

GERA

LOFTZ



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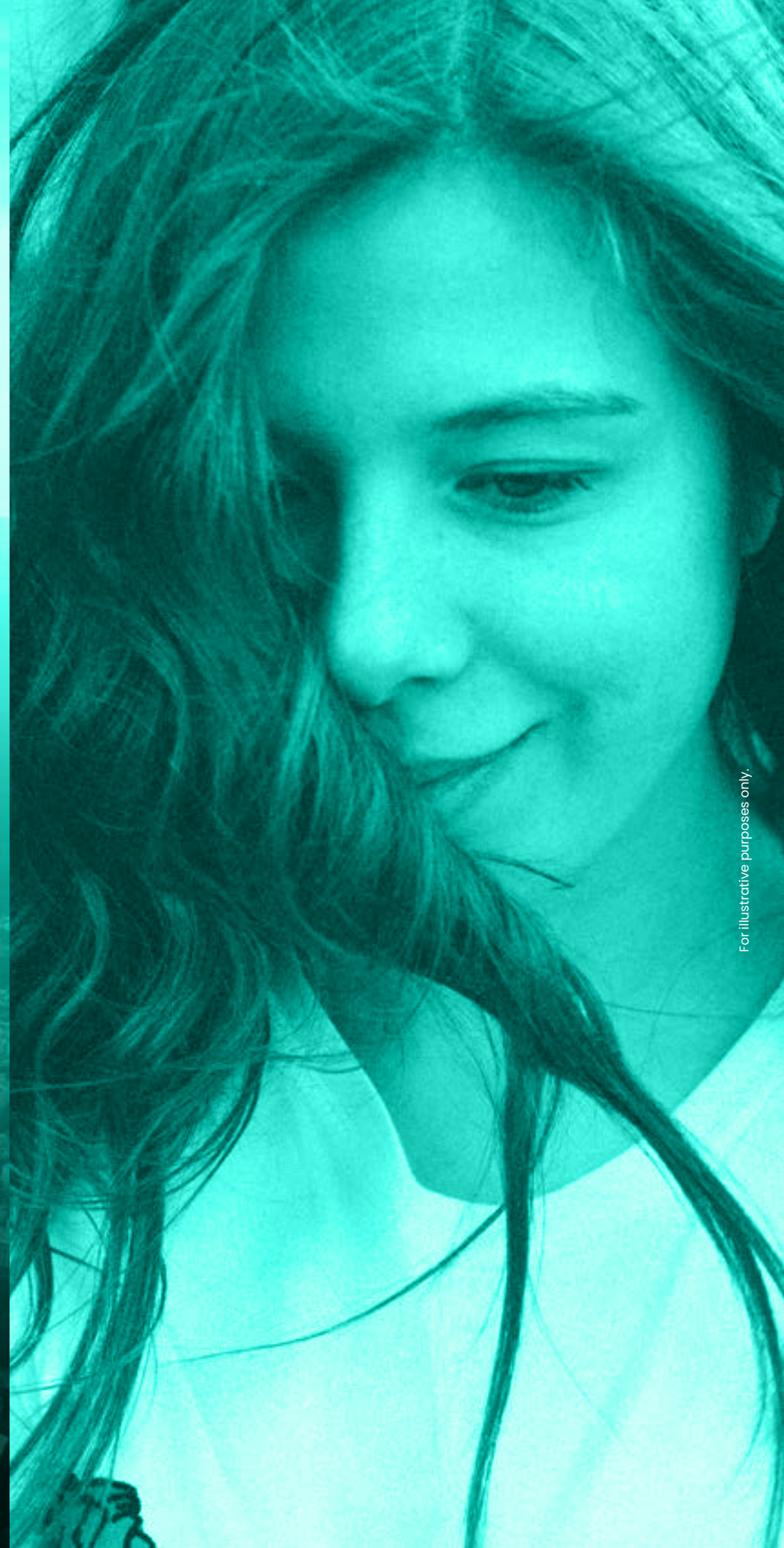


THE **GÁVEA** WAY OF LIFE

Living in Gávea is discovering that life moves in a different rhythm. It's being in the most authentic, lush, and vibrant part of Rio de Janeiro.

There is a market in the square, cafés on every corner, and flavors that captivate the most refined tastes. Gávea is where convenience and culture meet effortlessly, and every street reflects the city's rich heritage.

Aerial view of the neighborhood's surrounding area.



For illustrative purposes only.



Aerial view of the neighborhood's surrounding area.
For illustrative purposes only.

Take in the majesty of Pedra da Gávea, live just a few steps away from PUC-Rio, enjoy a stroll through Shopping da Gávea, and gaze at the stars from the Planetarium.

Start your day at Talho Café or Casa da Tata, enjoy the activities and events held at the Jockey Clube, and relish the trendy Páreo restaurant.

Enjoy the convenience of having the Zona Sul supermarket just steps away, the reassurance of São Vicente Hospital from the Rede D'Or group, and access to prestigious schools such as the American School, Escola Parque, and Escola Nova.



For illustrative purposes only.



For illustrative purposes only.



For illustrative purposes only.



Guimas restaurant, one of the local dining options



Façade of Shopping da Gávea.



For illustrative purposes only.

And if all that weren't enough, enjoy acclaimed performances at renowned theaters such as Vannucci, Clara Nunes, Teatro dos 4, and Teatro das Artes. Explore exhibitions and concerts at the Instituto Moreira Salles, and experience vibrant nights in Baixo Gávea, between Braseiro and Guimas.



For illustrative purposes only.

SHORT
DISTANCES
LONG-LASTING
MOMENTS.

Be connected to all main
Zona Sul neighborhoods.

Aerial view of the neighborhood's surrounding area.

GERA
Gávea

Leblon

Jardim
Botânico

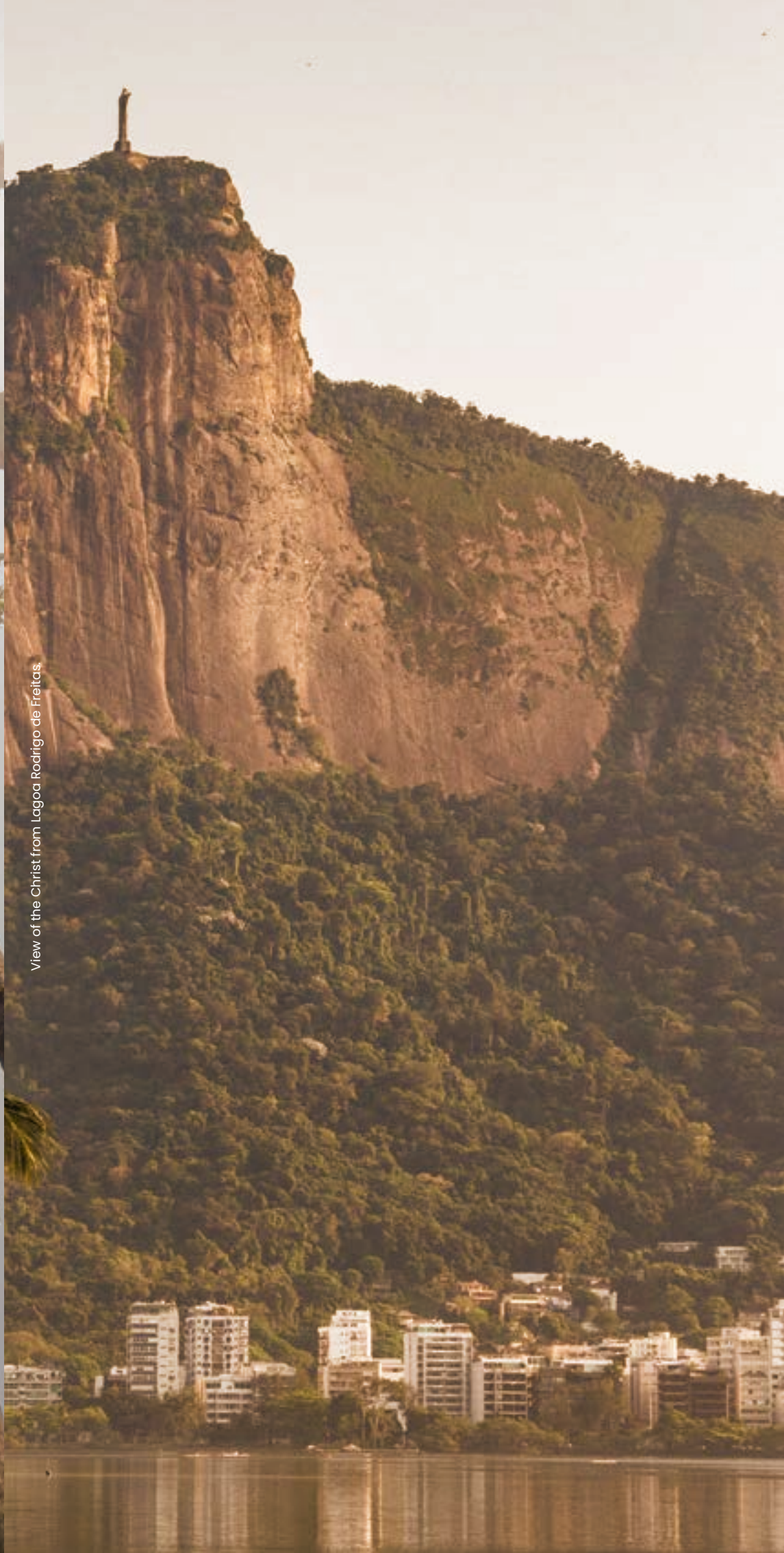
Lagoa

Ipanema





Botanical Garden's palm trees.



View of the Christ from Lagoa Rodrigo de Freitas.

Exercise and contemplate one of Rio's postcard scenes in Lagoa. Be amidst native landscape in Jardim Botânico. Enjoy Leblon's haven beach, shopping malls, and the trendy bars and restaurants on Dias Ferreira street.

But truth be told, a few places can be all that Gávea is: peaceful, cultured, charming. A good place to live and to invest. Those who call it home, know this. Those who don't, wish they did.



For illustrative purposes only.



Leblon Beach

A PLACE THAT DRAWS EVERY EYE.

Investing in Gávea means strategic location, consistent demand, and high appreciation potential.

The neighborhood ranks third in property value growth in Rio's Zona Sul area. Its proximity to universities, tourist attractions, cultural centers, and medical facilities attracts a qualified and recurring audience of students, executives, tourists, and more.

Add to this the area's natural beauty and ongoing urban improvements, and you have a property with significant potential for return.

For illustrative purposes only.

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Average daily rate:

R\$ 420.00

Estimate daily rate for the development:

R\$ 507.00*

Estimated high occupancy:

+ 70%

*Estimate for the apartments. Source: Lobies's market data.



WHERE EVERYTHING YOU NEED,
IS RIGHT **AT YOUR DOORSTEP.**

It's hard to find a street with so many qualities. General Rabelo is one of those rare places — residential, tree-lined, and close to everything.

Services, convenience, culture, and leisure blend seamlessly with the peaceful natural surroundings. Live with more ease, enjoy walks with your pet, and make well-being your priority.

This is the kind of address where the whole city seems to fit within a simple walk or bike ride.



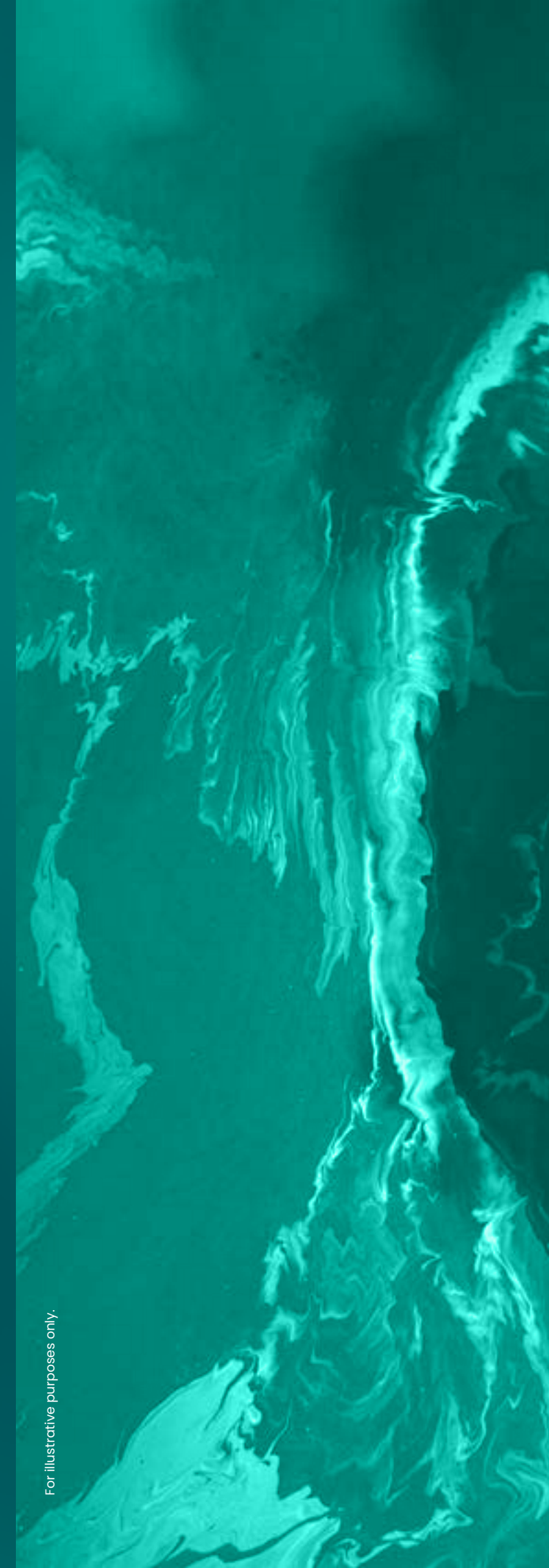
Gera comes to life on
General Rabelo Street,
inspired by the desire
to bring more to life.

Because when the place inspires
the name, it inspires all
that is to come.

It creates movement. From within.
From the present to what may yet be.
It brings about encounters.
With the city, with Gávea,
with yourself.

It creates a new way of living.
One more conscious, more
connected, more your own.

Because life is always changing.
And what is created here is valued.
It adds to who you are.
And to all you choose to live.



GERA

RUA GENERAL RABELO, 43.



FALL IN LOVE WITH GERA.

“The project reveals its personality right from the façade: contemporary, timeless, and full of subtle details. Light and soft shades, contrasted with the striking color of the wood, create an atmosphere of elegance and lightness, further enhanced by the slatted panels on the balconies.

The balcony panels add both privacy and a natural flow between the home and its surrounding landscape. This is a design to enchant.”

Marcos Moraes de Sá
Façade project designer



27 EXCLUSIVE UNITS.

Garden Studios and 1 BDRM Garden Apt.

Studios e 1 BDRM Apts.

Single-level top-floor units with 2 ensuites, a pool, a deck, a gourmet area with an electric grill provision, and 1 parking space.

Front-facing units delivered with a gourmet area and provision for an electric grill.

“An architectural project that combines sophistication, comfort, and exclusivity. The Garden apartments invite an outdoor lifestyle, with spacious private backyards that turn each home into an urban sanctuary. The 1 BDRM apartments with a balcony provide airy and bright environments, designed for those who value well-being and practicality. The top-floor units offer spacious environments with seamless integration between indoor and outdoor areas and a swimming pool to celebrate special moments in complete privacy. This is more than an address — it’s a lifestyle, offering the privilege of living in Gávea and the rare opportunity to combine nature, modernity, and comfort in a single project.”

Flavio Bassan

Architectural Project



WHAT IS
ALREADY
GOOD,
CAN GET
EVEN
BETTER.



BICYCLE STORAGE AREA

illustrative perspective

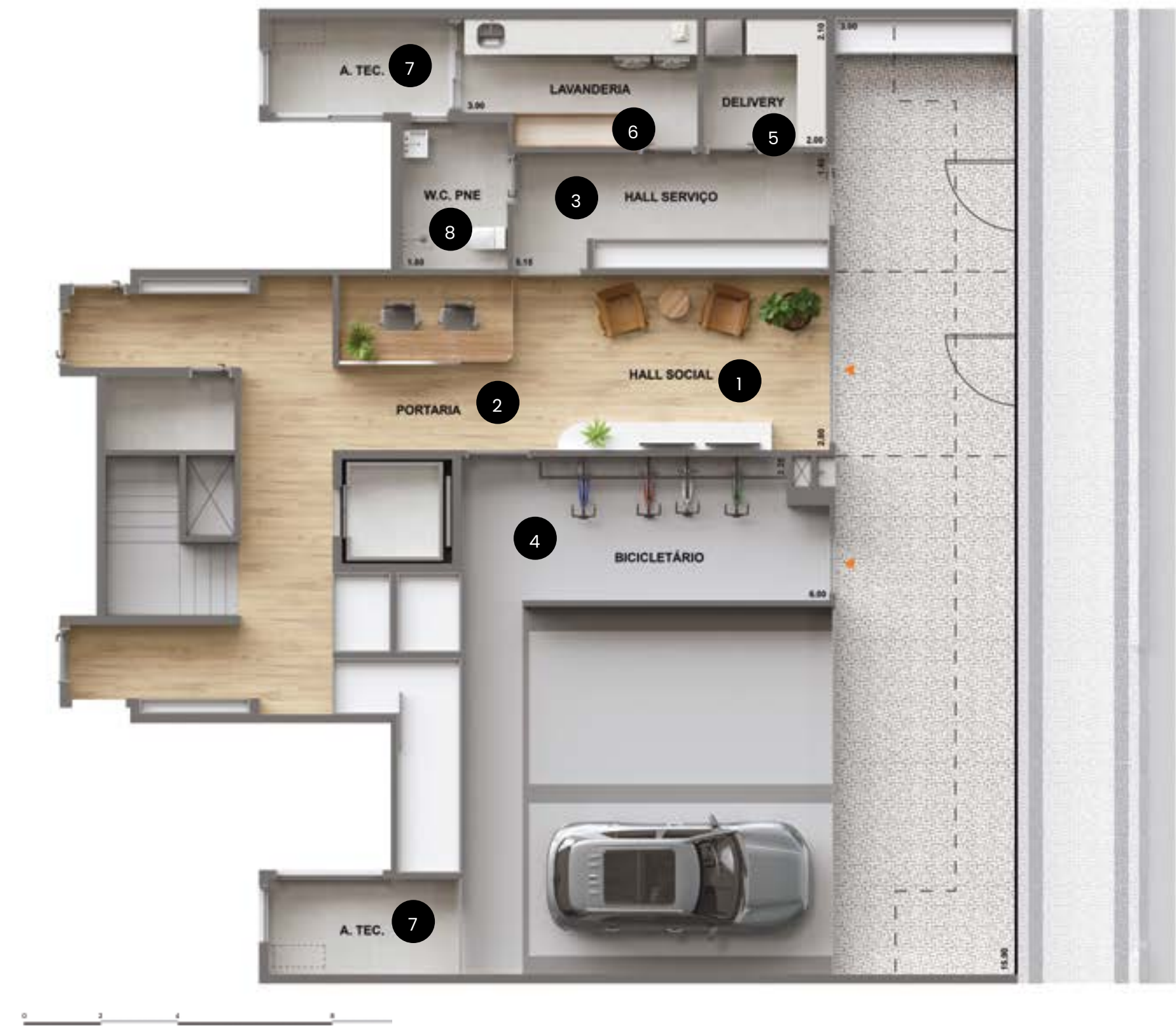
Gera offers amenities that make a difference on everyday life. The shared laundry room, the delivery center, and the bicycle storage area offer practicality, mobility, and more time to do what really matters: enjoy life.



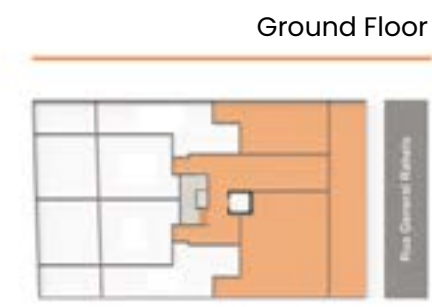
LAUNDRY ROOM

illustrative perspective

MASTERPLAN



- 01. Main Entrance Hall
- 02. Front Desk (Entrance Area)
- 03. Service Hall
- 04. Bicycle Storage Area
- 05. Delivery Center
- 06. Laundry Room
- 07. Mechanical Room
- 08. Accessible Restroom



Notes:

- Private area calculated according to NBR 12721 standards.
- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



THE ESSENTIAL CAREFULLY CONSIDERED.

Gera follows contemporary trends, with smart layouts and functional floor plans. Everything to give you greater comfort and quality of life.

Garden Apt. 103

GARDENS



GARDEN APT. 103

illustrative perspective

STUDIO GARDEN 101

Total Private Area: 50.83m²

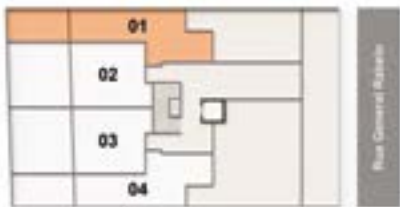
Private Covered/Indoors Area: 37.33m²

Private Uncovered/Outdoors Area: 13.50m²



Notes:

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- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



GARDEN APT. 102

Total Private Area: 58.92m²

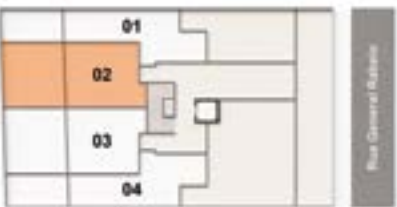
Private Covered/Indoors Area: 32.92m²

Private Uncovered/Outdoors Area: 26.00m²



Notes:

- Private area calculated according to NBR 12721 standards.
- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



GARDEN APT. 103

Total Private Area: 59.23m²

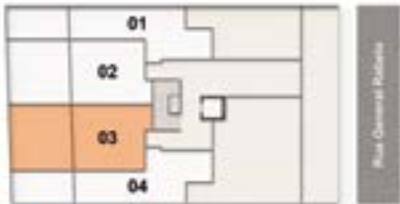
Private Covered/Indoors Area: 32.73m²

Private Uncovered/Outdoors Area: 26.50m²



Notes:

- Private area calculated according to NBR 12721 standards.
- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



GARDEN STUDIO 104

Total Private Area: 49.71m²

Private Covered/Indoors Area: 36.21m²

Private Uncovered/Outdoors Area: 13.50m²



Notes:

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- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.





Balcony - Apartments 202 and 302



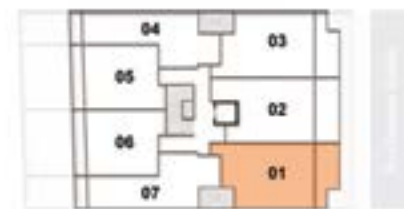
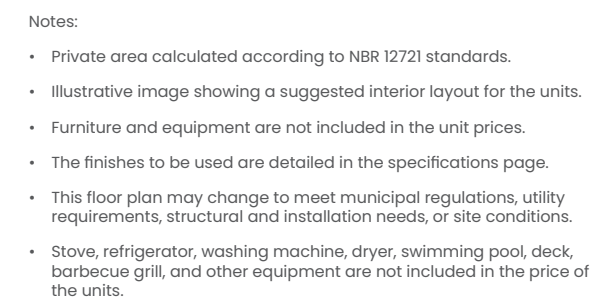
Bedroom - Apartments 202 and 302

GREEN

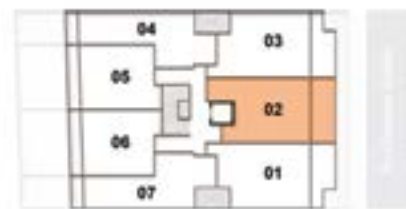
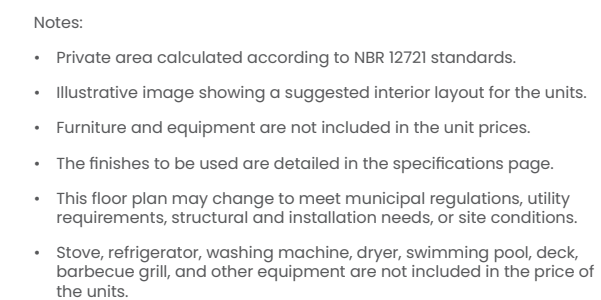
APARTMENTS

REAR

Total Private Area: 48.87m²



Total Private Area: 48.82m²



APARTMENTS 203 AND 303

Total Private Area: 48.80m²



Notes:

- Private area calculated according to NBR 12721 standards.
- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



STUDIOS 204 TO 404

Total Private Area: 38.73m²



Notes:

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- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



APARTAMENTS 205 TO 405

Total Private Area: 38.12m²



Notes:

- Private area calculated according to NBR 12721 standards.
- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



APARTAMENTS 206 TO 406

Total Private Area: 38.03m²

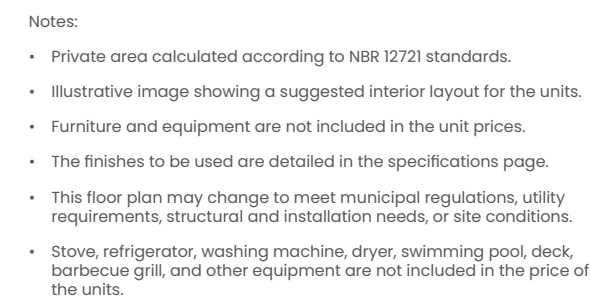


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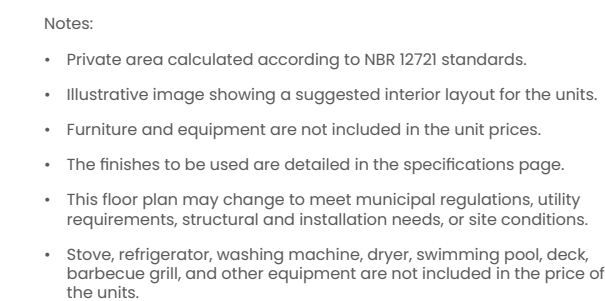
- Private area calculated according to NBR 12721 standards.
- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



Total Private Area: 37.60m²



Total Private Area: 48.87m²



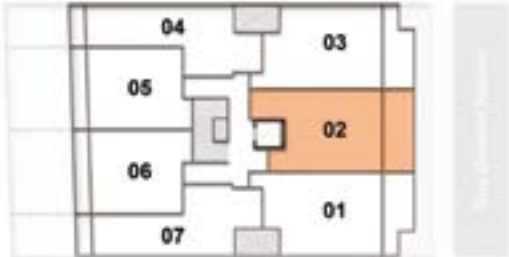
APARTAMENT 402

Total Private Area: 48.82m²



Notes:

- Private area calculated according to NBR 12721 standards.
- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



APARTAMENT 403

Total Private Area: 48.80m²



Notes:

- Private area calculated according to NBR 12721 standards.
- Illustrative image showing a suggested interior layout for the units.
- Furniture and equipment are not included in the unit prices.
- The finishes to be used are detailed in the specifications page.
- This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
- Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.





TOP FLOOR UNITS



Bedroom – Top Floor Unit 501

illustrative perspective



Terrace – Top Floor Unit 501

illustrative perspective



Living Area – Top Floor Unit 501

illustrative perspective

TOP FLOOR UNIT 501

Total Private Area: 139.87m²

Covered/Indoors Private Area: 69.02m²

Uncovered/Outdoor Private Area: 70.85m²



- Notes:
- Private area calculated according to NBR 12721 standards.
 - Illustrative image showing a suggested interior layout for the units.
 - Furniture and equipment are not included in the unit prices.
 - The finishes to be used are detailed in the specifications page.
 - This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
 - Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.



TOP FLOOR UNIT 502

Total Private Area: 142.44m²

Covered/Indoors Private Area: 69.77m²

Uncovered/Outdoor Private Area: 72.67m²



- Notes:
- Private area calculated according to NBR 12721 standards.
 - Illustrative image showing a suggested interior layout for the units.
 - Furniture and equipment are not included in the unit prices.
 - The finishes to be used are detailed in the specifications page.
 - This floor plan may change to meet municipal regulations, utility requirements, structural and installation needs, or site conditions.
 - Stove, refrigerator, washing machine, dryer, swimming pool, deck, barbecue grill, and other equipment are not included in the price of the units.





BUILT FOR THOSE WHO VALUE WHAT GOES **BEYOND** THE OBVIOUS.

Unique features have been brought together for those seeking a lighter, more connected, and more conscious lifestyle. This project combines security, technology, and sustainability to deliver the ultimate in contemporary urban comfort.

Sustainability

- LED lighting and motion sensors in common areas*;
- Water-efficient toilet valves with a dual-flush system;
- Faucets with flow control;
- Individual water meters.

Security

- Pedestrian airlocks;
- Access control with facial recognition*;
- 24-hour monitoring and control center with CCTV*;
- Perimeter security*;
- Smoke detection and alarm systems in common areas, in compliance with the Rio de Janeiro Fire Department (CBMRJ) standards.

Technology

- USB outlets in all units;
- Charging station for electric vehicles*;
- Bicycle storage area equipped with electric bike charging points*;
- Wi-Fi network infrastructure throughout all common areas*;
- Smart electronic lock on the entrance doors of the units.

*As stated in the Specifications section, the purchase and installation of the equipment may be considered in the projected costs for implementing the building's common areas, which are not included in the unit sale price.

SPECIFICATIONS

1. INFRASTRUCTURE

1.1 Power Grid

The building complex will be supplied with energy provided by LIGHT, the local utility company, with a central metering system and provisions for the installation of individual meters on the access floor.

1.2 Gas System

The installation of the gas system will be carried out according to a project to be developed and will comply with NATURGY standards.

1.3 TV and Telephone System

Units: Infrastructure (conduits) will be installed up to each unit's distribution panel to support cable TV and telephone connections. The building complex administration will be responsible for hiring a specialized company to install and distribute the specific cables.

Common Area: Infrastructure (conduits) will be installed up to the distribution panel of the common areas to support cable TV and telephone connections.

The building complex administration will be responsible for hiring a specialized company to install and distribute the specific cables.

1.4 Intercom System

An intercom system will be installed (with cabling) in compliance with the Brazilian Technical Standards Association (ABNT) to connect each unit to the front desk and all common areas facilities.

1.5 Building Automation and Monitoring System

Infrastructure (conduits) will be installed for the future implementation of the building automation and monitoring system, which will be managed by the building complex administration.

1.6 Fire Protection System

The system will be installed in accordance with the project approved by the Fire Department.

1.7 Security Equipment

The Administration of the building complex will manage property security. Conduits will be installed to support a closed-circuit TV system, with cameras covering pedestrian entrances, common areas, and staircases, all connected to the concierge or reception. The installation of the system will

be handled by the building complex administration.

1.8 Lightning Protection System

The lightning protection system, if required, will be installed as per all applicable standards and the specific project design.

2. FOUNDATIONS

The foundations will be constructed as per a specific project and designed to safely support and transfer the building loads to the ground. All services, including both design and construction, will comply with current Brazilian standards.

3. STRUCTURAL SYSTEM (SUPERSTRUCTURE)

The building has been designed with a reinforced concrete structural system, in compliance with current technical standards. The load capacities adopted will be appropriate for the intended use of each room.

4. MASONRY AND ENCLOSURES

Units: The exterior and dividing walls between units will be built with masonry enclosure walls made of concrete or ceramic blocks. Interior walls will be constructed with concrete blocks or drywall, while shaft enclosures may be made of concrete, ceramic blocks, or drywall, according to the project specifications.

Common Areas: The interior walls in the common areas will be built with concrete or ceramic blocks.

5. FRAMES AND RAILINGS

5.1 Aluminum/PVC/Iron Window and Door Frames

5.1.1 Façade

The window and door frames will be made of anodized aluminum or aluminum with electrostatic paint. The railings will be aluminum with glass on the front façade and iron at the rear, according to the specific design details. All materials mentioned will comply with current technical standards.

5.1.2 Meter Room, Waste Area, Staff Restrooms, and Storage Rooms

The doors will be made of wood, metal, aluminum, and/or PVC, with permanent ventilation.

5.1.3 Pump Room

The models and characteristics for the doors will be as specified in the project design, as per the applicable technical standards.

5.2 Wooden Frames

5.2.1 Units: The entrance doors of each individual unit will be made of wood, according to the architectural design. The door frames of the unit entrances will be made of wood or another material with equivalent performance, as specified in the detailed design.

5.2.2 Restrooms and Shafts: The doors will be smooth wooden doors, or as defined in the architectural or interior design project.

5.3 Hardware and Locks

Lafonte, Papaiz, Pado, Imab, Arouca, or other brands of hardware and locks with equivalent performance will be installed on interior doors. The entrance door of each unit will be delivered with an electronic lock featuring password and/or biometric access, according to the technology available at the time of purchase.

6. GLASS USED IN THE UNITS

The glass in the units will be installed as specified in the project.

7. ELECTRICAL INSTALLATIONS

The building complex will be supplied with energy from the local utility company, with a central metering system and provisions for the installation of individual meters, according to the utility company's standards. Each owner must request individual electricity and telephone connections for their respective unit.

All installations will be carried out in compliance with current Brazilian standards. Rigid and flexible conduits, as well as PVC boxes, will be used. The electrical panel will be made of thermoplastic or metal, in a size compatible with the number of circuits specified in the electrical project.

Circuit breakers will comply with the IEC standard and will be from Siemens, ABB, Eletromar, GE, Schneider, Steck, or another brand of equivalent performance.

Outlets and switches will be from Sinkl, Siemens, Alumbra, Steck, Schneider, or another brand of equivalent performance.

Wires and cables will be flame-retardant. Each room will include 1 (one) USB outlet. Infrastructure (conduits) will also be installed for electric vehicle chargers, from the garage parking spaces to the electrical distribution panel of the top-floor units.

8. PLUMBING AND SEWAGE INSTALLATIONS

All installations will be carried out in compliance with current Brazilian standards. The materials to be used in the units are

as follows:

- Cold water: PVC, PPR, or PEX pipes from Tigre, Amanco, or another brand of equivalent performance;

- Hot water: Copper, PPR, or PEX pipes;

- Sewage and rainwater: PVC and PVC-R pipes and fittings.

Provisions will be made for individual metering of each unit.

9. HEATING SYSTEM

Heating will be provided either through an individual on-demand water heater or a central water heating system, supplying the showers and bathroom taps.

Provisions will be made for individual metering of each unit.

10. ELEVATORS AND PLATFORMS

ATLAS, SCHINDLER, OTIS, THYSSENKRUPP, or equivalent elevator brands will be installed, with capacity and speed in accordance with current NBR standards, and stops and distribution as specified in the architectural design.

11. AIR-CONDITIONING

Units: The developer will provide electrical supply, drainage, and refrigerant piping for each room in the residential units. The owner will be responsible for the equipment (condensing and evaporator units).

Common Areas: The developer will provide electrical supply, drainage, and refrigerant piping for each room. The building complex administration will be responsible for the equipment (condensing and evaporator units).

12. FAÇADE

The façade will be built according to a specific architectural design.

13. PUMPS

Suction and discharge pumps will be installed and delivered fully operational, as per the characteristics and specifications detailed in the installation project.

14. MECHANICAL EXHAUST

A mechanical ventilation system, either ventokit-type or ducted, will be installed to serve bathrooms without natural ventilation, as per the specific project and the current legislation.

15. FINISHES OF INDIVIDUAL RESIDENTIAL UNITS

15.1 GROUND FLOOR – GARDEN UNITS

15.1.1 STUDIO, LIVING AREA, KITCHEN AND BEDROOMS

Flooring	Porcelain tile (90x90cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	7 cm high polyethylene baseboards, finished in white paint or a similar material with equivalent performance.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Kitchen Wall	Porcelain tile (30x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.
Metal fixtures	Deca, Docol, Perflex, Tigre, or another brand of equivalent performance.
Sink	Countertop in national white Itaúnas granite or an equivalent stone, with a stainless-steel bowl.

15.1.2 BATHROOMS

Flooring	Porcelain tile (60x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	Porcelain tile (30x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.
Metal fixtures	Deca, Docol, Perflex, Tigre, or another brand of equivalent performance.
Countertop	National white Itaúnas granite or an equivalent or similar stone.

15.1.3 TERRACES

Flooring	Porcelain tile (60x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	Porcelain tile – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Sill	National white Itaúnas granite or an equivalent or similar stone.
Leisure Area Flooring	Emerald grass or similar of equivalent performance.
Baseboard	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Balcony Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.

15.2 TYPICAL FLOOR AND 4TH FLOOR

15.2.1 STUDIO, LIVING AREA, KITCHEN AND BEDROOMS

Flooring	Porcelain tile (90x90cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	7 cm high polyethylene baseboards, finished in white paint or a similar material with equivalent performance.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Kitchen Wall	Porcelain tile (30x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.
Metal fixtures	Deca, Docol, Perflex, Tigre, or another brand of equivalent performance.
Sink	Countertop in national white Itaúnas granite or an equivalent stone, with a stainless-steel bowl.

15.2.2 BATHROOMS

Flooring	Porcelain tile (60x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Walls	Porcelain tile (30x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.
Fixtures and Fittings	Deca, Docol, Perflex, Tigre, or another brand of equivalent performance.
Countertop	Countertop in national white Itaúnas granite or an equivalent stone.

15.2.3 BALCONIES AND MECHANICAL ROOMS

Flooring	Porcelain tile (60x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	Porcelain tile – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Sill	National white Itaúnas granite or an equivalent stone.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Balcony Ceiling	High-pressure laminated ecological wood panels, or similar materials with equivalent performance.
Mechanical room’s Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.

15.2.4 4TH FLOOR TERRACES

Flooring	Porcelain tile (60x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	Porcelain tile – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Sill	National white Itaúnas granite or an equivalent stone.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.

15.3 TOP FLOOR UNITS FLOORING

15.3.1 LIVING AREA, KITCHEN AND BEDROOMS

Flooring	Porcelain tile (90x90cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	7 cm high polyethylene baseboards, finished in white paint or a similar material with equivalent performance.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Kitchen Wall	Porcelain tile (30x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.
Metal fixtures	Deca, Docol, Perflex, Tigre, or another brand of equivalent performance.
Sink	Countertop in national white Itaúnas granite or an equivalent stone, with a stainless-steel bowl.

15.3.2 BATHROOMS

Flooring	Porcelain tile (60x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Walls	Porcelain tile (30x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, oranother brand of equivalent performance, applied over a dropped gypsum ceiling.
Fixtures and Fittings	Deca, Docol, Perflex, Tigre, or another brand of equivalent performance.
Countertop	Countertop in national white Itaúnas granite or an equivalent stone.

15.3.3 TERRACES

Flooring	Porcelain tile (90x90cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	Porcelain tile – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Sill	National white Itaúnas granite or an equivalent stone.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Pool	Porcelain tile – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Pool Deck	Planks in sustainable wood or equivalent eco-friendly material.
Pool Equipment	Filtration pump and LED lights included, fromAlbacete, Sodramar, or another brand of equivalent performance.

15.4 COMMON AREAS

15.4.1 MAIN ENTRANCE/FRONT DESK AREA AND HALL

Flooring	Porcelain tile (90x90cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	7 cm high polyethylene baseboards, finished in white paint or a similar material with equivalent performance.
Walls	Porcelain tile (30x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Sill	National white Itaúnas granite or an equivalent stone.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.
Elevator Door Frame	National white Itaúnas granite or an equivalent stone.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, oranother brand of equivalent performance, applied over a dropped gypsum ceiling.

15.4.2 SERVICE HALL, LAUNDRY AND DELIVERY CENTER

Flooring	Porcelain tile (60x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	7 cm high polyethylene baseboards, finished in white paint or a similar material with equivalent performance.
Backsplash	Porcelain tile (30x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Sill	National white Itaúnas granite or an equivalent stone.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.

15.4.3 BICYCLE STORAGE AREA

Flooring	Porcelain tile (90x90cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Baseboard	Porcelain tile – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.

15.4.4 PARKING AREA

Flooring	Smooth cement surfaces finished with epoxy paint from Suvinil, Sherwin-Williams, or a brand of equivalent performance.
Baseboard	Porcelain tile – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Ceiling	White latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, applied over a dropped gypsum ceiling.

15.4.5 TRASH ROOM, JANITOR’S CLOSET AND PUMP ROOM

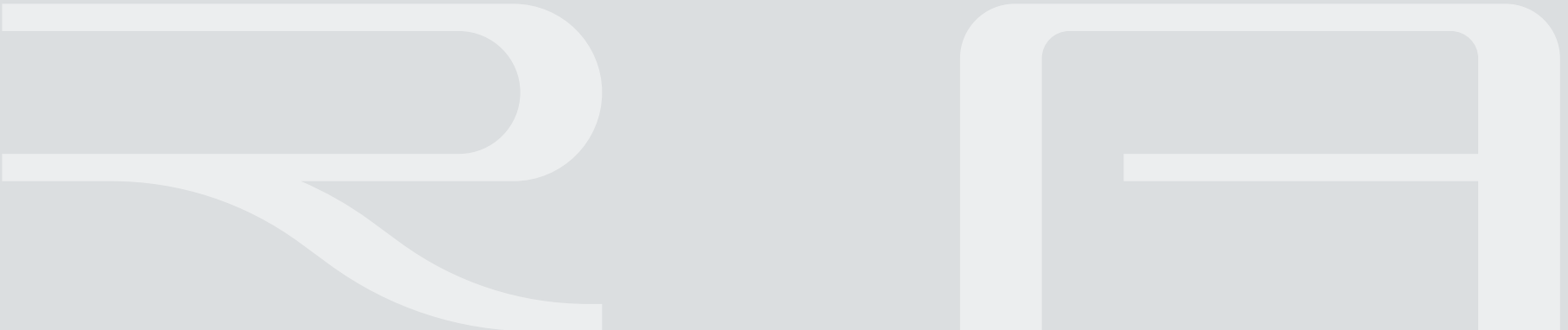
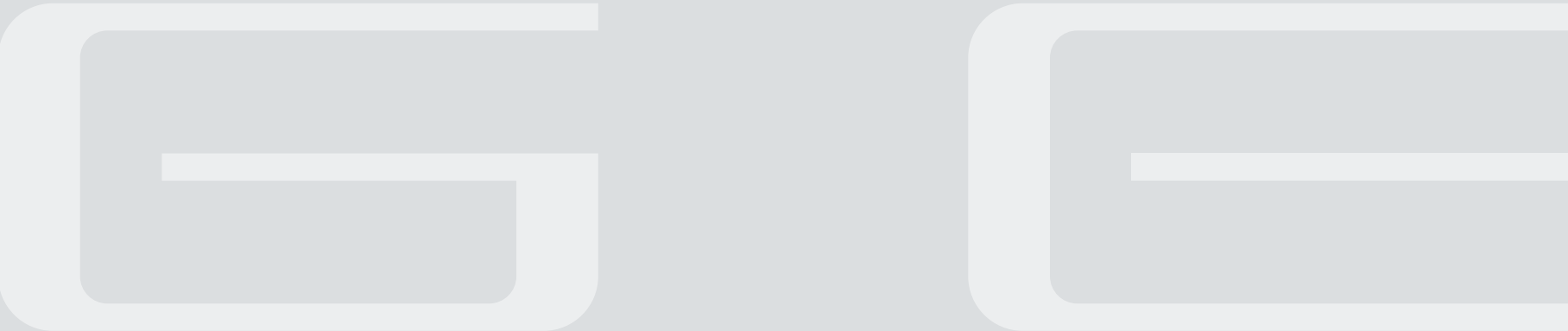
Flooring	Porcelain tile (60x60cm) – Eliane, Portinari, Portobello, Incefra, or a similar brand of equivalent performance.
Sill	National white Itaúnas granite or an equivalent stone.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Ceiling	High-pressure laminated ecological wood panels, or similar materials with equivalent performance.

15.4.6 FRONT SETBACK

Flooring	Portuguese stones arranged in a pattern, in harmony with the existing sidewalk.
Sill	National white Itaúnas granite or an equivalent stone.
Walls	Finished with latex paint from Suvinil, Sherwin-Williams, or another brand of equivalent performance, over smooth plaster or render, in white color.
Balcony Projection	High-pressure laminated ecological wood panels, or similar materials with equivalent performance.

FINAL PROVISIONS:

The Developer/Builder reserves the right to replace the materials indicated above with others of equal quality and performance, given the continuous introduction of new finishing materials in the domestic and international markets, the discontinuation of certain products, or delivery times incompatible with the needs of the construction. The adoption of equivalent models, alternative standards, and the choice of colors or finishing materials to be used in the project, when not specified herein, are considered exclusive prerogatives of the Developer/Builder and/or the Architectural and Landscaping Design. Anything not expressly stated in this Specifications Section, whether in the individual units or common areas, does not constitute an obligation for the Developer/Builder to provide or install, and what is not listed herein will be the responsibility of the unit owner.



RUA GENERAL RABELO, 43 - GÁVEA
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Development:



Construction:



Sales:



Architectural
Project:



Façade
Project:



The images, floor plans, decoration, landscaping, furniture, and finishing materials are for illustrative purposes only and are not part of the construction contract. The property will be delivered in accordance with the finishes detailed in the Specifications section. Floor plans may be subject to change without prior notice. The final connections, as well as the acquisition and installation of equipment in the common areas, will be covered through extraordinary expenses, not included in the price of the unit. The "GERA" development will be constructed by SESMARIA CONSTRUÇÕES under a construction management regime - Maximum Guaranteed Price, in accordance with Law 4.591/64. Project approved by SMU (EIS-PRO-2024/22215). Responsible architect: Flavio Bassan - CAU No. A29723-2. Responsible engineer: João Marcelo Cunha - CREA No. 157.782-D. The architectural project may be adjusted to include a typical floor, as per Complementary Law No. 281/2025, without any change to the location or private area of the units.