



PÉROLAS DO MAR

AC



acengenhariase.com.br

ESCUTE AS ONDAS DO
MAR DO SEU APARTAMENTO
A 3 MINUTOS DA PRAIA



PÉROLAS DO MAR

LANÇAMENTO

SINTA A BRISA DE
UMA VIDA TRANQUILA



AC



PRIMEIRO EMPREENDIMENTO VERTICAL
NA RODOVIA DOS NÁUFRAGOS

APENAS 3 MINUTOS DA PRAIA

AO LADO DO SHOPPING PRAIA SUL

ÁREA GOURMET COM PISCINA PRIVATIVA

2 TORRES E 176 UNIDADES

PLANTAS DE ATÉ 71,05M²



VARANDA
GOURMET
COM FORRO
AMADEIRADO.



AC

A modern, open-plan living and dining area. The living room features a light beige sofa, a low wooden coffee table, and a large window with sheer curtains. The dining area has a round wooden table with four light-colored chairs. The kitchen area is visible in the background, featuring light wood cabinetry, a grey refrigerator, and a bar counter with two stools. The overall design is minimalist and contemporary, with a focus on natural materials and clean lines.

SALA DE ESTAR E JANTAR INTEGRADAS

AC



COZINHA AMERICANA





A modern bedroom interior featuring a large bed with a tufted headboard and white bedding. The headboard is set against a wall with vertical wood paneling, which is illuminated by two gold-colored wall sconces. To the left of the bed is a dark wood nightstand with a small potted plant and books. To the right is another nightstand with a vase of dried flowers. A large abstract painting hangs on the dark blue wall to the right. The floor is covered with light-colored tiles and a textured rug. A white door is visible on the left side of the room.

SUÍTE

AC

SEGUNDO QUARTO





CLUBE COMPLETO
SEM SAIR DE CASA

18 ESPAÇOS
DE LAZER

AC

A modern apartment complex at dusk. The building is a multi-story structure with a mix of light and dark grey facades and blue-tinted glass panels. Many windows are illuminated from within, and some balconies have glowing lights. In the foreground, there is a swimming pool with a blue tile border. The pool deck is paved with light-colored tiles and features several lounge chairs, a small table with chairs, and a large white umbrella. To the left, there are palm trees and another umbrella. To the right, there is a covered outdoor area with a wooden roof and a glass railing. The sky is a deep blue with some clouds.

PISCINA ADULTO COM DECK MOLHADO E INFANTIL



A modern, bright event hall with a minimalist design. The room features several round wooden tables, each surrounded by light-colored upholstered chairs with wooden frames. In the background, there is a bar area with a wooden wall and shelves displaying various bottles. Large floor-to-ceiling windows on the right side offer a view of a balcony and palm trees outside. The ceiling is equipped with long, recessed linear light fixtures. The floor is made of large, light-colored tiles. A blue banner with white text is positioned in the lower-left corner, and a white logo is in the lower-right corner.

SALÃO DE FESTAS

AC



PUB LOUNGE COM JOGOS

AC



ACADEMIA EQUIPADA, COM ESPAÇO PARA CROSS E BOXE





CINEMA

AC



BRINQUEDOTECA

AC



PARQUE INFANTIL

The image shows a modern children's playground at dusk. In the foreground, there's a large, colorful play structure shaped like a cartoon animal head (brown and yellow) with a green circular top. To its right are two rocking chairs, one green and one red, both with animal-like shapes. Further back, there's a blue and yellow play structure with a red slide, and a swing set with two yellow seats. The ground is covered in red rubber safety mats. In the background, a tall, modern building with many windows and balconies is visible. A large tree with red flowers stands on the right side of the playground. The sky is dark blue with some clouds. The overall scene is well-lit, suggesting a modern and safe environment for children.

AC



PETPLAY

AC



PETCARE



AC

A row of approximately ten bicycles, mostly in red and blue, are parked in a neat line against a light-colored, curved wall. The scene is set at dusk, with a deep blue sky and some clouds. To the left, a palm tree stands near a building with a balcony. In the foreground, there's a concrete ledge and some green plants with white flowers. The overall atmosphere is calm and modern.

BICICLETÁRIO

AC

MINI MARKET

MINIMERCADO

BRASTEMP

AC

A modern coworking office interior featuring a large wooden conference table with laptops and papers, a long wooden desk with two chairs and a laptop, and a wall-mounted TV. The room has wood-paneled walls, a large window with a view of another office space, and a long linear light fixture hanging from the ceiling.

ESPAÇO COWORKING E OFFICE





QUADRA DE ESPORTES

AC

A modern apartment complex with multiple towers featuring blue and white facades and balconies with glass railings. The building is illuminated from within, and the sky is a deep blue. In the foreground, a rooftop beach tennis court is visible, enclosed by a high chain-link fence. The court has a sandy surface with blue boundary lines. A yellow volleyball net is set up on the left side of the court. In the background, behind the fence, there is a small playground area with colorful equipment and some trees. A small white building is also visible behind the fence. The overall scene is a well-maintained, modern residential development.

QUADRA DE BEACH TENNIS

AC



ESPAÇO ZEN

AC



ÁREA GOURMET 1

AC

A modern outdoor gourmet area featuring a private pool. The pool is lined with blue mosaic tiles and is situated in the foreground. To the left, a covered patio area with a white ceiling and recessed lighting contains a dining table with four black chairs and a bar area with a brick pillar and a small illuminated display. A tall, narrow pillar covered in green mosaic tiles stands near the dining area. The background is a plain white wall with three large potted plants. The sky is a clear blue with a few clouds.

ÁREA GOURMET 2 COM PISCINA PRIVATIVA

AC



SHOPPING PRAIA SUL

RODOVIA DOS NÁUFRAGOS

**RODOVIA DOS NÁUFRAGOS, 5160
ARACAJU - SERGIPE**



CALÇADÃO ORLA SUL

BARES DE PRAIA

R. JOÃO MOTA DOS SANTOS

SHOPPING PRAIA SUL

POSTO PETROX

MINIMERCADO

RODOVIA DOS NÁUFRAGOS

PÉROLAS
DO MAR

RODOVIA DOS NÁUFRAGOS, 5160
ARACAJU - SERGIPE

AC

INFORMAÇÕES TÉCNICAS



Planta Tipo 1

ÁREA PRIVATIVA

60,51m²

POSIÇÃO
COLUNAS: 01, 04, 05 E 08
(EXCETO COLUNAS 01, 05 E 08
DO 10º PAVIMENTO DAS TORRES)

Planta Tipo 2

ÁREA PRIVATIVA

58,17m²

POSIÇÃO
COLUNAS: 02, 03, 06 E 07
(1º AO 10º PAVIMENTO DE
TODAS AS TORRES)



INFORMAÇÕES TÉCNICAS



Planta Tipo 2 Giardino

ÁREA PRIVATIVA

71,05m²

POSIÇÃO
COLUNAS: 02, 03, 06 E 07
(TÉRREO DE TODAS AS TORRES)

Planta Tipo 3 (Adaptada)

ÁREA PRIVATIVA

60,51m²

POSIÇÃO:
COLUNAS 01, 05 E 08 DAS DUAS
TORRES DO 10º PAVIMENTO



INFORMAÇÕES TÉCNICAS



- 01 Guarita com Clausura
- 02 Vagas para Visitantes
- 03 Salão de Festas com Bar e Apoio
- 04 Coworking/Office
- 05 Área Gourmet
- 06 Cinema
- 07 W.C. PCD Feminino e Masculino
- 08 Brinquedoteca
- 09 Bicletário
- 10 Espaço Zen
- 11 Parque Infantil
- 12 Pub Lounge/Jogos

- 13 Quadra de Esportes
- 14 Área de Convivência
- 15 Pet Play
- 16 Academia com Espaço Cross e Boxe
- 17 Pet Care
- 18 Piscina Adulto com Deck Molhado e Infantil
- 19 W.C. Feminino e Masculino
- 20 Minimercado
- 21 Quadra de Beach Tennis
- 22 Área Gourmet 2 com Piscina Privativa
- 23 Zeladoria
- 24 Casas de Lixo

Torres

01 Atlântico

02 Pacífico

Colunas



VANTAGENS COMERCIAIS



**ITBI E REGISTRO GRATUITOS ATÉ
A PRIMEIRA AGREGAÇÃO**

GRANDE POTENCIAL DE INVESTIMENTO

BAIRRO EM CONSTANTE CRESCIMENTO





PÉROLAS DO MAR

AC

FINANCIAMENTO



CONSTRUÇÃO E
INCORPORAÇÃO



Em atenção à lei de nº 4.591/64, informamos que as fotos, ilustrações, perspectivas, tonalidades de cores, modulação de cerâmica e detalhes do projeto desta peça publicitária possuem caráter exclusivamente ilustrativo, por se tratar de um bem a ser construído. Os móveis e objetos de decoração utilizados nas perspectivas são meramente sugestões e não fazem parte do memorial descritivo do empreendimento, assim como as vegetações que também estão nas imagens são ilustrações de vegetação de porte adulto que será atingido após anos da entrega do empreendimento. As condições de pagamento de cada unidade constam no contrato a ser firmado com seus adquirentes. PÉROLAS DO MAR: Registro de Incorporação imobiliária nº 47.080 – R7, Cartório 5º Ofício, Av. Augusto Maynard, 188 - 1º Andar - São José, Aracaju - SE, 49015-380. Área privativa calculada segundo ABNT NBR 12721. Ambientes equipados e decorados terão a diretriz das imagens ilustrativas, no entanto os equipamentos e itens de decoração poderão não ser os mesmos, mas terão o mesmo padrão de qualidade. Consulte com corretor a tabela vigente no mês de compra. em caso de dúvidas, entre em contato através do marketing@acengenhariase.com.br.