



# Elemental. Eco-Luxury Villas.

A TRULY UNIQUE & AUTHENTIC LUXURY BEACHSIDE ESCAPE



elemental  
eco • luxury • villa

[www.elementalecovillas.com](http://www.elementalecovillas.com)

# Elemental Eco-Luxury Villas & Resort Development



Set in the midst of a 1.5 hectare area of preserved coastal Atlantic Forest along the Península de Maraú is a planned development of resort-styled villas and bungalows offering all the comforts of a private beach villa with all the services and amenities of a *boutique eco-luxury resort*.

Located in the south of Bahia, the Península de Maraú is a remote and wild natural paradise with a rich and preserved ecology full of diverse flora and fauna and is home to some of Brasil's most desirable and pristine beaches with their natural pools protected by proliferate reef systems. One of them is the reef and natural pools of Algodões , otherwise known as Praia de Algodões .

Centrally located in the village of Algodoes, the eco-luxury villas sit in a privileged location at one of the most desirable points of the beach of Algodões where a small river flows into the sea and the beach out front is at its widest and most preserved state. With a beautiful reef full of natural pools and protected waters great for bathing, snorkeling, diving, surfing, and more, there is of activity and leisure available right at the doorstep with a world of potential beyond for the explorative type. *The region is full of points of interest to explore and discover, all accessible from the convenience of your own private beach villa.*





## The Eco Villas

The eco-villas collectively make up the resort development. With each villa being the owner's contribution to the overall offering, the purchaser becomes a partner and shareholder in the Resort.

In addition to a lucrative investment, they offer access to all of the Resort's facilities and amenities. The villas are completely prepared to welcome their owners and guests with maximum comfort and convenience, stocked with a complete list of amenities so that visitors can best enjoy their visit.

Planned prioritizing privacy while at the same time maintaining an ambiente open to the natural surroundings, the villas are carefully integrated into the natural vegetation and tropical forest, providing natural privacy while allowing open contact with the outdoors and plenty of outdoor living space.

Despite their secluded location, the villas are located conveniently within the village of Algodões and offer quick by-foot access to all of the villages points of interests. Situated in between the village and Tikal beach and 300 meters the town market, there are various relaxing beachfront bars and restaurants with quality international foods literally steps away.



### Designed for entertaining and comfort.

The eco-villas are open and spacious and offer exceptional style and luxury. With 3 private suites a shared social space with a total floor plan of 360m<sup>2</sup> including a large covered deck, a gourmet kitchen and bar with built-in bbq. Each suite can be rented as an individual unit and will be managed by Administration. With such flexibility, the villa can easily entertain larger groups or families traveling together as well as smaller groups and couples needing just one or two rooms.

### Ecologically built.

Each villa is built from prime local materials and all certified hardwoods and ecological materials when possible. The architecturally designed villas employ the best practices in green sustainable design, taking into account energy, water, and waste management in a sustainable way that does not negatively affect the surrounding environment.

### Full of amenities.

The furnished version of the villa comes complete with all the furnishings and amenities needed to enjoy *Full Luxury on Demand*.

### Open contact with nature.

Surrounded by nature the villas sit harmoniously and sustainably integrated in the natural environment and acts as an observatory of the surrounding environment. Orientated and aligned to the solar axis, with an open floor-plan that integrates the sun's path into the design, the villa takes in the natural surroundings and makes for great wildlife and bird observation, as well as star-gazing, as the deck level sits at the forest canopy level capturing the open ocean views and breezes.

The Villa plan is designed around the principles of **Vaastu**, employing mandala based design for harmonization into the natural energies and surroundings. Vastu design is said to bring peace, wealth, and abundance to the occupants by tuning them into a resonant frequency through abundance-based design principles based on ancient Ayadi mathematics, a sort of eastern numerology of harmonics used by the Hindus to connect to natural higher energies that brought abundance and peace into their lives. The villas make for



# The Resort Development

With over half of the development area dedicated to recreational and leisure space, the infrastructure of the resort is set to provide ample opportunity to relax and enjoy the peaceful secluded setting. Centered around a sustainable project to revitalize an on-site lagoon and restore the vitality of the local ecosystem with replanting of native plant species to provide a sanctuary for the local bird and wildlife population, the development seeks to integrate and harmonize with the surrounding environment in a symbiotic way and make a positive impact on the local environment.

**The facilities** will include an ecological friendly infinity edge natural swimming pool, free of harmful chemicals (using aquatic plants for filtration), that will provide not only recreation for the guests but also serve as a font and filtration for the lagoon helping it to stay healthy and vibrant.

**With permaculture planting** of many native fruits and flowers and fresh flowing waters of the lagoon filtered from the cascading natural pools to attract many local species and become reserve for birds and butterflies.

**The pool area** will be served by an expansive grass yard area with gazebos and a clean break-wall that will act as a dock and launch point for kayaks and stand-up paddle boards to take advantage of the lagoon's large open area to enjoy recreational and ecological based activities.

**The clubhouse** will provide the development with a poolside bar, lounge and library, spa, and a gourmet restaurant serving refined local cuisine prepped from the onsite organic gardens and other local delicatessens. And a beachfront infrastructure with seating and umbrellas with bar and restaurant service will be provided for guests use.

**Fully Equipped.** The resort will be well equipped to take full advantage of the regions rich and diverse offerings with an off-shore fishing/diving boat, a sailboat, 4 wheelers, bicycles, kayaks, and stand-up paddle boards for the guests to enjoy access to a range of activities. Diverse programs and all-inclusive packages for guests and partners.

**Turnkey Property Management.** With full turnkey on-site management, the resort development offers complete property maintenance and security as well as full hospitality and concierge services such as room service, housekeeping, meal preparation services



## Legend:

1-3 - Resort Villas

4-6 - Resort Bungalows

A- Poolhouse, spa and area gourmet

B- Pool and pool yard

C- Decorative retention/filtration pond

D- Recreational Lagoa to be revitalized

## A Sustainable Development

Developed by studio Organica Architecture, the project is a sustainable development that seeks to integrate and harmonize with the local environment in a symbiotic way and seeks to provide an authentic experience and enriching experience of nature. With the goal to enhance ones awareness of sustainable living with the integration of permaculture planting, trash separation and composting, organic gardens, and open views to provide visual contact with nature and Vaastu-based design for energetic alignment and natural integration with the surrounding environment, The development shows that sustainable living can also be luxurious living.



## The Resort Villas

**Ownership in the Resort Villas Development** is an opportunity to a hands off investment in a boutique resort offering and a turnkey operation to owning (and managing) a second home or vacation home.

**The Villas are investments** in and contributions to the overall Resort Development. Through purchasing a Resort villa or bungalow and qualifying it for the rental pool each owner becomes an investor in the Resort offering. The offering is a collaborative effort of the member units, each contributing a number of rentable rooms or units to the pool. Profits will be shared proportionally amongst the partners. The holding group will contract the day to day management to a third party company for protection and liability. This company being named Elemental Resort Services, Itda will not only handle all the operations and rental concerns, but will also actively (and aggressively) market the Resort brand, increasing awareness, rental occupancy and returns for the partners. And acting as an invested partner, with ownership and contribution of the resort facilities, you can be assured of their vested interests in producing exceptional high quality results. And the best part is that this comes at no additional cost to the members, keeping the monthly maintenance costs to a strict minimum also to be divided transparently in between the members.

### **Benefits & Key Points:**

Aside from providing the unprecedented comfort to it's patrons, the Resort Villas offers a variety of benefits to the owners. *Principally being a lucrative opportunity to a full turn-key managed passive business as well as a freehold real-estate asset, both with great growth potential, and others such as ::*



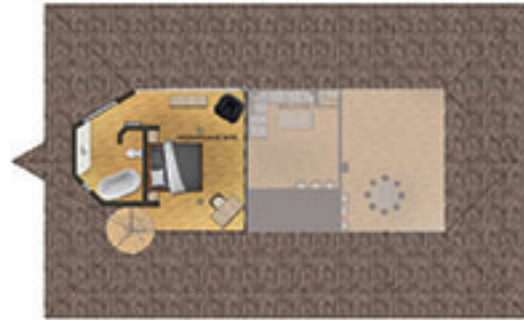
### **Unlimited Usage**

Offered with out restrictions on personal usage. Because of the collaberative model of the resort, you can use your villa freely without penalty as long as the resort is not at full capacity, in which case such days will only be deducted against your potential profits for that period.

### **Strong Return on Investment (ROI)**

A fully managed cashflow positive investment property with a conservative projected return on investment of 10-15% with even greater potential (up to 25-30%) as the resort offering grows.

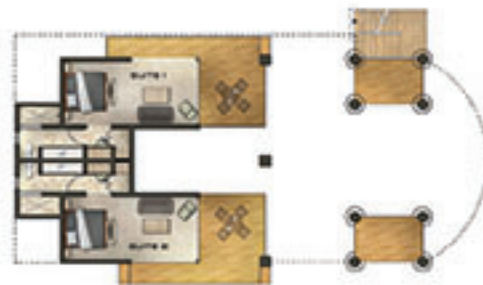




Mezzanine Suite



First Floor (Social)



Ground Floor ( 2 Suites)

## ***Green Ecological Design:***

The Eco-Luxury Villas are constructed in an ecological way with:

- An open floor-plan that maximizes natural shade and breezes to regulate the temperature.
- Use of certified and renewable woods
- Built local sourced materials such as ecological brick and local made palha piaçava roofing.
- Solar-powered hot-water showers with pressurized water throughout.
- And sustainable water reuse, treatment, and collection system with
- Embrapa certified waste treatment management and
- Sustainable deep water reserve wells bringing highly replenish-able water supply
- Integrated trash recycling system with full separation and lifecycle management
- Support of local initiatives for recycling treatment and waste management
- Reuse of organic composting for the organic gardens planted around the property



Mezzanine Suite

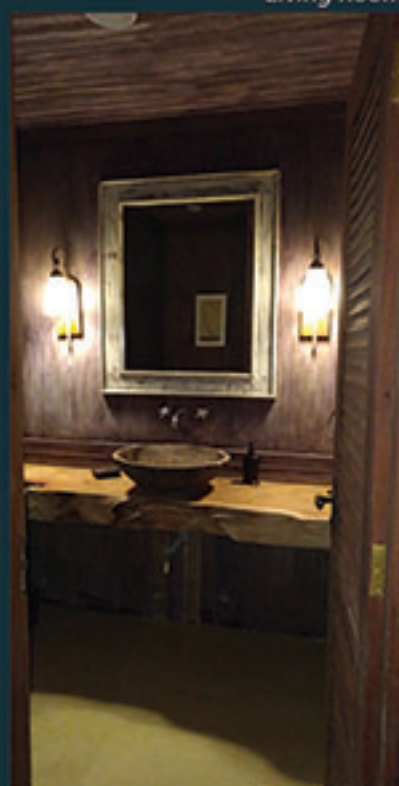


Living Room

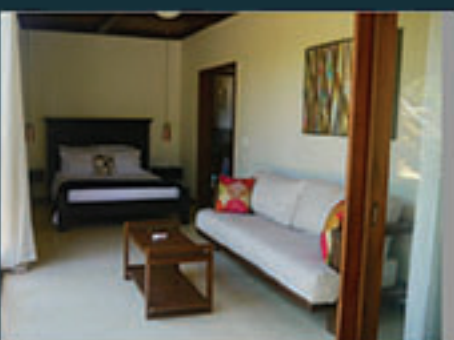


Ceiling Detail

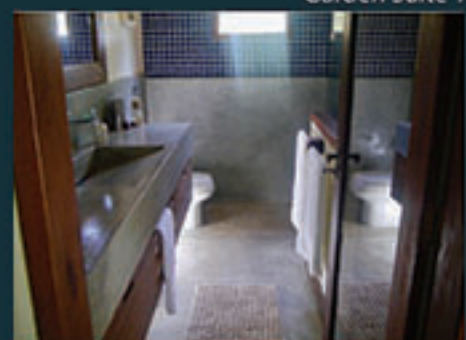
Garden Suite 1



Powder Room



Garden Suite 2



Garden Suite Bathroom



Gourmet Kitchen

## ■ Features & Amenities

The villas are built ecological but have luxurious and sophisticated finishes and seek to accommodate their guests with ultimate comfort and style. The \*furnished version of the eco villa comes complete with all the amenities and niceties needed to fully enjoy your stay without distraction. As well, each unit comes with full access to the Resort infrastructure and amenities.

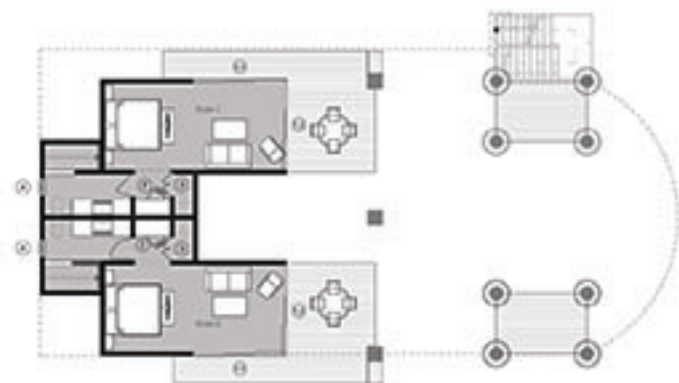
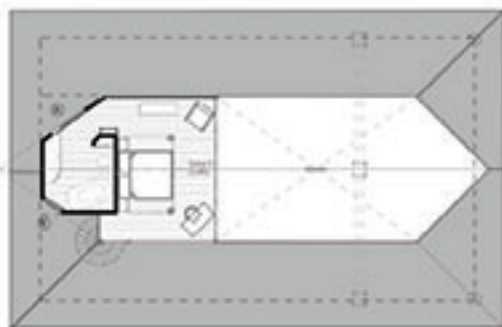
### To include ■■

- ▶ Complete furnishings, linens, and curtains.\*
- ▶ Complete kitchen with accessories and domestic items to include: microwave, refrigerator, coffee maker, utensils, dishware, etc...\*
- ▶ Gourmet Kitchen with Integrated BBQ
- ▶ Integrated Sound System
- ▶ Integrated Trash Separation and Recycling
- ▶ Outdoor dining and seating\*
- ▶ Split AC Units in suites\*
- ▶ Cable TV / Internet / Wifi\*
- ▶ Spa tub
- ▶ Solar-powered, pressurized Hot water showers
- ▶ Full Built in cabinetry and buffets
- ▶ Outdoor shower
- ▶ Outdoor decks and sitting platforms
- ▶ Room service and complete resort hospitality services

## Off-Plan Units Available Now

The units are offered off-plan and will be delivered 8 months from date of contract. Buy Off-Plan at wholesale rates and get locked in to strong equity position. Delivered turnkey furnished, ready to occupy.

With the First Phase of development finished and the first model constructed and proven, the Off-Plan purchase is in reality more like Off-Model, having a tried and tested model built and available for display. Come and experience the villa personally, and see for yourself. Get in touch and schedule your trip today.



Unit	Type	Bed/Bath	Area Internal	Area External (Deck)	Area Total	Price* / USD
1	Villa	3/3.5	250m2	112m2	362m2	455,000.00
2	Villa	3/3.5	250m2	112m2	362m2	455,000.00
3	Villa	3/3.5	250m2	112m2	362m2	455,000.00
4	Bungalow	2/2.5	150m2	40m2	190m2	225,000.00
5	Bungalow	2/2.5	150m2	40m2	190m2	225,000.00
6	Bungalow	2/2.5	150m2	40m2	190m2	225,000.00

\* Price for the complete furnished project with interior design and projects of the custom built furnishings

FOR PURCHASING TERMS AND CONTRACT,  
OR ANY OTHER ADDITIONAL INFO, email:  
[Concierge@elementalecovillas.com](mailto:Concierge@elementalecovillas.com)

## Location: Village of Algodões

Strategically located in the middle in the most lush and pristine part of the peninsula, Algodões is a small quaint fisherman's village known for its laid-back vibe and has become a haven for get-away homes for many in the know. Not overtaken by mass tourism like the neighboring beaches, the village has preserved its peaceful vibe and barefoot culture with sandy dirt roads and quaint beachfront bars. Algodões main feature is the reef and natural pools that give home to tranquil warm clear waters and a very peaceful beach.

Half-way down the peninsula, at its narrowest part between the Camamu Bay and the ocean, Algodões is well located only a half an hours distance from Barra Grande and forty five minutes distance to Itacare, two of the regions main tourist destinations. Well positioned to access the best offerings of the peninsula such as such as the famous Taipu de Fora, Porto Jobel, Baia de Cassagne, Praia de Taipus, and Tikal.



## Península de Maraú: Getting There



The Península de Maraú is located 254 kilometers south of Salvador and 106 kilometers north of the closest domestic airport which is located Ilheus. Being one of the last developed frontiers of Brasil, the Peninsula is rich in natural and ecological heritage. Once reserved for royalty, the area is rich in flora and fauna and was the place that inspired Brasil's environmental protection act (APA).

Conde Nast calls it the most glamorous places of Brasil and says "in the next tens years will be developed into one of the world's most exclusive eco-luxury destinations". With access down an undeveloped dirt road the Peninsula's rugged access has kept the area from over-growing and preserved the natural richness. However, the last several years has seen an influx of development with recent construction of a bridge and better maintained roads. Alternatively, boat access is available through the Porto do Jobel.





## Getting out: Regional Activities

*The region has many points of interest to visit, all the conveniences of your beach house with boat trips available from the the Tikal bay, on the beach in front of the property or the Port of Jobel (10 minutes by car).*

With a large undeveloped bay to the inside, and a reef lined beach on the coastal side, the Península de Maraú is an area rich in diverse activities to be enjoyed and ecosystems to be explored. With activities such as boating, sailing, diving, fishing, sea-kayaking, snorkeling, island-hopping, kite-surfing, world-class surf that is little known to outsiders and many other hidden secrets as well as land based eco-adventure activities such as nature hikes, 4x4 trails, wildlife viewing and photography, the Península is a frontier for eco-adventurers. Full of adventure. Full of tranquility. The choice is yours. It's good to have choices in life.







## VILLA ELEMENTAL

CONTACT US TODAY

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## Purchasing and Ownership in Brazil

Foreigners Purchasing Property in Brazil need to provide:

1.) A valid ID: A passport with regular visas (for countries that require a visa to visit Brazil, e.g. USA) serves this purpose.

2.) A CPF (Personal registration) number, issued by the Brazilian Ministry of Finance. This document is mandatory for acquisition and is used to register you as a legal property owner in Brazil.

To facilitate this process, our legal team will assist our clients obtain a CPF registration.

### Additional Costs

A.) Brazil has a property acquisition/transfer costs of 4% - 8% which is paid to the local municipal.

B.) Property Registration Fee. This fee is paid for the registry of the property after the ITBI and property deed are issued in the client's name. This fee ranges in between 2,000-4,000,00 reais and completely legally registers your property as a foreign owner.

C.) Public Deed. This fee ranges in between 2,000-4,000,00 reais and is paid to our legal team for drafting up the deed of purchase and sale.

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For more information on legal structuring and acquisition procedures, please get in contact with us today.

📍 Villa Elemental Praia de Algodões, Península de Maraú