

INVEST IN PARADISE...



A L D E I A

JERICOACOARA



BECOME THE LUCKY OWNER OF A VILLA IN A UNIQUE, PROTECTED LOCATION...

Jericoacoara...



FIRST DEVELOPMENT PROJECT OF EXCEPTIONAL RESIDENCES IN THE HEART OF THE STUNNING NATIONAL PARK OF JERICOACOARA

JERI

The village of Jericoacoara is not only one of the most beautiful beaches, or one of the better kitesurf spots all over the world, it is also a community that has come together to meet requirements of a growing tourism development while maintaining peace of mind of a haven.

ALDEIA

It is in the same spirit as the Aldeia project was created, by the use of local labor and noble materials. We have paid particular attention to every detail for each villa, to create and maintain that connection with the environment without reducing the comfort you are expecting from a luxury residence.

HOUSES

Ideally located in the center of the village, at the heart of a lush garden, the villas nestle naturally into the landscape of Jeri, insuring privacy while maintaining the elegance and hospitality proper to Aldeia.

Aldeia has two entrances, allowing you to access the center of the village and his animated streets, or make your way to the spectacular protected side of the Malhada beach, depending on your mood and the time of day.

SERVICES

Aldeia is managed like a hotel, our team provides a level of hospitality and services to optimize the comfort of our guests.

Access to the domain is reserved for residents, with security services operational 24hs. Every attention is paid to the environment, all green spaces are impeccably kept up, and common areas are tended to by the on-site staff throughout the year.

POOL

The concept Aldeia is also including a rental pool system specially created to leave only the happiness to enjoy your villa whenever you want and get a rental income without any constraints.

You simplify to the maximum the management of your real estate investment. Enjoy your villa during your holidays and get the rental income the remaining time.

These advantages, which you benefit by becoming an Aldeia owner, were realized by a team of local professionals and make it a unique concept in Jeri.

JERICOACOARA, VOTED THE WORLD'S MOST BEAUTIFUL BEACH BY THE WASHINGTON POST.



Located on the West coast of Ceara State, Jericoacoara is a few degrees South of the Equator. With this geographical position, it has an exceptional climate and enjoys 320 days of Sunshine a year. Nestled in the hear of a National Park of sand dunes and oases, the village will win your heart at first sight. Immaculate beaches, a wide range of restaurants and charming boutiques, evening sunsets over the dunes, capoeira, forro and samba dances under starry skies all make this authentic village a truly magical place.

Whether you're a sports fan or just want to relax, whether you're a nature lover or seeking a romantic interlude, Jericoacoara offers you a large range of activities in na outstanding location.



BECOME THE LUCKY OWNER OF A VILLA IN A UNIQUE, PROTECTED LOCATION

Our villas are located in the center of the village at the heart of a lush garden. Each one has a private pool where you can enjoy the company of your family and friends in privacy. Then wander through the sand-lined streets or take just a few steps to reach the Malhada beach, as your fancy takes you.

Aldeia (which means 'hamlet') is a unique opportunity for you to acquire your very own villa in a village that cannot be expanded – its location in the surrounding 21,000 acre (8,500 hectare) national park is a guarantee. And this also explains the popularity of the place, considered as the jewel of the Ceará.

Each villa has its own luxuriant garden and private swimming pool. Villas are furnished, the architecture and structure are of the highest quality, and with the charm of wood and only the finest of materials used, they blend into their natural surroundings.

A MASTERPLAN DESIGNED TO HARMONIOUSLY COMBINE PRIVACY, SPACE AND FUNCTIONALITY





ALDEIA
JERICOACOARA

The logo for ALDEIA JERICOACOARA is located in the top left corner. It features a stylized graphic of three overlapping mountain peaks or a similar geometric shape above the word "ALDEIA" in a bold, sans-serif font. Below "ALDEIA" is the word "JERICOACOARA" in a smaller, similar font, and at the bottom of the logo is a simple wavy line representing water.



ALDEIA

JERICÓGOARA



Ideally located, Aldeia has two entrances, allowing you to access the center of the village directly, or make your way to the spectacular protected site of the Malhada beach, depending on your mood and the time of day.

We have paid particular attention to the location and design of each villa, all designed to blend into the luxuriant gardens. We have done our utmost to ensure that the villas nestle naturally into the landscape of Jeri, as it's known, thanks to the architecture that takes inspiration from the vernacular traditions, and embellished them with more contemporary features in line with the lifestyle of their future residents.

RUA DO FORRÓ

CHARME, CONFORT AND NOBLE MATERIALS



With their contemporary style and traditional, local materials like wood and thatching, the streamlined villas have been designed for the tropical climate of the area. They are built around wide terraces that create a harmonious setting and provide a seamless transition between interior and exterior spaces.



The villas have been designed to give priority to volumes, comfort and privacy, in compliance with the most rigorous standards of layout and fittings.

The common areas are open, creating a sensation of wide spaces. Each bedroom has a private terrace and en-suite bathroom for greater privacy and wellbeing.

From the well-equipped kitchen to the restful, cozy bedroom and fully fitted bathroom, nothing has been left to chance to ensure that your home-from-home meets your every requirement.



With a choice of two, three, or four bedrooms, the Aldeai villas are suitable for couples, families, and groups of friends.

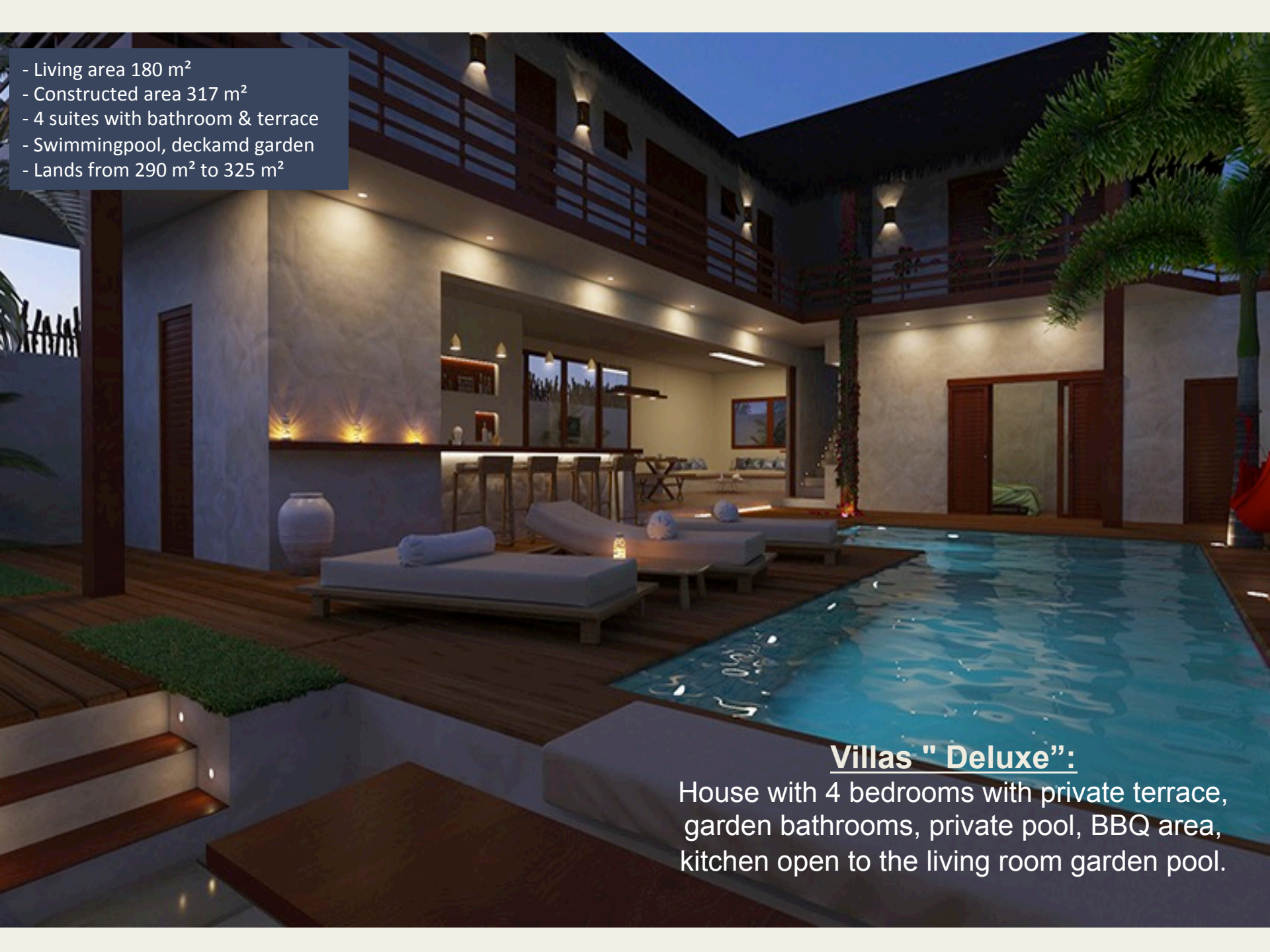


ALDEIA

JERICOACOARA



- Living area 180 m²
- Constructed area 317 m²
- 4 suites with bathroom & terrace
- Swimmingpool, deck and garden
- Lands from 290 m² to 325 m²



Villas " Deluxe":

House with 4 bedrooms with private terrace, garden bathrooms, private pool, BBQ area, kitchen open to the living room garden pool.



VILLA DELUXE





- Living area 160 m²
- Constructed area 285 m²
- 3 suites with bathroom and terrace
- Garden
- Lands from 210 m² to 290 m²

Villas " Premium":

House with 3 bedrooms with private terrace, garden bathrooms, swimming pool access , BBQ area , kitchen and dining room , living room.



VILLA PREMIUM





- Living area 120 m²
- Constructed area 200 m²
- 2 suites with bathroom and terrace
- Garden
- Land from 115 m² to 160 m²



Villas " Superior":

House with 2 bedrooms with private terrace, bathrooms, garden, swimming pool access , BBQ area , kitchen and lounge.



VILLA SUPERIOR



VILLA SUPERIOR







For your comfort, all bedrooms have:

- Air conditioning and ventilators
- En suite bathrooms
- Private terraces

Our policies are environmentally friendly and sustainable:

- We use solar panels
- We give priority to local workers

For your security:

- The residence is guarded 24/24
- We have a concierge service

ORGANIZE YOUR DAYS AS YOU PLEASE: BETWEEN RELISHING THE PRIVACY OF YOUR VILLA, THE EXCLUSIVE SERVICES OFFERED BY ALDEIA, AND THE WONDERS OF JERICOACOARA AND ITS SURROUNDINGS, YOU'LL BE SPOILED FOR CHOICE





THE COMFORT OF A HOTEL, THE PRIVACY OF YOUR HOUSE

In this idyllic setting, you'll feel completely at home, able to enjoy your villa to the full without any constraints. Access to the domain is reserved for residents, with security services operational 24/7. Every attention is paid to the environment, all green spaces are impeccably kept up, and common areas are tended to by the on-site staff throughout the year.

POOL

The Aldeia concept it's also a rental pool system especially created to let you only the pleasure to enjoy your villa whenever you want, and get the rental revenues without any constraints.

Simplify to the maximum the management of your real estate investment.

Enjoy your villa during your vacation time and earn rental income over the rest of the year.

Aldeia is managed like a hotel, our teams are constantly on-site to optimize the comfort of your stay; they will take care of all the day-to-day and routine upkeep of your villa.



THE POOL ALDEIA

How does it work?

The owner will mandate Panhard Brasil the mission to rent its property while he is not occupying it through a rental pool agreement.

Panhard Brasil will organize and manage the rental pool whereby, for any given period through which a owner:

- occupies its property, it will not participate to the rental pool and as such it will not benefit from any rental revenue for that period,
- offers its property for rent, it will benefit from global rental revenue of the condominium base o average rent level, overall occupation rate, and total number of rooms available to the pool for that period prorated to the number of rooms of the owner's property,
- lends its property to family and friends: it will not participate to the rental pool and as such will not benefit from any rental revenue for that period. Family and friends will have to pay rental fees for the considered period.

In order to facilitate rental activities, owner shall notify at least six months in advance periods for which it plans to occupy his house.

By difference, the pool manager will open the remaining periods for third party rental. The owner may be able to free its property for rent and authorized to participate to the pool with a shorter notice but this will be effective if and only if all properties available through the rental pool are already reserved and will be treated on a first come first serve basis.

Rental mandate with Panhard Brasil shall cover all marketing and commercial activities (advertising, web etc.), booking and following up on reservations, determining level of rents, checkin and checkout proceedings, on site service and support to clients, receipt clients payments, manage cash, charges, and remit net rental proceeds to owners, and report on rental activities.

Fees to be paid in compensation of the Rental mandate will amount to 15% of actual gross rental revenue of the period. This shall exclude fees from thirty party travel agencies and websites (booking, etc.) if any as well as general charges born in connection with the management of the condominium (energy, tax, bank, spares, etc.).



Panhard International is an independent French group of developers and property investment. We are based in Luxembourg and have offices in France, Germany, the USA, and Brazil.





CONTACTS

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