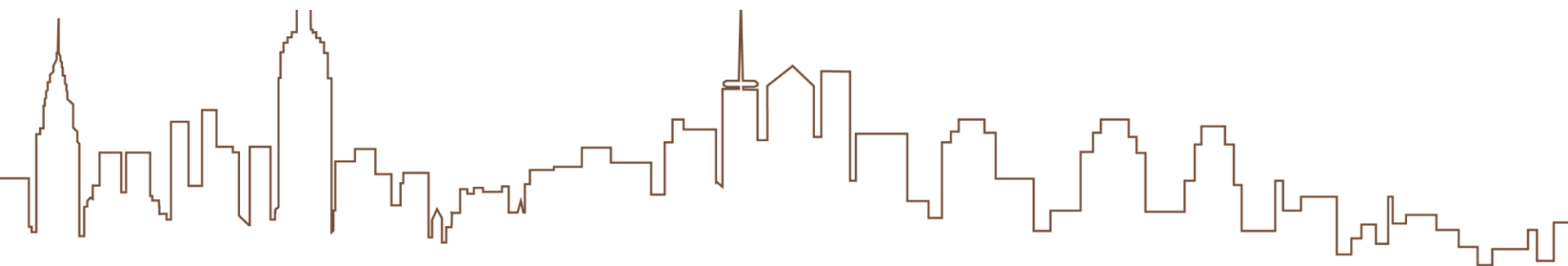


TA
O



HIGHLINE





LOCALIZAÇÃO





CENTRO

MARACANÃ

R. TEODORO DA SILVA

AV. RADIAL OESTE

UERJ

HOSPITAL PEDRO
ERNESTO

R. SÃO FRANCISCO XAVIER

BOULEVARD 28 DE SETEMBRO





Aeroporto Santos Dumont

Centro

Av. Pres. Vargas

Rodoviária Novo Rio

Prefeitura
Correios

Túnel Santa Bárbara

Túnel Rebouças

- | | |
|-----------------------------|-----------------|
| 01 - Caixa Econômica | 07 - Farma Dez |
| 02 - Hospital Pedro Ernesto | 08 - HSBC |
| 03 - Posto Shell | 09 - Droga Raia |
| 04 - CCAA | 10 - Santander |
| 05 - Drogaria Pacheco | 11 - Correios |
| 06 - Hortifruti | 12 - Itaú |

Viad. Paulo de Frontin

Estação São Cristóvão

Hospital Quinta D'Or

Quinta da Boavista

Museu Nacional

MARACANÃ

Estação Maracanã

UERJ

HIGHLINE

Praça Afonso Pena

Petrobras

Colégio Militar do RJ

Av. Maracanã

Praça Vanhargem

Shopping Tijuca

Praça Saens Peña

Av. Maracanã

Conheça os nossos Empreendimentos em Vila Isabel

BOULEVARD28
OFFICES

PRIMAVERA
RESIDENCIAL

Supermercado Extra Boulevard

Boulevard Rio Shopping
Antigo Shopping Iguatemi

Supermercado Guanabara

Boulevard 28 de Setembro

R. Pereira Nunes

R. Barão de Mesquita

R. Maxwell

R. Teodoro da Silva

R. Visc. de Abaeté

R. Barão de S. Francisco

R. São Francisco Xavier

R. Luiz de Malos

R. Jorge Rudge

R. Duque de Caxias

R. Torres Hon

R. Costa Aurian

R. Justino da Rocha

R. Prof. Manoel de Abreu



FACHADA





Rebaixo dos tetos
das varandas em
lambri de madeira

Moderno
revestimento
em placas
cimentícias

Esquadrias em
alumínio

Brise divisório
em alumínio cor
madeira

Venezianas em
alumínio cor
madeira

Marquise em
alumínio com vidro

Lojas no térreo
com esquadrias de
vidro



PRODUTO





FICHA TÉCNICA

Área do Terreno: 1.204,06m²

Número de Pavimentos: 09

Número de Pavimentos Tipo: 06

Número de Pavimentos Térreo: 01

Número de Subsolo: 02

Número de Unidades: 46 aptos

- 06 Gardens

- 40 Tipos

Número de lojas: 07 lojas

Número de Elevadores: 2

Total de Vagas: 62





PRODUTO

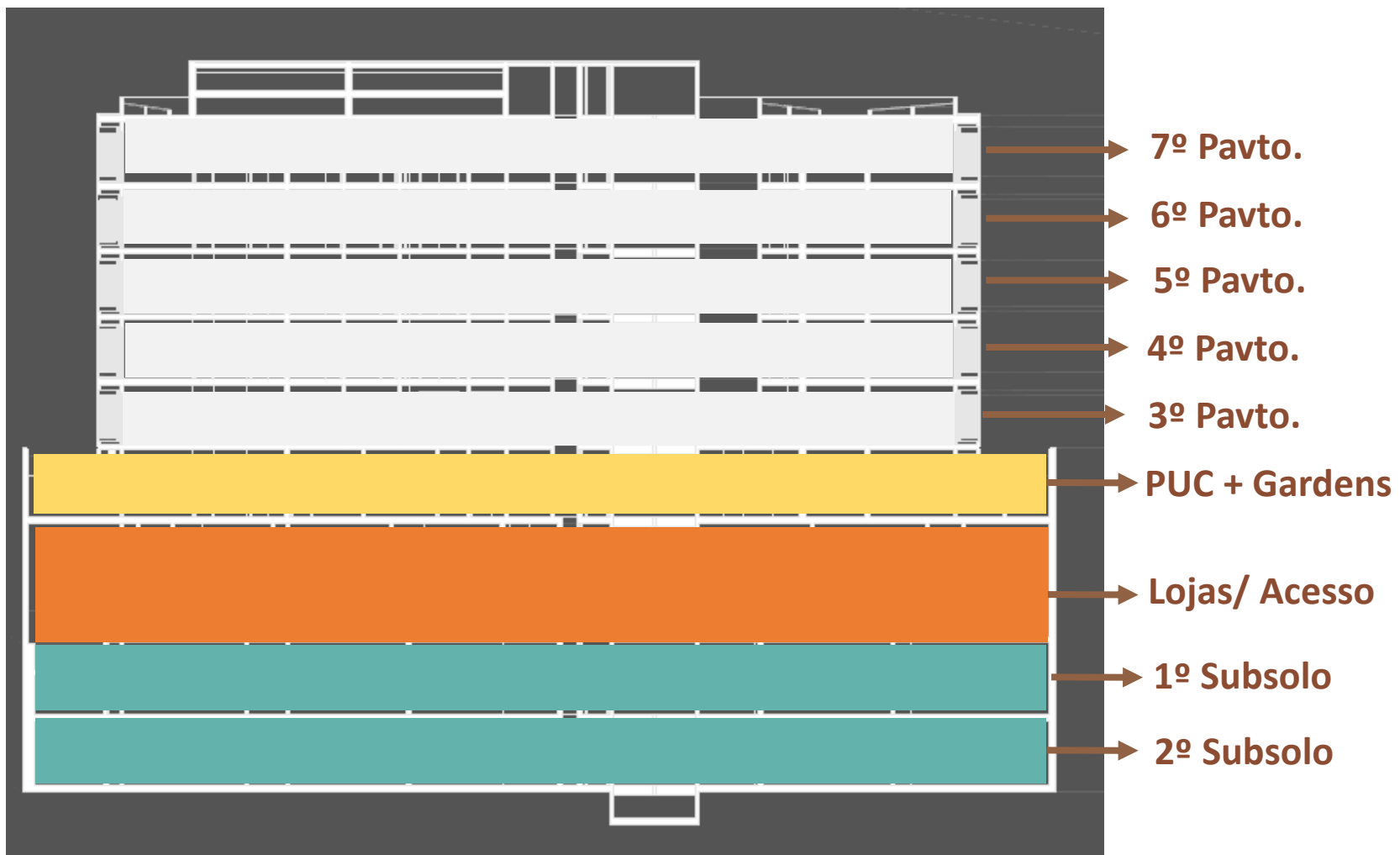
**2 QUARTOS COM SUÍTE DE 59M² A 68M²
GARDENS DE 71M² ATÉ 103M²
TODOS COM SUÍTE, VARANDA E VAGA COBERTA.**

E MAIS: 07 LOJAS DE 114M² A 188M²





CORTE ESQUEMÁTICO





PRODUTO

**ESQUECEU SUA
CHAVE?**

FECHADURA BIOMÉTRICA

Abertura da porta
através de biometria,
senha ou chave





PRODUTO

SEGURANÇA E TECNOLOGIA

- Som ambiente no salão de festas e academia.
- Previsão de wireless nas áreas comuns;
- Automação dos portões de acesso à garagem;
- Sistema de monitoramento dos acessos principais;





PRODUTO

SUSTENTABILIDADE

- Iluminação de led com sensores de presença nas áreas comuns;
- Metais das áreas comuns com racionalização de consumo com temporizadores;
- Infraestrutura para ar-condicionado Split na sala e quartos (dreno e elétrico);
- Bicicletário no subsolo.





ÁREA DE LAZER





ÁREA DE LAZER



1 PISCINA ADULTO

2 PISCINA INFANTIL

3 DECK PISCINA

4 ESPAÇO GOURMET
CHURRASQUEIRA E
CHOPEIRA

5 LOUNGE

6 SALÃO DE FESTAS

7 ACADEMIA

8 BRINQUEDOTECA

9 HIGHLINE

10 REPOUSO



PISCINA



ACADEMIA



BRINQUEDOTECA



CHURRASQUEIRA



SALÃO DE FESTAS



REPOUSO



PLANTAS





GARDENS





3D floor plan of a modern apartment unit. The layout includes a kitchen, living area, dining area, bedroom, bathroom, and terrace with a swimming pool. Dimensions are provided for various rooms and areas.

Dimensions (m):

- Kitchen: 1.75, 5.52, 1.68, 2.15
- Dining Area: 1.73, 3.17, 2.53
- Living Area: 3.17, 3.17, 2.63
- Bedroom: 3.17, 3.17, 2.53
- Bathroom: 1.43, 1.43, 2.38
- Terrace: 1.82, 1.53, 4.80, 1.73, 6.44, 8.54, 2.00, 4.10
- Swimming Pool: 1.75, 6.81



Opção Cozinha Americana





GARDENS

202 - 70,72 m²



Opção Cozinha Americana





GARDENS

203 – 82,52 m²



Opção Cozinha Americana





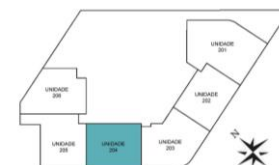
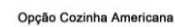
This is a detailed 3D floor plan of a 3-bedroom apartment. The layout includes a living area with a sofa, coffee table, and armchair; a dining area with a table and chairs; a kitchen with a sink, stove, and refrigerator; and three bedrooms, each with a bed and bedside table. The plan also shows a bathroom, a laundry area, and a storage room. Dimensions are provided for various areas and rooms.

Dimensions:

- Overall width: 2.00
- Overall depth: 5.55
- Living area width: 3.17
- Living area depth: 3.17
- Dining area width: 1.44
- Dining area depth: 2.95
- Kitchen width: 1.69
- Kitchen depth: 5.04
- Bedroom 1 width: 2.68
- Bedroom 1 depth: 4.10
- Bedroom 2 width: 2.58
- Bedroom 2 depth: 3.17
- Bedroom 3 width: 2.39
- Bedroom 3 depth: 1.44
- Bathroom width: 2.43
- Bathroom depth: 1.44
- Laundry area width: 2.52
- Laundry area depth: 1.44
- Storage room width: 1.44
- Storage room depth: 1.44

Room Details:

- Living Area:** Features a white sofa, a wooden coffee table, and a wicker armchair. A large rug covers the floor.
- Dining Area:** Includes a white dining table and four chairs. A small potted plant is on the table.
- Kitchen:** Equipped with a white sink, a four-burner stove, and a refrigerator. A small potted plant is on the counter.
- Bedrooms:** Each room contains a bed with a blue and white color scheme. The first bedroom has a large bed, while the other two have smaller beds.
- Bathroom:** Features a white toilet, a sink, and a shower area.
- Laundry Area:** Includes a white washing machine and a drying rack.
- Storage Room:** A small room with a white door and a small potted plant.





GARDENS

205 – 75,09 m²





GARDENS

206 – 75,90 m²



Opção Cozinha Americana





GARDEN 203



GARDEN 206



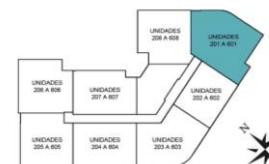
APARTAMENTOS





APARTAMENTO TIPO

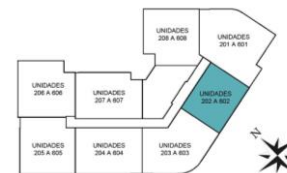
COL 01 – 66,19 m²





This detailed 3D floor plan illustrates a 3-bedroom apartment layout. The overall dimensions are 11.00m by 7.86m. The layout includes:

- Bedrooms:** Three bedrooms, each with a bed and a wardrobe. Dimensions are 4.10m x 2.68m, 3.17m x 2.58m, and 3.17m x 2.52m.
- Bathrooms:** Two full bathrooms (each with a toilet, sink, and shower) and one half-bathroom. Dimensions are 2.44m x 1.44m, 2.39m x 1.44m, and 1.44m x 1.44m.
- Living Area:** A large living room with a sofa, coffee table, and TV stand. Dimensions are 3.17m x 3.00m.
- Kitchen:** A kitchen with a sink, stove, and refrigerator. Dimensions are 4.83m x 1.68m.
- Hallway:** A central hallway with dimensions 3.17m x 3.00m.
- Entrance:** An entrance area with dimensions 1.00m x 1.44m.
- Dimensions:** The overall width is 11.00m and the overall depth is 7.86m.



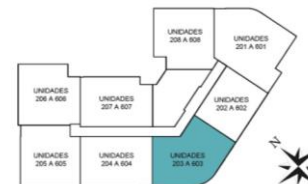


APARTAMENTO TIPO

COL 03 – 65,93 m²



Opção Cozinha Americana



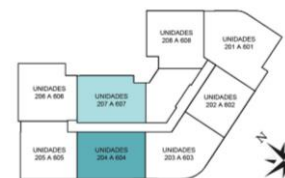


APARTAMENTO TIPO

COL 04 – 59,74 m²



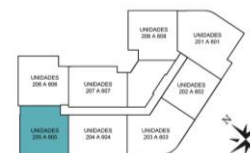
Opção Cozinha Americana





APARTAMENTO TIPO

COL 05 – 60,28 m²



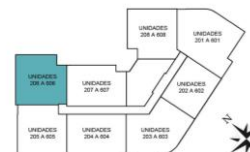


APARTAMENTO TIPO

COL 06 – 61,84 m²



Opção Cozinha Americana



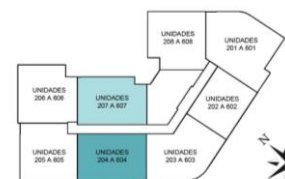


APARTAMENTO TIPO

COL 07 – 59,43 m²



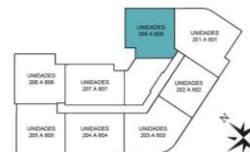
Opção Cozinha Americana





APARTAMENTO TIPO

COL 08 – 68,82 m²





SALA APTO TIPO



SUÍTE

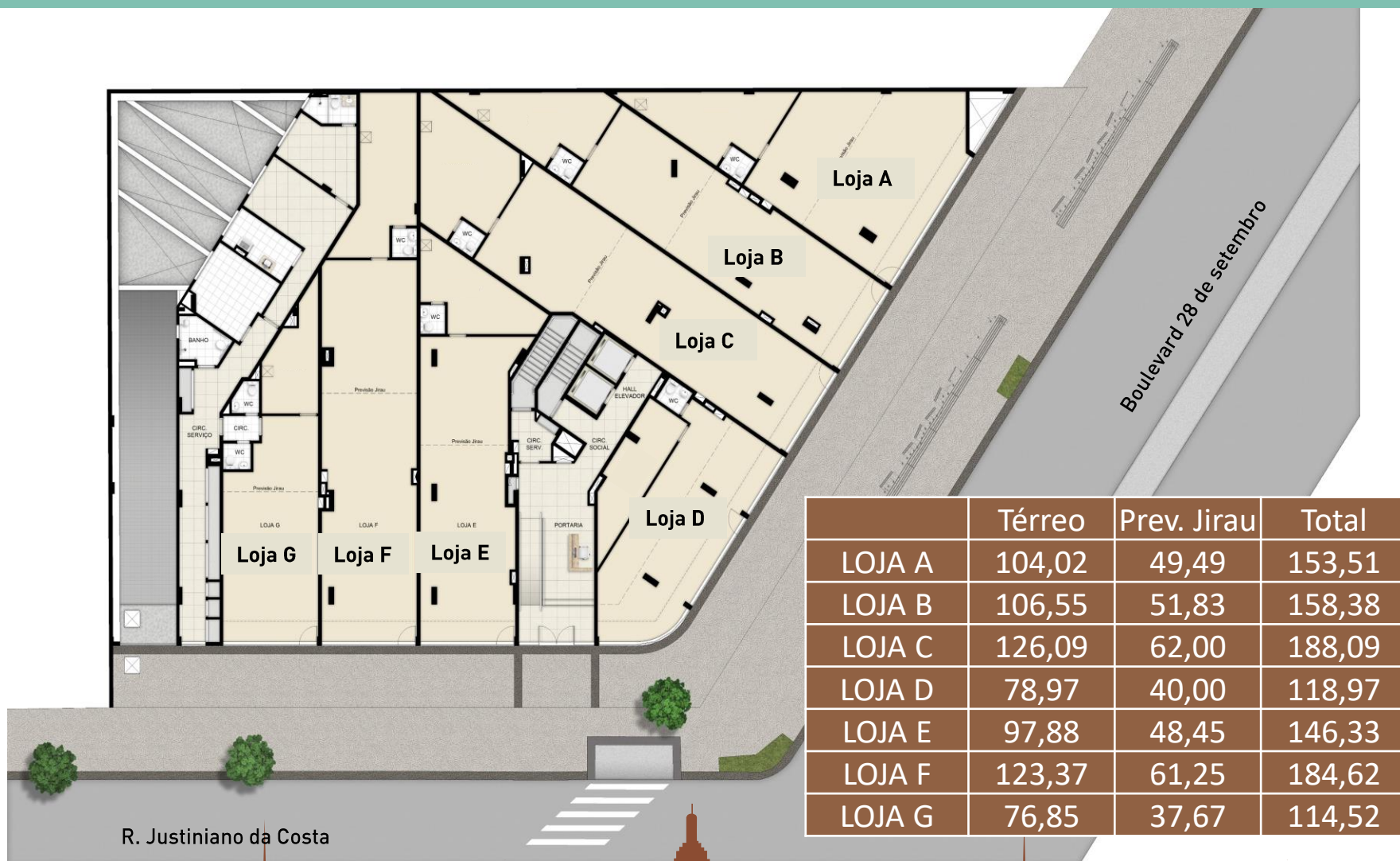


LOJAS





MASTERPLAN LOJAS



PAVIMENTO TÉRREO



LOJAS

LOJA A – $104,02 \text{ m}^2 + 49,49 \text{ m}^2 = 153,51 \text{ m}^2$

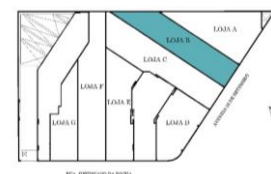
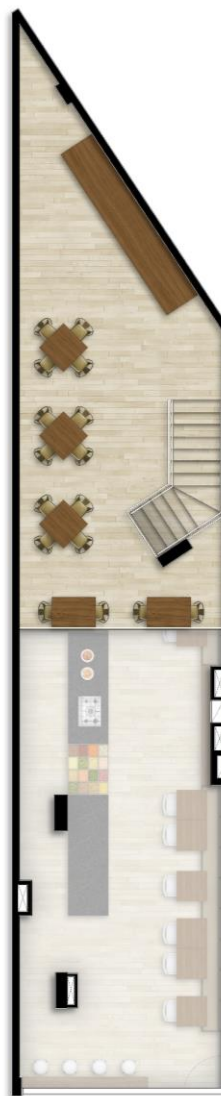


SELA - ALUGUEIRO DA IMÓVEL



LOJAS

LOJA B – $106,55 \text{ m}^2 + 51,83 \text{ m}^2 = 158,38 \text{ m}^2$





LOJAS

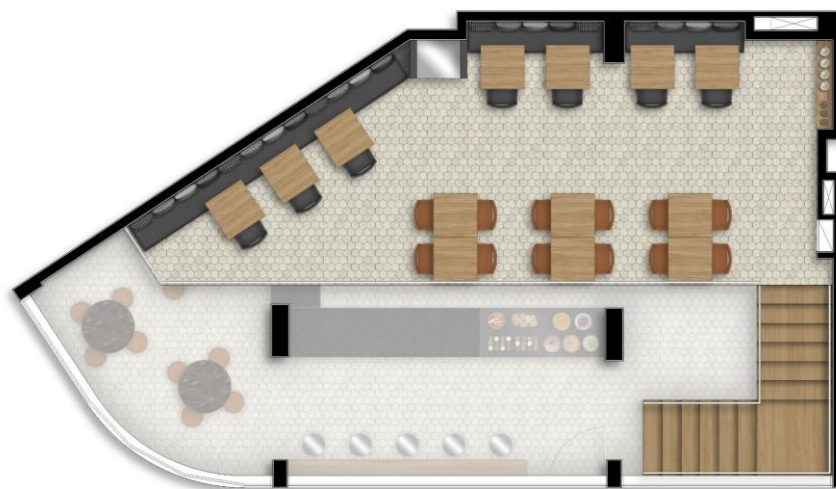
LOJA C – $126,09 \text{ m}^2 + 62,00 \text{ m}^2 = 188,09 \text{ m}^2$





LOJAS

LOJA D – $78,97 \text{ m}^2 + 40,00 \text{ m}^2 = 118,97 \text{ m}^2$





LOJAS

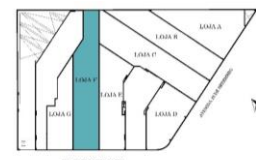
LOJA E – $97,88 \text{ m}^2 + 48,45 \text{ m}^2 = 146,33 \text{ m}^2$





LOJAS

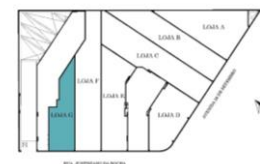
LOJA F - $123,37 \text{ m}^2 + 61,25 \text{ m}^2 = 184,62 \text{ m}^2$





LOJAS

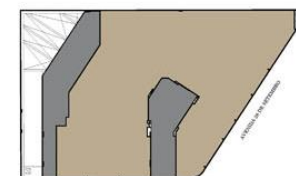
LOJA G – $76,85 \text{ m}^2 + 37,67 \text{ m}^2 = 114,52 \text{ m}^2$





LOJAS

JUNÇÃO - 713,73 + 350,69



RELA. JORNALISMO DA BOTA



LOJA D - CAFETERIA



LOJA E- BARBEARIA



BOAS VENDAS

