5
Our tour experts would love to show you the amazing town of Jacare. Relax with a cocktail and listen to the saxophonist play soothing notes to the setting sun.

DAY 6
Finalise any ongoing paperwork and discuss all your questions and queries with the developer and Partners of Invest in Brazil. Clients usually take this opportunity to collect their Title Deeds or signed registered contracts from the Brazilian Cartorio Office.

DAY 7
Pack away your sunglasses and sandals and prepare to leave your Brazilian memories behind. If your lucky, you might still get one last chance to set up on the beach and summarise how much you’ve enjoyed yourself!
The Developments

In Northeast Brazil

Praia Bela, Joao Pessoa
Tambaba Country Club Resort

**Five Star Luxury Living**

Tambaba Country Club Resort is a 5 star development designed for commercial and private residential investors to safely enter the fast growing Brazilian property market. Located to the south of the rapidly expanding city of Joao Pessoa, Tambaba Country Club Resort provides 150 hectares of luxury living, year round sunshine and three of Brazil’s most beautiful beaches on its doorstep.

**Features**

- Land prices from £19,950
- 5* gated community with 899 residential freehold land plots
- 150 hectares/1.5 million m² of tropical paradise
- Full planning permissions and licences
- Full legal title to asset registered at the Cartorio office (government body)
- A choice of off-plan luxury villa’s (now under construction)
- Over 60 onsite leisure facilities (including spa, restaurants, mini golf, sports courts as well as a 2,500m² aquatic pool, many already completed)
- Set in a tranquil part of Northeast Brazil, 30 minutes from the vibrant city of Joao Pessoa
- Commercial land available for development for 5* hotel resort complex

**Key Benefits**

- OPP (Trade Body) award – Best International Developer 2010
- AIPP (trade body) award March 2011 & March 2012 “Best Developer Americas”
- Forecasted 20% growth per annum
- 24 month interest free payment plan option (50% deposit)
- Opportunity to build an off plan luxury villa, freehold and with instant equity upon completion
- North East Brazil set to increase in value due to 15,000 jobs created locally and lack of quality housing
- Media coverage for 2014 World Cup and 2016 Olympics games
- Already over 75% sold with 65% of those sales to Brazilians
- Clear exit strategy when you wish to sell after completion
- Full legal Due Diligence
- Independent Valuations
- Independent UK based Brazilian lawyer to manage purchase
- Resort construction underway
899 residential land plots

50 Unit Shopping Centre

300,000m² leisure area

24hr security

Commercial Sectors
Residential Sectors
Additional Land

Additional Land for golf course & Golf Villas

London 23,516m²
Montecarlo 29,035m²
Paris 45,086m²
Ipanema 39,986m²
Copacabana 30,220m²

20ha 5* resort Complex / Location
This beautiful luxury 3 bedroom villa Monet located in the 5* Tambaba Country Club Resort Brazil is designed and built to high specifications on your own freehold land plot complete with title deed.

The elegant Villa Monet is a 3 Bedroom detached residence with a modern design, the perfect holiday home or permanent residence for you, your family and your guests to unwind in private and take in the exceptional facilities Tambaba Country Club Resort has to offer. The Villa Monet is bright and open; a residence built to the highest standards.

The Monet is a single storey villa incorporating stylish design and large rooms. Light and airy, additional characteristics include a modern lounge and dining area and 3 bedrooms with 1 en-suite bathroom and 1 family bathroom.

Whether you choose to relax by your very own pool in your landscaped gardens, or sample the extensive facilities of the resort, the Villa Monet offers you the comfort, space and design features to relax and enjoy your home.

VILLA MONET 121 SQM
LIST PRICE R$ 540.000,00

Payments to be made in stages over 6 months following a £1000 reservation fee. Purchase Price/ Staged payments will be paid in Brazilian Reais using the exchange rate at the time of payment.

Villa images are for illustrative purposes only. Price listed does not include cost of land.
Villa images are for illustrative purposes only. Architectural drawings are not to scale.
Luxury Villa Picasso

This beautiful luxury 3 bedroom villa Picasso located in the 5* Tambaba Country Club Resort Brazil is designed and built to high specifications on your own freehold land plot complete with title deed.

The Picasso is a single storey villa incorporating modern design, high ceilings and large feature windows to make best use of natural ventilation and light. Additional features include a modern open plan kitchen, lounge and dining area as well as 3 bedrooms with 1 en-suite.

The tiled flooring, large windows and fixtures and fittings are of the highest quality throughout your home. Built upon your own freehold plot, the Villa Picasso also comes with a family bathroom, utility room, WC as well as an open terrace area. The Villa Picasso also comes with the upgrade options for a private pool, pergola/decking and landscaped garden for you to relax in private when you choose.

The residence is designed to be the ideal base for you, your family and guests, whether you choose to relax in private, or sample the extensive facilities of Tambaba Country Club Resort.

VILLA PICASSO 129 SQM

LIST PRICE R$ 575.000,00

Payments to be made in stages over 6 months following a £1000 reservation fee. Purchase Price/ Staged payments will be paid in Brazilian Reais using the exchange rate at the time of payment.

Villa images are for illustrative purposes only. Price listed does not include cost of land.
Architectural drawings are not to scale
This stunning 2 bedroom villa Ibiza located in the 5* Tambaba Country Club Resort Brazil is designed and built to high specifications on your own freehold land plot complete with title deed.

The stylish Villa Ibiza is a modern home designed to incorporate a sophisticated lifestyle and residency within Tambaba.

This 174 m² single storey property includes 2 bedrooms, 2 bathrooms, a study and a large living/dining area opening on to 45 m² of outdoor terrace space for you, your family and guests to unwind in private.

Whether you choose to relax by your very own pool in your landscaped garden, or sample the extensive facilities that Tambaba has to offer, the contemporary design of the Villa Ibiza offers you comfort, space and tranquillity that you can enjoy all year round.

VILLA IBIZA 174 SQM

LIST PRICE R$ 620.000,00

Payments to be made in stages over 6 months following a £1000 reservation fee. Purchase Price/ Staged payments will be paid in Brazilian Reais using the exchange rate at the time of payment.

Villa images are for illustrative purposes only. Price listed does not include cost of land.
Architectural drawings are not to scale
Luxury Villa Dali

A Stunning luxury 4 bedroom villa Dali located in the 5* Tambaba Country Club Resort Brazil, designed and built to high specifications on your own free hold land plot complete with title deed.

The Villa Dali is a striking 3 - 4 Bedroom two-storey detached residence encompassing the spirit of Tambaba Country Club Resort.

Representing a blend of international and local design, the Dali makes full use of natural light promoted by its fully featured windows. The property includes an open plan dining and lounge areas opening onto a large terrace area with gardens.

Built upon your own freehold plot, the Dali has 3 bedrooms with 2 en-suite bathrooms, with an optional 4th bedroom or maid’s quarters and a utility room for added convenience. The residence is designed to offer exceptional space for you, your family and guests to relax in private or sample the extensive facilities of that Tambaba resort has to offer.

Whether you choose to relax by your very own pool in your landscaped gardens or sample the facilities of the resort, the villa Dali offers you comfort, space and design features so that you can relax and enjoy your home.

VILLA DALI 185 SQM

LIST PRICE R$ 640.000,00

Payments to be made in stages over 6 months following a £1000 reservation fee. Purchase Price/ Staged payments will be paid in Brazilian Reais using the exchange rate at the time of payment.

Villa images are for illustrative purposes only. Price listed does not include cost of land.
Architectural drawings are not to scale.
A Stunning two-storey luxury 4/5 bedroom villa Da Vinci located in the 5* Tambaba Country Club Resort Brazil, designed and built to high specifications on your own free hold land plot complete with title deed.

The Villa Da Vinci is a superb 4-5 Bedroom detached residence encompassing the spirit of Tambaba Country Club Resort.

Designed as a flagship resort residence, the Villa Da Vinci makes an impact on those who see it as well creating an exceptionally spacious home for you, your family and guests to unwind in perfect luxury.

Features include a large dining and lounge areas opening onto the gardens, as well as a highly specified kitchen area. The Villa Da Vinci also comes with a double car-port, utility room as well as a maid’s quarters for added convenience.

This villa comes with a private pool and landscaped garden when you choose the upgrade options providing you with complete relaxation and time to take advantage of what additional facilities Tambaba Country Club resort has to offer.

VILLA DA VINCI 320 SQM
LIST PRICE R$ 1,150,000,00

Payments to be made in stages over 6 months following a £1000 reservation fee. Purchase Price/ Staged payments will be paid in Brazilian Reais using the exchange rate at the time of payment.

Villa images are for illustrative purposes only. Price listed does not include cost of land.
INVEST IN BRAZIL INVESTMENT TOUR

Tambaba Shopping Centre

TAMBABA BOUTIQUE SHOPPING - PHASE 1 RETAIL SHOPPING UNIT INVESTMENT

Key Features:

- Entry Level from £38,971.00
- Net rental yields of 10-20%+ pa after 3 years
- Easy and Safe investment process protecting your investment capital
- 3 year timeframe, full rental management service

INTRODUCTION

Tambaba Country Club Resort is a multi-award winning five star resort situated on the north east coast of Brazil. Located in one of the fastest growing economic areas, the demand for retail commercial property is reaching historic highs. With the completion of Tambaba on the horizon and the captive market for what will be potentially 6,000 – 7,000 private residents to provide shops and commercial services, an opportunity exists to own and rent commercial shopping units to local business owners.

Why Purchase in Brazil commercial property?

- Brazil’s continually growing consumer market and middle class economy
- Brazil is the 6th Largest world economy (UK is 7th)
- It is one of the fastest growing property markets in the world the last 3 years [Knight Frank]
- High and sustainable yields
- Brazil is already one of the world’s leading institutional investment destinations
- Growing credit market creating significant retail market growth

The Acquisition

Phase one launch of the first 25 retail units (50% of total retail units available) located within the heart of Tambaba Country Club Resort. Tambaba construction set for completion in 2014 with yield maturity forecasted for 2017.

Entry

- From £38,971.00 for a 22.5 m² freehold retail unit
- 25% below market value
- UK managed purchase process ensuring full title and legal registration of your investment
- Independent UK based Brazilian lawyer to protect your purchase

Returns & Exit

- 20% pa capital growth forecast
- 20%+ pa yield
- Full rental management service (tenancy assurance available)
Comparison Growth chart of 10%pa yield from year 1 vs. Tambaba Retail yield of 20%pa from year 3 forecast.

Comparing Tambaba’s commercial units to a typical 10% pa property yield (with returns commencing from the very start), it is clear that the total accumulated growth is matched by Tambaba after only 4 years. Thereafter Tambaba commercial unit yields are twice as high.

Already two thirds of Tambaba’s residential property sales are to the domestic Brazilian residential and tourist markets with over 70% of all residential villa areas sold out. This illustrates a clear and strong local demand for Tambaba as well as the right ingredients for a successful commercial purchase.

Timing

Based upon project construction completing in 2014 we conservatively forecast a 3 year lead-in period for optimal tenancy and rental rates at the forecasted 20%+ pa level. This is based upon the anticipated maturity of residential development and resident population within Tambaba Country Club Resort.

PROTECTING YOUR INVESTMENT

The safety of your capital is paramount in today’s market. Tambaba has won awards based upon the ethics and safety mechanisms we have in place to ensure your money is safe and that your asset is legally owned.

Specific safety features are

- Multiple independent valuations
- Project under construction and nearing completion
- Full legal title to asset
- Full management and rental service available
- Transparent direct money transfer and legal registration from UK directly to Brazil
- Independent UK/Brazilian lawyer to manage your purchase
- Full legal Due Diligence
- Multi-award winning developer based in the UK
- Fastest growing world consumer market
- Long term domestic demand

Note: Projected returns shown above are not guaranteed and subject to market fluctuations.
An opportunity exists within Tambaba for the acquisition of prime location development land within the site of up to 17Ha of land with full commercial planning, licensing and core infrastructure (electricity, water, road access, etc.) A feasibility study was conducted indicating that a 250 Key 5* hotel and spa, 250 Key 5* condo-hotel, luxury villas, cabana/bungalows and apartments could be constructed within its boundaries along with a professional sports academy, private cosmetic/health clinics with additional space available for a 9 or 18 hole golf course and up to 300 residential golf villas. All areas are considered within a prime location on the resort and come with planning consent for build density of up to 65% footprint and 4 storeys in height. Geography of the land ensures views to the sea from elevated positions along with views to unadulterated surrounding countryside.

Cabana/Bungalow Development–

This would be a phased Development of a 300-unit bungalow/cabana project across one commercial sector (approx. 3 Ha) located within Tambaba’s commercial land area of Copacabana.

Cabanas are 36-50-65 sqm in size (1/2/3 Bedrooms) and are built around shared pools and garden facilities specifically for the project. Designed primarily for second home ownership and short let basis, however there is also expected primary residence ownership demand given the comparatively lower pricing comparable with residential apartments within the area. There is also a very strong fractional demand in Brazil for vacation property [RCI research 2012, Fractional Life Brazil report] with Tambaba already having strong links with two of the world’s largest shared ownership and vacation exchange operators in the world – RCI and Interval International. Tambaba’s superior leisure facilities within the resort also make such a project very attractive for both fractional sales and rental of units - Tambaba’s primary business model.
Five Star Hotel Project-
Feasibility is in place for Tambaba Commercial Development of a luxury 5 star resort 250 Key hotel & spa (see CEA Feasibility Report) within Tambaba Country Club Resort. It is possible, due to local demand increasing over the next 5 years, to operate the hotel as a managed extension to the cabana/bungalow project where units are managed by the same hotel management operator.

Apartments-
2.6 Hectares of commercial land has presently been designated for development of a 165 luxury apartment complex in association with Interval International (as part of their vacation exchange network) for fractional shared ownership sales by the developer. This project can also be replicated on other designated commercial land areas therefore increasing the gross profit forecast.

ADDITIONAL DEVELOPMENT OPPORTUNITIES AVAILABLE INCLUDE:
+ Managed tourism bungalow/cabana resort project
+ Resort upscale managed villas
+ Luxury apartments
+ Cosmetic clinic / Spa
+ Professional football academy
+ Private School / Education Centre
Pueblo Do Mar presents a unique investment opportunity with outstanding growth potential. The investment is in freehold purchase and ownership of unencumbered development land plots with full planning and licensing already approved. Freehold land plots start from 2152sq.ft (200m²) with planning permission, licenses and pre-infrastructure and are designed for development of affordable 1, 2 and 3 bedroom Middle C-Class income residences or holiday home units as already proven popular in this region of Brazil. Each plot will have a 50% build footprint over two storeys.

Pueblo Do Mar. Designed to work as a successful and safe property investment with the simplicity of a UK end-to-end managed process for your protection, ease and peace of mind

Features

- Land prices from only £7,300
- 408 x 200 m² freehold plots within 12 hectares of idyllic development land
- Full infrastructure of roads, electricity and water
- Complete 18 plot sectors for sale
- Full planning permissions and licences (planning permission for up to 72 homes per sector based on 4 homes per plot)
- Set in the Northeast region of Brazil, only 15 minutes from the vibrant city of Joao Pessoa
- 10 minutes from the new 25,000 seat International Convention Centre
- Situated in one of the most picturesque areas of the north east region, 1.7 miles to beaches and fabulous coastline
- Views towards the Atlantic Ocean and surrounding country sides.

Key Benefits

- UK Managed purchase process
- Fastest Growing Property Market (Knight Frank 2011/2012)
- Designed to meet the increasing middle class income market 3-5 year exit timeframe
- 20%+ pa forecast capital growth
- 9 Million Home deficit (Ernst & Young 2011). 7.2 million home deficit account for middle class income sector
- Independent UK based Brazilian Lawyer to manage purchase
- Full legal Due Diligence
- Local hosts to the 2014 World Cup and 2016 Olympics
- Inspection trips available
- Development due for completion 2016
408 Residential Land Plots

Sold Plots
(correct as of March 2014)

4 Hectares of woodland

Leisure Facilities
Why Brazil & the Northeast

Brazil has been one of the fastest growing property markets in the world for the last 3 years [source 2010, 2011, 2012 Knight Frank Index]. Due to the meteoric rise of the Brazilian economy, increased national wealth has driven a significant growth both in demand and grade of housing in Brazil.

Housing Deficit

As it stands Brazil has a housing deficit of 8 million homes that are required today and this deficit is widening with the vast bulk of demand within the middle class sector. This is unsurprising as the economic middle class in Brazil is now 100 million people, almost doubling in the last 6 years, making it the fastest growing middle class population in the world. Simply put, when the demand exceeds supply you have price growth, making it a very favourable investment climate in housing and property. This also creates a strong demand for rental property as is common in any international market where demand is high.

With increased disposable income Brazil is also experiencing a boom in domestic tourism and thus also second homes, with cities in north east Brazil such as Joao Pessoa experiencing 78% tourism growth in 2011 alone.

North East Brazil’s Property Boom

When most think of Brazil they think of Rio De Janeiro or Sao Paulo; however these cities are highly mature markets at their price peak. It is across areas such as Joao Pessoa in the north east of Brazil, which is outgrowing the rest of the country, that property opportunities become particularly interesting. Consider that Brazil only offered its first ever housing mortgages 5 years ago and now offers mortgages to Brazilian nationals for up to 40 years, as well as the huge growth in national wealth and GDP, you begin to see why the demand for housing is increasing so quickly with finance accessible where it was never available in the past.

The North East region of Brazil is economically increasing at a rate far faster than the rest of the country. In the city of Joao Pessoa and surrounding state of Paraiba, the accelerated demand here is illustrated in a 125,000 housing deficit increasing by 25% per annum. Another fact demonstrated with property values is certain municipalities have increased by up to 450% over the same period with major economic development projects such as Mangabeira Shopping in Joao Pessoa having massive impacts locally.
Brazilian Mortgages

The Brazilian mortgage market is the fastest growing in the world. This new access to finance (only since 2007) has increased demand even further. With the national mortgage market growing 33% in 2012 alone [source IPEA], and only a 7% mortgage debt, there exists exceptional long term positive conditions for property investments that focus on the local Brazilian market as their exit route to international investors.

Brazilian Property Culture

As mortgages are quite a new option, Brazilians have quite a distinct buying culture for housing with many opting to buy their land in private condominiums and build their own homes, gradually expanding and extending them over time. This is because most property purchases operated on a cash only basis, with buyers having to save before buying. Land with planning permission is highly prized as planning permissions can be very lengthy and difficult to obtain due to strict licensing laws. There are also laws to protect buyers by ensuring developers have obtained all planning and licensing before they are allowed to sell to Brazilians.

With the Brazilian national property increases achieving an average of 20% per year for the last 3 years and cities in the north east such as Joao Pessoa experiencing even higher rates due to their economic development catching up with the industrial cities of the south, there is unlikely to be a better time to purchase land and housing with such potential as right now.
Why Brazil & the Northeast

The need to obtain above average investment returns is even more important in an economic decline. Brazil is in an envious position of having seen steady continuous growth with low inflation especially in and around the area of João Pessoa situated in the sun drenched and picturesque region of Northeast Brazil.

REASONS TO INVEST

Here are why values in land and property will soar over the next 10 years and the reason to join this expanding market now!

1. The new Mangabeira shopping centre is being built in João Pessoa and once finished it will employ between 2,500 – 3,000 new employees.

2. Fiat are building a new car plant in Pernambuco with an expected 4,500 new employees including management and will be their largest. With the car plant being a short distance from Joao Pessoa, some new employees will be looking for a place to live whether to buy or rent. Pernambuco is only 18km from Tambaba and therefore is ideal for new employees to locate themselves.

3. A new state of the art glass factory is being built by a US company and will be located 13km outside Joao Pessoa. Having already spent $400,000,000 on the project they are expected to employ a large number of workers.

4. A new 75 hectare trading estate is going to be built close to the Fiat car plant in Goianna.

5. Due to the massive increase in construction materials, two new modern cement factories are also being built close to the Fiat factory which at only 18km from the beautiful and tranquil setting of Tambaba is well within a commutable distance.

6. It has been announced that due to the growth of the city of João Pessoa the current international airport is unable to cope with demand and is going to be relocated to be closer to the new 25,000 seat international convention centre. The land has already been identified and has full government support. With the increase in size this will not only attract new air traffic but new employment will undoubtedly increase substantially.

7. Living accommodation is going to be a priority going forward due to the increase in employment in the area whether buying or letting. Although new housing is being built there is still a huge deficit. Anyone owning land within Tambaba will have an option to build to live or rent, or to sell at a later date to the Brazilian market. Prices are expected to soar due to demand.

8. Rental income in and around the João Pessoa area will be increasing due to demand. Rental rates are currently attracting an 8% income

9. Villa build prices on Tambaba start from only R$540,000 (£154,285) with discounts available on certain promotions. Similar properties in the Joao Pessoa area are currently being sold for over R$1 million.
Frequently Asked Questions
Frequently Asked Questions

1. What currency is used in Brazil? 
The currency is known as the Brazilian Real

2. What is the official language spoken? 
Portuguese is the national language spoken throughout the country

3. What are the national festivities? 
- 7th September is Independence Day
- 5th October is Constitution Day
- Carnival is celebrated in towns and villages throughout Brazil and is known as the ‘Wild 4 day celebration’ and it starts 40 days before Easter.
- There is St Joao in June and many more holidays.

4. Are there any visa requirements to enter the country? 
Travellers with British nationality are only required to carry a valid passport with at least 6 months validity left. Other Nationalities such as USA, India, UAE and China will require a tourists visa valid for up to 6 months. Please check your countries requirements before travelling. Those who entered Brazil with a temporary tourist visa (normally 3 months) and remained in the country for up to 183 days, whether consecutive or not, throughout a period of 12 months.

5. Are there any restrictions for permanent residency for non-Brazilians? 
There is a minimum investment amount required to be able to obtain permanent residency. We would suggest you seek legal advice to establish the requirements.

6. Is it safe to travel in the area? 
Yes due to the continued tourist growth and its organised urban infrastructure. There are police checks on all exits from the city. There are new roads as well as a new dual carriageway from Recife to Joao Pessoa and Joao Pessoa to Natal.

7. What is the country’s Government system like? 
Brazil is Federative Republic, ruled by a president with a senate and House of Representatives. There are elections every 4 years for president, governor, mayor and representatives, every 8 years for senators.

8. Are there any political and/or social instabilities in the area? 
Even though there are still differences among the neighbourhoods, they are much less noticeable than in other areas of the country. The aim of the new Government is to communicate with all sectors of civil society and with States and Municipalities, highlighting their effort to promote the democracy of the Federal Public Administration and to open new ways of social participation that will encourage a relationship of responsibility between State and society.

9. Can foreign investors hold freehold assets in Brazil? 
Yes. Following the correct CPF registration.

10. What is the process to follow for foreigners to receive their land ‘Title Deeds’ and what are the costs incurred? 
The land being purchased must be registered at the Cartorio in the name of the purchaser with all applicable taxes paid, usually approx. 5.5% of the selling price of land that is on the register in the Municipal Office. A CPF (Brazilian fiscal number) will be required for any purchase in Brazil.

11. In the case of a shared property, who is awarded the Title Deed? 
Only one title deed will be issued. The names on the title deed will reflect those names on the purchase contract. It will be up to the owners to decide who will keep this. Copies could be taken.

12. How close will the development be to the hosting cities for FIFA 2014 world cup? 
Tambaba and Pueblo are located between 2 hosting cities, Recife and Natal, which is about one and a half hour’s drive away. Both cities have international airports.

13. Will there be suitable transport and infrastructure to travel to the various world cup football games? 
Transport will be made available to go to all the world cup games. Joao Pessoa international airport is a 20 minutes’ drive from the development and offers internal flights to all major cities in Brazil.
14. How long will I be able to rent my property?
This will be entirely up to you, we can offer an ongoing management service, taking advantage of events like the 2014 world cup and 2016 Olympic Games. There is tourism from inside Brazil from various states such as Rio de Janeiro, Sao Paulo and Brasilia.

15. What taxes are payable and how much?

- **INCOME TAX (Imposto de Renda de Pessoa Fisica)**
  Non-residents are generally taxed on their gross income at a flat rate of 15%. However, the income tax rate may change depending on the type of income derived and the residency status of the taxpayer.

- **RENTAL INCOME**
  Non-residents earning rental income from Brazilian property are taxed at a flat rate of 15%, levied on the gross rent.
  Rental income earned by non-residents who reside in low-tax territories are taxed in Brazil at a special rate of 25%. Low-tax countries are defined as those countries that impose no tax on income or impose a corporate tax rate less than 20%.

- **CAPITAL GAINS TAX**
  Capital gains realized by non-residents on sale of real property, are subject to Brazilian tax at a rate of 15%. The taxable gain is computed by deducting the acquisition costs and transaction costs from the gross selling price or market value of the property.
  Capital gains realized by non-residents who reside in low-tax territories are taxed in Brazil at a special rate less than 20%. As of January 2004, capital gains earned by individuals residing in these countries are subject to 25% withholding tax.

- **PROPERTY TAX**
  **Municipal Tax on Real Estate (Imposto sobre a Propriedade Predial e Territorial Urbana or IPTU)**
  Property taxes are imposed on the assessed value of urban properties, as assessed by the municipality. The tax rates vary from one municipality to the other. Typical rates are around 0.5% to 4% levied on the assessed value of the property, an assessment usually lower than market value.

  **Federal Rural Property Tax (Imposto sobre a Propriedade Territorial Rural or ITR)**
  Rural property tax is levied on the land located outside the urban zones of the municipality. Unlike the IPTU, this is a federal tax. The tax rates vary from 0.03% to 20% depending on the number of hectares of land and the ratio which the utilized area bears to the total land area. Property owners are liable to pay this tax.

16. In what language will documentation be submitted?
All documentation will be in Portuguese for legal reasons with an English translation.
Testimonials

"Having arrived back in the UK from visiting our two investment plots in Tambaba Country Club Resort and taken the opportunity to visit the site and my new investment, I’m really pleased seeing first-hand the progress of the facilities and also to get a real feel for the location and position of my two plots. Tambaba really is special and magical the design and development really has been thought through, catering to all needs of the future residents and families who will use the club for their holiday breaks or as lifestyle investment.

We were greeted at the airport by Sean one of the company directors of Tambaba, nothing was too much trouble and his in depth tour and knowledge of the area and most of all Tambaba and Joao Pessoa was marvellous to say the least. We were taken to all the surrounding beaches, bars, restaurants the water felt like it was at bath temperatures and the Lobster was under £20.00!! The beaches really are minutes away from the resort which was fantastic, the cleanliness and unspoilt un-crowded beaches and local people really do take your breath away so beautiful and the locals are so friendly and helpful.

Actually whilst on site we accidently met a Brazilian family who had purchased property on Tambaba a were showing their sons from Rio de Janerio around as he was going to purchase some plots also, speaking to this local family about Tambaba and their enthusiasm really did fill me with confidence that my investment was a very worthwhile one. I really am looking forward to the day when my villas have been built within this quite extraordinary resort in what can only be described as a rapidly up and coming region of Brazil.

So much so I have decided to increase the size of my investment. A quick point to mention on the legal side of the investment, which is always a concern when investing abroad, from initially choosing our plots to receiving the Freehold Title Deed, Invest in Brazil and their team of lawyers and administrators have continually shown a very high level of efficiency in keeping us informed and with updates on progress which gives us all peace of mind in our investment.

To finish Joao Pessoa and The Tambaba country club area ticked most if not all the boxes, climate, low cost of living, safe, friendly, welcoming, friendly atmosphere, with what can only be described as an up and coming investment hotspot area ready to explode. The inspection trip was well worth the visit. I would like to thank Invest in Brazil team for unrushed professional no pressurised visit to our investment dream."

Frank Wright/ Adrian Owens

"Dealing with Invest in Brazil has been a pleasure. Very competent staff, helpful, organized and available at any time they were requested. I definitely recommend this company to anyone who is thinking in investing in Brazil. Hope to be making more business in the near future with Invest in Brazil."

Best regards"

Adriano Zanella

"I believe investment in Brazil is definitely a great idea. Having invested in the UK property market we decided to try investing in Brazil due to the lack of adequate financial returns here. ‘Invest in Brazil’ have been great and given very sound advice. Their services have been excellent and professional and we have no hesitation in recommending them to anyone looking to invest in Brazil. Once again many thanks for your services. Regards"

Anil K

"As a new investor of Tambaba Country club and already planning to head to Brazil for a holiday, I jumped at the chance to visit the site to get a real feel for my new investment. I’m glad I did as I now feel even more confident having seen the progress of the facilities and also get a real feel for the aspect and elevation of my plots. Now I can begin to make proper informed plans for my Villa! I have a much better understanding of the local area, just how beautiful the local beaches really are and how much potential there is, not only for rapid capital growth but for holiday opportunities for me and my family and friends in the future. I dont think I want to sell now, as was my initial plan. Thanks to the team, Sean, Marie and Paul X2( double trouble) for making sure all the investors on the trip were looked after during our stay. All needs were met and a lot of fun was had. Visiting Joao Pessoa was one of the highlights of my first trip ever to Brazil and I can’t wait to find time for another ‘inspection trip’ to enjoy the area and ultimately, build and return for a proper holiday in my very own slice of Brazilian paradise on Tambaba. ."

Jon Schild

"We purchased two freehold land plots within TCCR from Invest in Brazil in 2009 on the recommendation that Brazil would be one of the future leading economies. We are pleased to say Invest in Brazil was right and our land plots have more than doubled in value. We also have our title deeds to both plots so our investments are secure. I can safely recommend Invest in Brazil to anyone who wishes to buy property in Brazil."

Calvin Alexander
"Being a visitor to Brazil over many years I know the growth potential is huge and the speed of development is increasing so the opportunity to buy a land plot in North East Brazil which is renowned for its beautiful beaches was not to be missed. Having been on a recent inspection visit to Joao Pessoa and the Tambaba resort I was not disappointed and am not only considering purchasing another plot but also building a villa with pool on my original plot. The area is well developed with plenty of amenities, shopping malls, supermarkets, restaurants and of course the beaches and Tambaba itself is set in a beautiful location."

Helen Foxley

"I am impressed with the Tambaba project development. They are putting in a variety of facilities to suit all kinds of people through different age groups. The hassle-free service from Invest in Brazil is particularly fantastic. They follow through and check everything from signing the contract, legal review, to finally getting your own land title deed. I personally hold 6 land plots with different sizes and I am expecting a huge value appreciation from it once all construction work has been completed there so that I can make use of the profit to build my dream villa."

Chung Lun IP

"Having looked at making an investment and after careful consideration I decided to move away from Europe because of the financial situation and lack of returns and turned my attention to Brazil as its one of the countries that has not only seen growth but it likely to continue for some time yet. Having researched the availability I decide to purchase a freehold land plot with a company called Invest in Brazil Ltd because they demonstrated to me that not only are they experts in their field but was able to prove everything they stated regarding planning permissions, valuations and exit strategies. I was not disappointed with my decision as they assisted me throughout the whole process and found them to be a professional and reliable company. On a recent site visit I met with their partners in Brazil and was so delighted with the progress being made I purchased a further 3 plots. I would have no hesitation in recommending them to anyone looking to make an investment in Brazil."

John Campbell

"I have been very pleased with my investment in Tambaba. From the sales agents (Dale - Experience Intl) to yourselves (Dawn - the Finance team), to the legal team (Renata Sa - Chamber of Intl Lawyers), the service provided has been exceptional."

Alston D'Cruz

"From the initial stage of introducing me to my investment options to finally procuring my investment, Invest in Brazil have met my expectations. They are very responsive to their investors and take the time to provide updates on the growth and progress in Brazil as well as options on capitalizing on your investment. It has been 2 years now and I am still 100% positive I have made the right investment. I would highly recommend them to anyone looking to invest in the Brazilian market."

Cyril Nwachukwu

“We are very excited about our land purchase in Tambaba and looking forward to the day when we have a house built within an extraordinary resort in a rapidly up and coming region of Brazil! From initially choosing our plot to receiving our Freehold Title Deed, Invest in Brazil and their team of lawyers have continually shown efficiency in keeping us informed and maintaining enough contact to give us peace of mind on our investment.

Thank you so much! p.s. Yes, we will definitely be recommending Invest in Brazil to our friends and family.”

Christina E.F. Gomes

“I am very pleased with the service I have received and how thorough Invest in Brazil have been from start to finish with my purchase. I am very excited about owning freehold title on what is an outstanding opportunity in Brazil with Tambaba Country Club Resort.”

Tony Jain
2014 World Cup & 2016 Olympics

On October 2nd, 2009 the beginning of a new era was definitely sealed for Brazil. The city of Rio de Janeiro was chosen host city of the 2016 Summer Olympic Games, which will be held for the first time in South America. Besides the 2016 Summer Olympic Games, Brazil will also host the 2014 FIFA World Cup. Those sport events combined will bring countless opportunities for the Brazilian people. Whether it be a construction project for the Olympic facilities, or a business that benefits indirectly, such as a hotel, development or a property ownership located nearby, these major sporting events will offer opportunities for almost every type of entrepreneur and investor to make a healthy return and leave a long lasting legacy for the Brazilian Community.

The Developer & Management Companies

Aranessa is the developer for Pueblo Do Mar. Also responsible for leadership of Tambaba Country Club Resort, Aranessa are responsible for assisting with the land sourcing, planning, feasibility and commercial structure of the project. Aranessa is a highly experienced leader in project sourcing, trouble shooting and development planning for Brazilian investment projects. With an enviable track record of project success and recoveries throughout the north east of Brazil, Aranessa ensure that the due diligence for their projects remain airtight and commercially viable for both the purchasers as well as the development group.

Invest in Brazil Ltd have been working on strategic acquisitions, investment and property development in Brazil since 2005. Based in the UK, they are responsible for helping Worldwide investors securely enter the Brazilian market.

Maxima is the project sales partner for Pueblo Do Mar and is responsible for the managed exit sales service as a CRECI registered master estate agent in Brazil. Maxima are owned by Mastel Construtoria who is the Brazilian construction partner for the highly acclaimed Tambaba Country Club Resort. Based in João Pessoa, Maxima have delivered in excess of 650 sales within the development group’s projects to date and are now accredited to arrange mortgage finance on behalf of local customers with many of the largest banks in Brazil.

Mastel is the Brazilian construction partner for Pueblo Do Mar as well as the construction leader for the highly acclaimed Tambaba Country Club Resort. A highly experienced construction group with exceptional local knowledge, project management capability and connections in design/architecture/sub contract services/materials/etc Mastel is the joint venture delivery partner for the project. Mastel has a history of successful development and comes with a mixed Brazilian and European leadership team.

The leaders of Mastel come with 18 years experience in resort, villa, apartment and condominium construction and development as well as construction materials import / export for major projects across the US, Middle East and Brazil. An expert in construction, materials and highly passionate on design, quality and functionality, the leadership team of Mastel was also responsible for delivering Tambaba Country Club Resort and Oasis Do Mar in Lucena, as well as supplying the marble to Trump for Trump Plaza, Trump Castle and The Taj Mahal in Atlantic City in the US.