



Cocoa Beach, Belmonte, The Discovery Coast, Brazil:

Brazil



Discovery Coast Bahia



The Discovery Coast

Within the sub-tropical north of Brazil Bahia, “The Discovery Coast” is an established top three domestic holiday destination, the destination of choice for wealthy Brazilians, planning restrictions will ensure the sub-tropical location is not over developed, with development restricted by location, height and volume much of the coast is green zone limiting the sq mt ratio of build to 20% of the site.

The Discovery Coast region is home to a preserved historical architectural complex that dates-back to the beginnings of the **history of Brazil** in addition to breath taking ecosystems and landscapes, among which beaches, cliffs, mangroves, rivers and Atlantic Forest remnants stand out.

In the 150 km between **Belmonte - Caraiva**, there are deserted beaches and others that are quite busy, along with villages that have become hot spots.

Accommodation options range from campsites to luxury resorts. There are many options for entertainment, leisure and contact with the country's history.

The area has its own airport at Porto Seguro this is within a 2-hour flight of all the major Brazilian cities, just 50 miles from Belmonte along a scenic coast road. **A new International airport will be located along the coast on route to Belmonte approximately 45 kilometers from the town.**

The area has two private jet facilities, 3 golf courses within a short helicopter ride, we understand a new marina is planned.

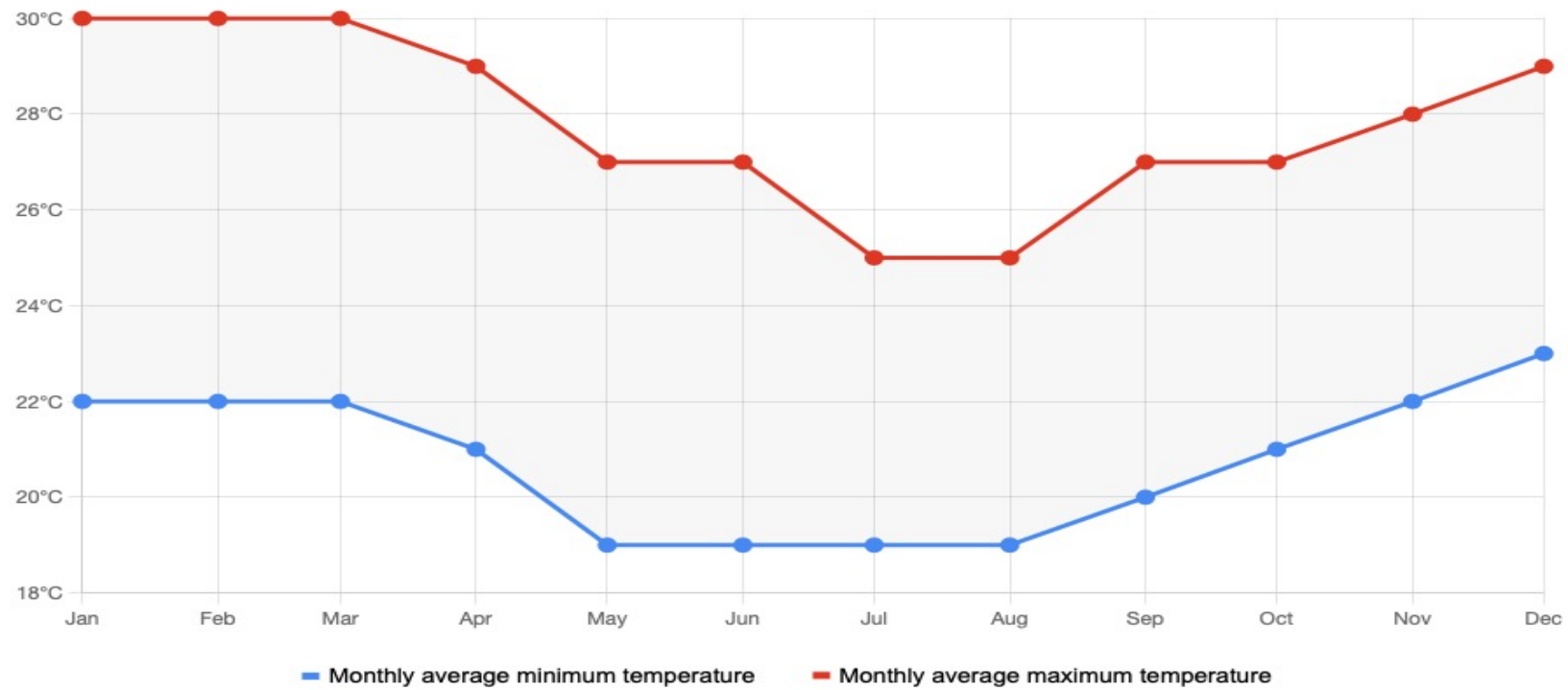
The sub tropical location is in an area that is free from Hurricanes, Earthquakes and Tsunamis, the temperature rarely drops below 20c a perfect second home destination and year-round holiday destination.

The coast from Santo Andre to Belmonte is the new prime location, prices are on the up as developments break ground creating an opportunity for capital growth and rental income to residence/villa buyers. Historically Belmonte beach suffered with discoloration from the river as the tide went out this has decreased over recent years due to the change in the entrance to the river through the build up of sand.

Cocoa Beach Resort creates an opportunity for the clients of the Resort to reap rewards of a new destination with strong capital growth and rental.

Cocoa Beach Resort. A year-round destination

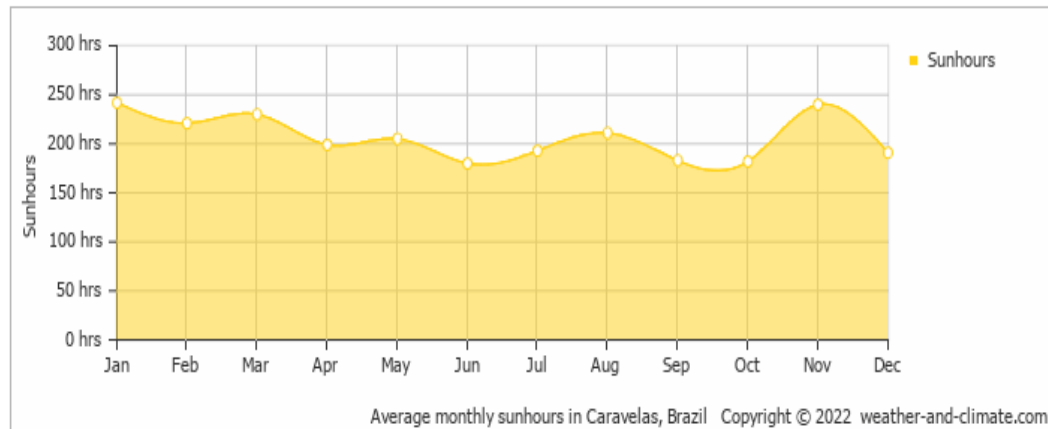
Discovery Coast Atlantic Forest Reserves Temperatures Throughout the Year



Cocoa Beach Resort. A year-round destination

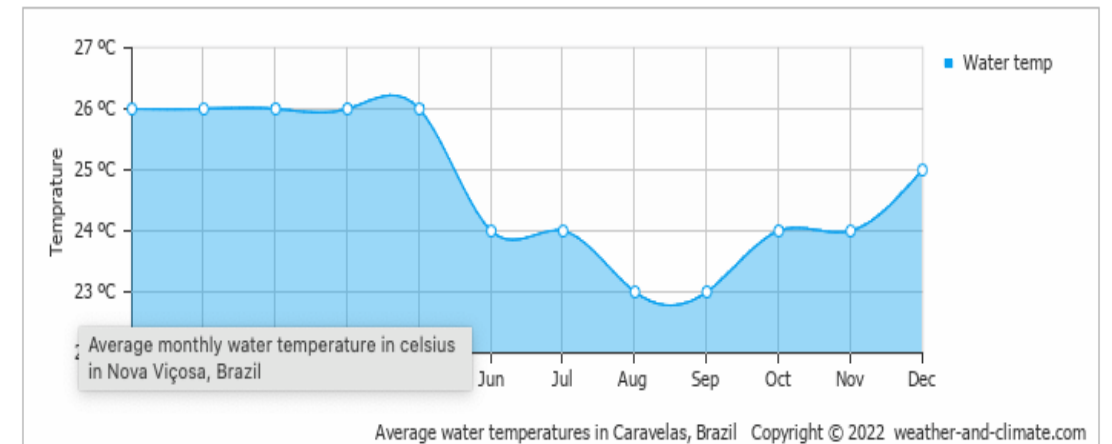
Monthly hours of sunshine

The average monthly total hours of sunshine over the year

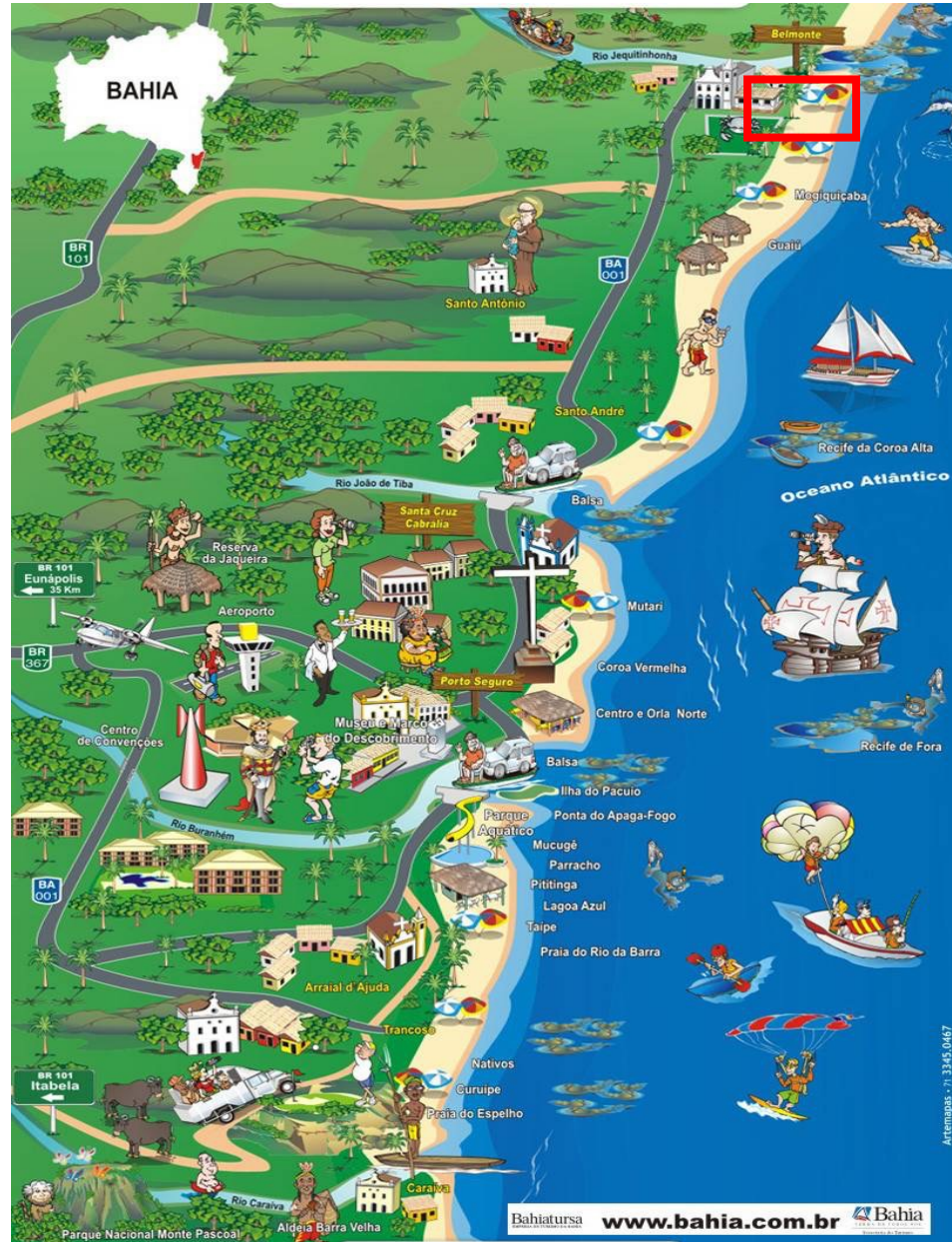


Average water temperature

The mean water temperature over the year. [Show in Fahrenheit](#)



Tourist Locations Map.



Resort location map



Cocoa Beach development Introduction:

A mixed-use beach front development investment opportunity. The **Cocoa Beach Resort** is designed to be a 5-star Boutique Hotel & Spa Villa Resort.

The resort is located within the established sub-tropical domestic holiday destination, THE DISCOVERY COAST, Bahia, Brazil.

THE DISCOVERY COAST is now seeing new developments breaking ground with off-plan sales secured and increased interest as clients look to secure a home away from the cities..

The principal is looking to retire hence we are now bringing to market the development, he is looking to secure the sale of **Cocoa Beach Resort** development site .

- ❖ The completion of the development will create a new destination resort on THE DISCOVERY COAST.
- ❖ The development is owned free of debt and liens, with permissions and permits in place **“shovel ready”**.
- ❖ **Banyan Tree Hotel Group have Issued LOI in reference to branding the hotel and management of the resort.**
- ❖ The development sits within the Urban zone of Belmonte providing a high square mt of build, maximizing the revenue and profit potential.
- ❖ The owner is looking to secure a sale, the principal is happy to remain as a consultant, JV with an investor could be of interest.
- ❖ DD is available at our lawyers for principals.

We have a historic valuation at \$51 Million USD valuation/appraisal by Cushman & Wakefield, which will be updated.

The owner looks forward to discussing the options:

Derek McMillen:

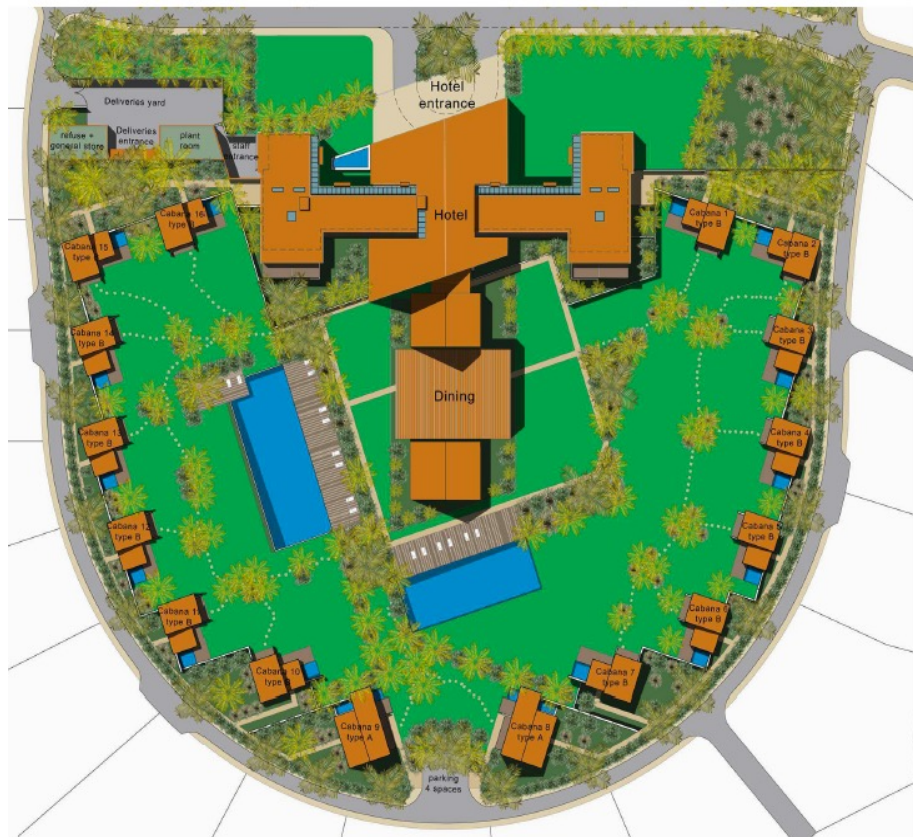
Development numbers:

- Total area 464,592sqm with 355 linear meters of beach front
- The 201 residential villa plots total 241,583m² plot sizes range from 600m² to 6,500m²
- The apartment zones combined occupy 26,931m² of land, including the parking lots, landscape areas, and the helicopter landing zone. The gross external area of each apartment block is 750m², 12 blocks gives a total of 72 apartments in 9,000m².
- The tennis academy occupies 17,209m² and includes fitness centre pool and 8 courts
- The retail building occupies 10,230m² including the parking lot, staff accommodation and service areas
- The spa hotel occupies 32,884m² with 20 suites and 16 cabanas. The owners are looking to add hotel residence villas which when sold would fund the hotel construction
- The beach club occupies 22,665m². This is measured up to the build line (high tide + 60m) the beach club car park occupies 1,669m²
- The lake occupies 29,118m², plus the 15m exclusion zone all round. The park occupies 8,855m².
- The villas and plots are priced with reference to their size and location within the resort
- The banyan Tree hotel residence investment purchase programme will generate further income
- For further detail visit; www.cocoabeachresort.co.uk

➤ *Resort Masterplan; circa 500,000 square meters (120 Acres).*



Hotel, Beach club and Tennis centre.



Beach Club site plan



72 Apartments in 12 blocks of 6.





Welcome to Belmonte Bahía:



Rio Jequitinhonha, Belmonte

The river creates the opportunity for Cocoa Beach residents and guests to explore nature, (our very own Amazon esc river) with trips from the resort by boat exploring into the mangroves where you will find the blue crab and much more.

Destination Dining

The resort will create up-river a dining destination by securing a small Island accessed by the resorts own fast cruising craft.

What to do around Belmonte

BALEIAS

Annually, the humpback whales, coming from the icy waters of Antarctica, arrive in the warm waters of the Discovery Coast where they remain from July to November, for the birth of the cubs and mating. Veracel Celulose, in partnership with the Baleia Jubarte Institute (IBJ), carries out its monitoring on the coast, covering the whole stretch of coast that runs from Belmonte to Barra do Riacho / ES.



NATUREZA

Between the river and the sea, Belmonte has exuberant natural beauties, composed of beautiful beaches, mangroves and rivers, being very sought after for the practice of adventure tourism and ecotourism, which leave in the visitor always the desire to return to contemplate and enjoy the Landscapes.

What to do around Belmonte

ROYAL CHARLOTTE

Situated about 40 miles from the mouth of the Jequitinhonha River, Royal Charlotte is the title of the principal residence of the famous Marlin-Blue (photo), which receives special attention from many scholars and lovers of sport / ecological fishing. Considered one of the five best fishing grounds in the world, Royal Charlotte was discovered by English navigators in the 17th century. Since then, many hooks have been thrown in their waters, always in the hope of catching this trophy, Half myth half fish.



What to do around Belmonte



TARTARUGAS

Every year, hundreds of sea turtles search the beaches of Belmonte and Santa Cruz Cabrália for spawning.

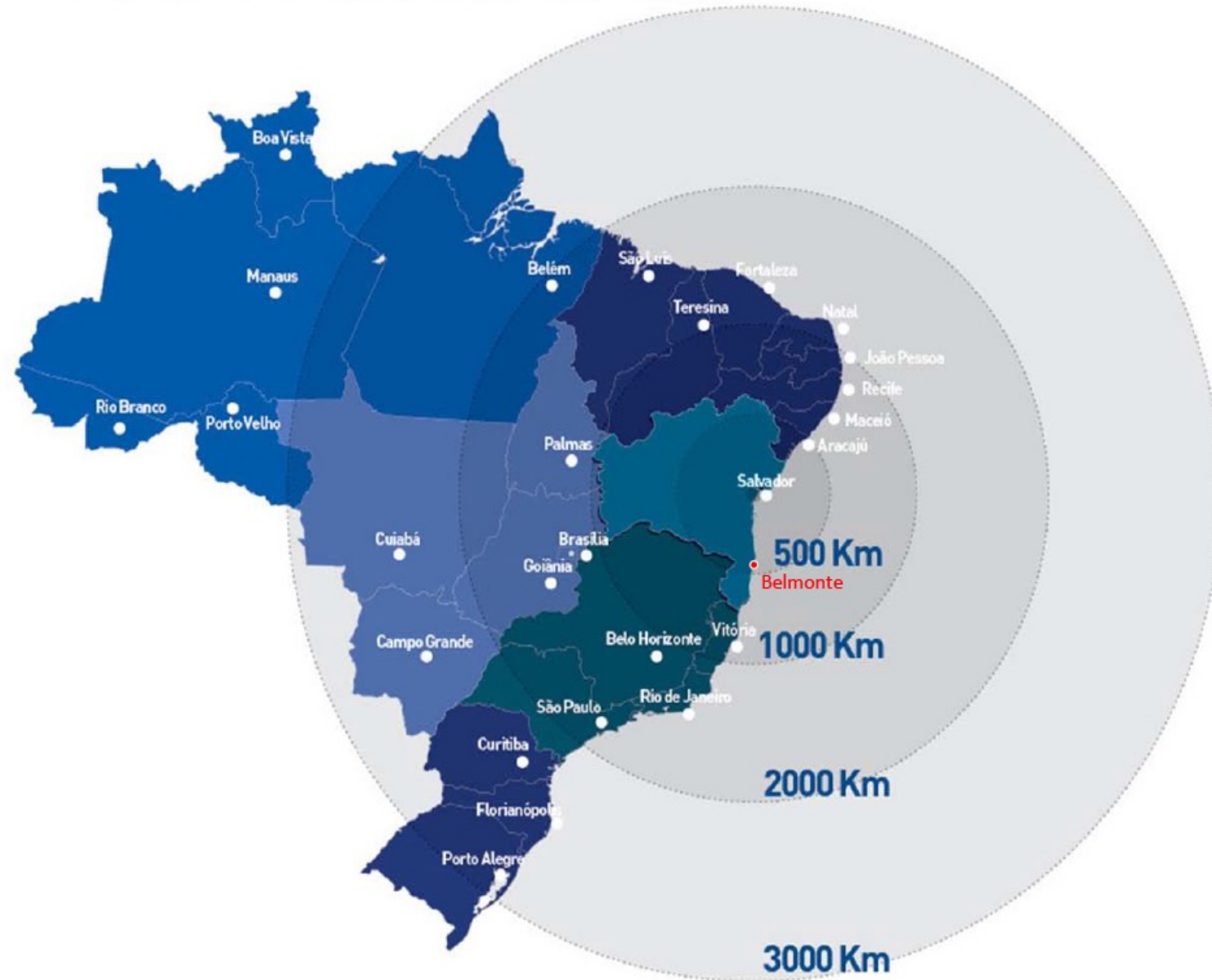
They come from many parts of the world and lay their eggs in holes dug in the sand. This reproductive activity

Usually happens on the same beaches as the females were born.

Veracel Celulose also monitors the turtles, aiming to protect the nests and also the education and awareness of residents of neighboring communities and fishermen.

LOCALIZAÇÃO ESTRATÉGICA ENTRE O NORDESTE E O SUDESTE DO BRASIL

STRATEGIC LOCATION BETWEEN THE NORTHEAST AND SOUTHEAST OF BRAZIL





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