

Amazon Ecoresort

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In the heart of the enchanting Amazon Rainforest, nestled beside the city of Manaus, AMAZON ECORESORT is set to emerge, blending harmoniously with the lush surroundings. This extraordinary undertaking is no ordinary resort; it is a testament to the profound relationship between humanity and the environment, inviting us to embark on a transformative journey of sustainability and ecological awareness.

Set within the captivating amazonian region, it reimagines the concept of luxury living within the Earth's most diverse and magnificent biome. Designed as a time-sharing apartment community, this project draws inspiration from the rich tapestry of materials and traditions found in the Amazon, echoing the spirit of unity with the environment that has thrived for generations.

At its core, this visionary endeavor champions sustainability, offering an unparalleled opportunity to connect with and learn from the Amazon jungle while fostering a greater sense of responsibility towards the environment. As you immerse yourself in the captivating experience, you will discover a unique opportunity to forge a profound connection with this unique ecosystem. The architecture and design of this space are not just inspired by the Amazon; they are intimately entwined with it.

Beyond the stylish time-sharing apartments that blend seamlessly with the surrounding wilderness, AMAZON ECORESORT features leisure complexes that serve as immersive hubs of education. Here, guests can embark on a journey of discovery, uncovering Amazon's potentialities. These spaces are designed to enhance day-to-day practices that reflect an eco-conscious ethos, harmonizing human living with the jungle's intricate ecosystems.

Our mission is to create an experiential gateway for those who wish to explore the Amazon Rainforest while nurturing a sense of eco-awareness and preservation. In this extraordinary locale, where modern luxury merges seamlessly with the wild, you'll find a unique platform to deepen your understanding of the environment, inspire sustainable practices, and cultivate a lasting connection with this unparalleled treasure trove of biodiversity.

As we embark on this extraordinary architectural journey, we invite you to join us in exploring the heart of the Amazon, where nature and innovation unite, and the future of sustainable living begins.



The Location:

The Rio Negro Sustainable Development Reserve (RDS Rio Negro) is part of the mosaic of the Lower Rio Negro, situated in the state of Amazonas, encompassing the municipalities of Manacapuru, Novo Airão, and Iranduba. It is home to approximately 600 families whose main livelihoods revolve around agriculture, tourism, and sustainable forestry.

RDS Rio Negro was established under Law 3,355 on December 26, 2008. This protected area spans an impressive 103,086.00 hectares and is also utilized for scientific research, given its abundance of animal and plant species that remain undiscovered by the scientific community.

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*Photo: Sebastião Salgado

The Location

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Access to RDS Rio Negro is primarily by boats, navigating the majestic Rio Negro. The region boasts numerous water bodies and beaches, making it ideal for both ecological exploration and community-based tourism.

Under the supervision of the managing agency, SEMMAS (Municipal Secretariat for the Environment and Sustainability), RDS Rio Negro has developed an organized tourism program in collaboration with the local community. This initiative aims to empower the region's residents to create community-based tourism, fostering sustainability and economic benefits for both the riverside inhabitants and visitors.

Community-Based Tourism in the Rio Negro Sustainable Development Reserve

The establishment of RDS Rio Negro serves the fundamental purpose of preserving the Amazon rainforest, the cultural heritage, and the traditional knowledge of the riverside communities. It seeks to raise awareness and recognition of the vital role these forest-dwelling people play in the Amazon ecosystem.

Community-based tourism embodies this message. Through this practice, visitors gain insight into the immense value these communities hold and the wealth of knowledge they can share with tourists, whether from abroad or within Brazil.

One of the most prominent communities engaged in community-based tourism is Tumbira, located approximately 60 km from Manaus on the right bank of the Rio Negro. Descendants of the Northeastern migrants who came to Manaus during the Belle Époque, the people of Tumbira offer visitors a glimpse into their way of life, surrounded by the Amazonian wilderness. They showcase their cuisine, craftsmanship, and forest trails, contributing to the promotion of ecological tourism.



*Photo: Sebastião Salgado

THE DEVELOPMENT

_____	GUEST ACCOMMODATIONS
_____	DINING AND ENTERTAINMENT
_____	RECREATION AND LEISURE
_____	CHILDREN'S PLAY AREAS AND KIDS' CLUBS
_____	INFRASTRUCTURE AND SERVICES
_____	LANDSCAPING AND OUTDOOR SPACES
_____	SUSTAINABILITY
_____	AESTHETIC AND THEMING ELEMENTS
_____	TECHNOLOGY INTEGRATION

THE DEVELOPMENT

GUEST ACCOMMODATIONS

Configuration and design of guest rooms and suites, including various categories.

In-room amenities, such as balconies, private pools, or Jacuzzis.

Accessibility features for differently-abled guests.

DINING AND ENTERTAINMENT

multiple restaurants, bars, lounges, and cafes.

Themed dining areas

Integration of outdoor dining spaces and terraces.

entertainment venues, if applicable.

THE DEVELOPMENT

RECREATION AND LEISURE

sports facilities (e.g., tennis courts, golf courses).

spa and wellness centers.

fitness centers and yoga studios.

Outdoor and indoor recreational spaces.

CHILDREN'S PLAY AREAS AND KIDS' CLUBS

Architectural design for spa treatment rooms.

Saunas, steam rooms, and relaxation areas.

Design of outdoor and indoor wellness spaces.

THE DEVELOPMENT

INFRASTRUCTURE AND SERVICES

Kitchens and food preparation areas.
Laundry facilities.
Back-of-house operations.
Storage and maintenance areas.
Staff accommodation.

LANDSCAPING AND OUTDOOR SPACES

Landscaping design, including gardens and green spaces.
Planning of pathways, trails, and jogging tracks.
Design of outdoor seating areas and gazebos.
Integration of water features and fountains.

THE DEVELOPMENT

SUSTAINABILITY

Incorporation of green building practices.
Energy-efficient design elements.
Waste management and recycling facilities.

Sustainability and environmental considerations are pivotal in shaping the future of our planet. One of the key aspects in this regard is the incorporation of green building practices, which emphasize environmentally responsible construction methods and materials. These practices not only reduce the overall environmental impact but also promote energy efficiency within buildings. Energy-efficient design elements, such as solar panels, smart thermostats, and energy-efficient lighting, play a crucial role in minimizing energy consumption and lowering carbon emissions. Additionally, waste management and recycling facilities are integral components of sustainable development. Proper waste disposal, recycling initiatives, and the promotion of a circular economy contribute significantly to reducing landfill waste and conserving resources. By integrating these strategies, societies can move towards a more sustainable future, where the built environment harmonizes with nature, leading to a healthier planet for generations to come.

THE DEVELOPMENT

AESTHETIC AND THEMING ELEMENTS

Selection of materials, colors, and finishes.
Theming and decor choices that align with the hotel's brand and concept.

TECHNOLOGY INTEGRATION

Integration of modern technology, including smart room systems.
High-speed internet connectivity throughout the property.

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Arrival

floating structure that welcomes you to the complex. Here, you begin to understand that you have reached your destination.

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Guest Room

120 m2 apartment. in-room amenities, such as balconies, private pools, or Jacuzzis.

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ExtractoDAO

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Guest Room

60 m2 apartment. in-room amenities, such as balconies, private pools, or Jacuzzis.

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Meeting Square

center for commerce, events,
gastronomy and leisure. This is
where everyone wants to be.

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Arena

technology and events space. It will function as a tourist attraction and leisure center throughout the year: it has the capacity to host shows, shows and international conferences.



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Nature school

sustainability center, education,
butterfly garden, botanical
garden.



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Lobby

Reception, living and leisure area. Center for tourist information and meeting point for expeditions.



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SPA and wellness:

5-star spa structure, treatments with local products, yoga classes and spots for contemplation

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Bungalows

individual bungalows with
privacy and luxury.
one or two floors

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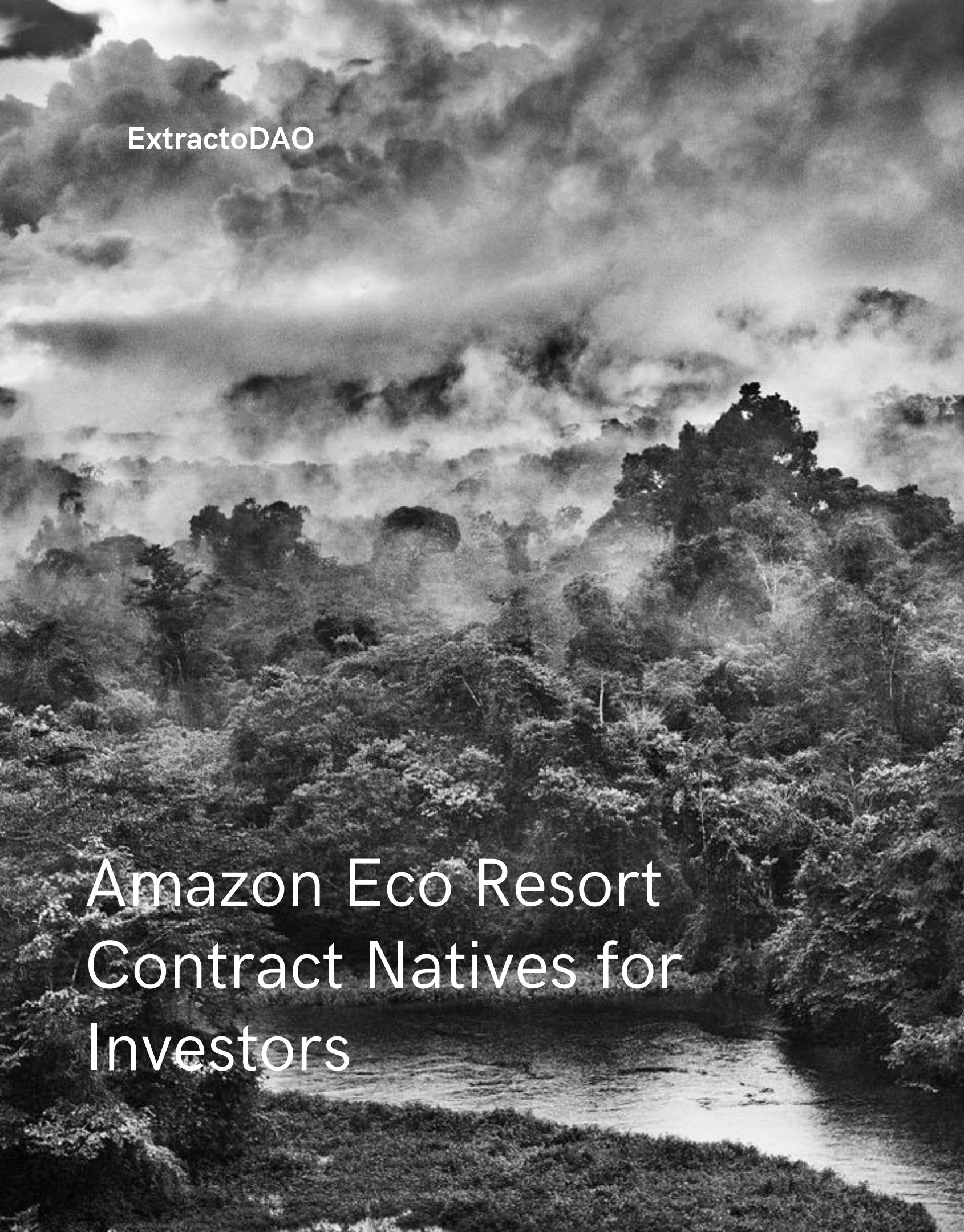
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Areas

	MEASUREMENTS (m)	M2	NOTES	COST/ M2 - US\$	COST - US\$
DECK	5 X 25	125	DECK AND COVERAGE	1.000,00	125.000,00
LOBBY + COMMERCIAL AREAS	50 X 50	2.500		1.000,00	2.500.000,00
LEISURE SPA, YOGA, CHANGING ROOMS		600		1.000,00	600.000,00
BOTANICAL GARDEN + ENVIRONMENTAL SCHOOL		500		1.000,00	500.000,00
SWIMMING POOLS		500		1.000,00	500.000,00
ARENA	150 X 50	7.500	SHED	1.000,00	7.500.000,00
BUILDING 01 - 3 MODULES - PHASE 01		5.500	100 ROOMS- 50 M2	3.000,00	16.500.000,00
BUILDING 02 - VILLAGE		4.300	50 ROOMS - 75 M2	3.000,00	12.900.000,00
BUILDING 03 - BUNGALOWS		4.800	30 BUNGALOWS - 160 M2	3.000,00	14.400.000,00
TOTAL		25.325			
FURNISHING					10.950.000,00
AREA COSTS					2.000.000,00
TOTAL					68.475.000,00

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*Photo: Sebastião Salgado



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Amazon Eco Resort Contract Natives for Investors

150 Apartment Units

7,800 weeks x \$30,000 = \$234,000,000.

150 timeshare apartments sold over 7,800 weeks at \$30,000 per week, the Gross Sales Value (VGV) is **\$234,000,000.**

Profit Calculation:

Profit = VGV - Acquisition Cost

Profit = \$234,000,000 - \$68,475,000

Profit = \$165,525,000.

The Gross Sales Value (VGV) is \$234,000,000,

and the estimated profit, considering the initial cost of \$68,475,000, is **\$165,525,000.**

30 Bungalow Units

totaling 1,560 weeks x \$60,000 each week, with a right to use for 100 years, will be \$93,600,000.

Therefore, 1,560 weeks x \$60,000 = \$93,600,000.

Construction cost: \$68,475,000. The total profit of the operation, excluding the rental of the Amazon LATAM Crypto Arena for events:

Total Profit = Total VGV - Total Acquisition Cost

Total Profit = \$327,600,000 - \$68,475,000

Total Profit = \$259,125,000.

The total profit, considering the total acquisition cost of \$68,475,000 and the total Gross Sales Value (VGV) of \$327,600,000, is **\$259,125,000.**

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E.S.G.

ESG stands for Environmental, Social, and Governance. It is a set of criteria that companies and investors use to evaluate the sustainability and ethical impact of a company's operations and practices. Here's what each component of ESG represents:

- E - Environmental: This refers to a company's practices and policies related to its impact on the environment. It includes factors such as climate change, carbon emissions, water usage, waste management, and environmental conservation efforts.
- S - Social: This encompasses a company's social responsibility and how it interacts with its employees, communities, and society as a whole. Social factors include diversity and inclusion, labor practices, human rights, community engagement, and philanthropic initiatives.
- G - Governance: Governance refers to a company's internal management structures, policies, and practices. It includes areas such as executive compensation, board composition, transparency, anti-corruption measures, and overall ethical behavior.



Environmental Sustainability Certificates

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Construction sustainability seals are certifications that recognize and validate the sustainable performance of buildings and projects. These seals are awarded to projects that meet specific criteria related to environmental, social and economic aspects.

There are several organizations and certification programs that establish the criteria for obtaining sustainability seals in construction. Some popular examples include LEED (Leadership in Energy and Environmental Design), a certification system developed by the U.S. Green Building Council (USGBC) that evaluates the sustainable performance of buildings in various categories such as energy efficiency, water efficiency, indoor environmental quality, material selection and site sensitivity; BREEAM (Building Research Establishment Environmental Assessment Method, a certification system originating in the United Kingdom, widely used internationally that assesses the environmental performance of buildings in the areas of energy, water, materials, health and well-being, management and innovation; and WELL Building Standard, a certification program focused on the health and well-being of building occupants, which establishes criteria related to the quality of air, water, lighting, thermal comfort, acoustics, nutrition, physical activity and emotional well-being.

The operation of sustainability seals in construction generally involves the following aspects:

Criteria and requirements: Each seal establishes a set of criteria and requirements that buildings must meet in order to obtain certification. These criteria may include energy efficiency, use of sustainable materials, waste management, indoor air quality, water consumption, among other aspects related to sustainability.

Assessment Process: To obtain certification, the building owner or developer must submit an application and provide documentation demonstrating compliance with established criteria. A team of expert assessors reviews documentation and, in some cases, conducts a site visit to verify compliance with requirements.

Rating and certification levels: Depending on how the building performs against established criteria, sustainability labels often offer different levels of certification, such as gold, silver or bronze. These levels reflect the degree of sustainability achieved by the building.

Benefits and recognition: Certification through a construction sustainability seal brings several benefits, such as greater property valuation, reduction in long-term operating costs, improvement of the internal environment, promotion of the corporate image and recognition for efforts in sustainability.



THANK YOU



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architects