

# CONNECT

BEIRA MAR | POWERED BY **HOUSI**



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**It's not about purchasing  
an apartment; it's about  
the safest investment you  
have ever made.**





# It's an enterprise in which everyone profits, especially you, the investor.

Real estate has always been synonymous with security, a profitable, medium and long term business due to its good appreciation, and a source stable income when rented. **Connect Beira Mar** has now arrived to raise the bar.

PROPERTY  
APPRECIATION  
RISE IN  
FORTALEZA IN  
THE LAST 12  
MONTHS:

**146%**  
**of the CDI**  
(Interbank Deposit Rate)

**Source:**  
*FIPEZAP+ residential sales index  
May/2022 report.*





# Why you should seize this opportunity:

Product with high profitability for the investor.

Security in the real estate market.

Guaranteed passive income through monthly rental.

Property appreciation over the years.

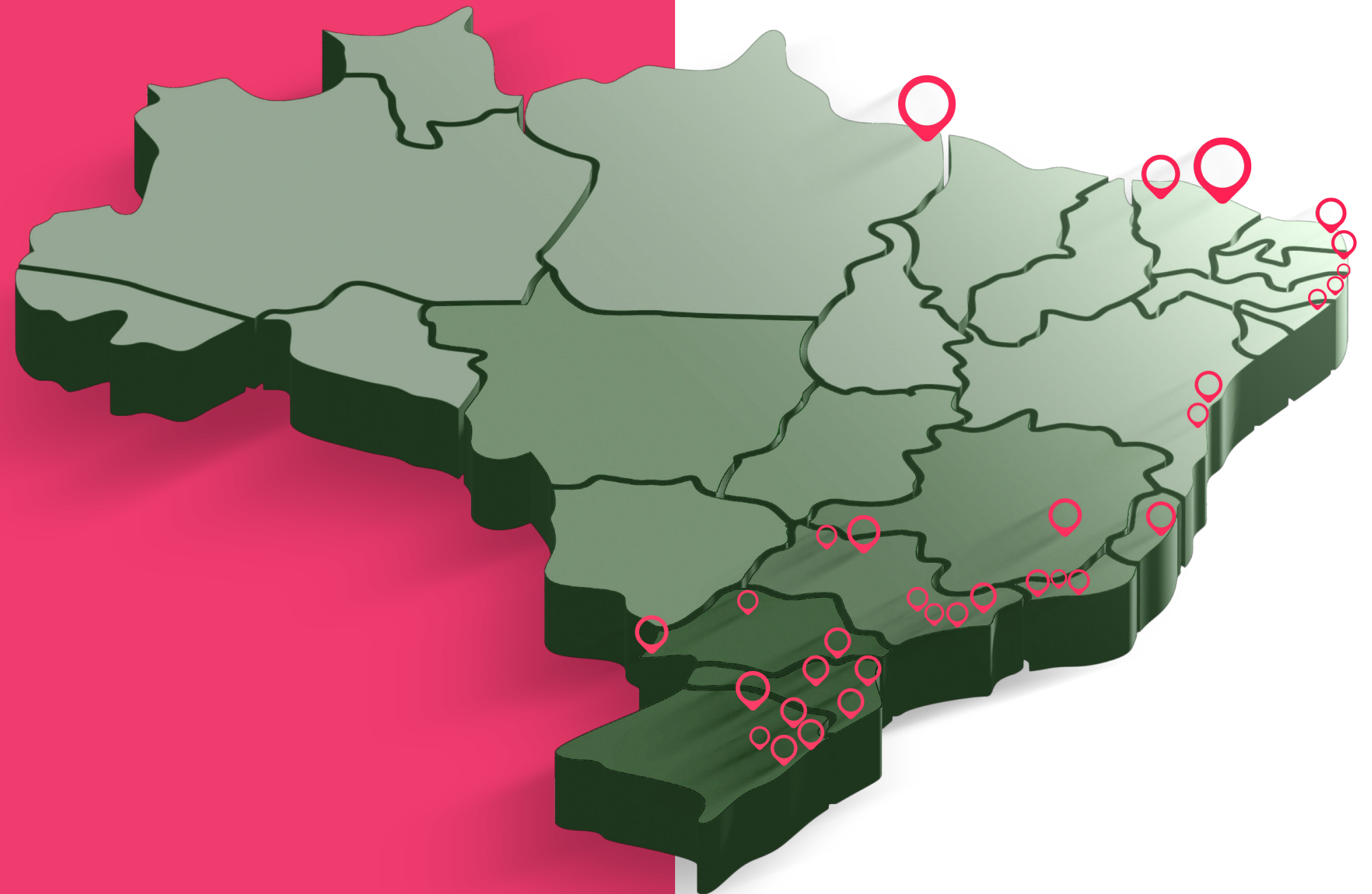




# Housi, a permanent presence to help you maximize your profits.

The safest way to invest may now rely on a new form of management. Housi features the concept of housing by subscription and, when investing in a property for rental, you don't need to move a finger, as Housi takes care of everything for you.

*In more than 100 cities in Brazil.*







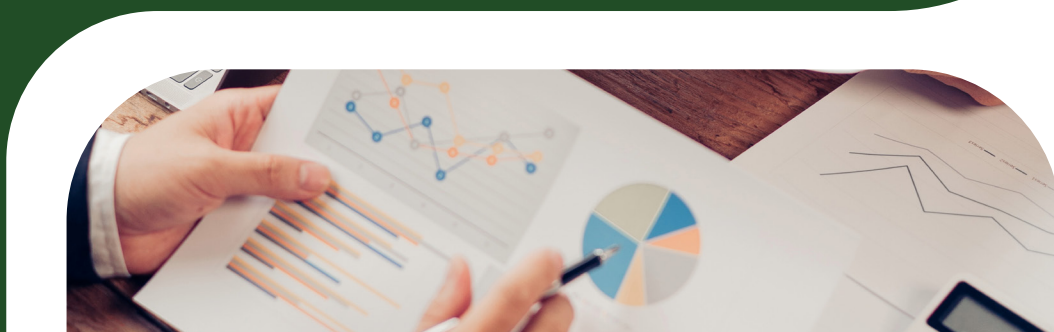
## MORE of Housi's advantages:

130 partner developers.

Specialized services from leasing to maintenance.

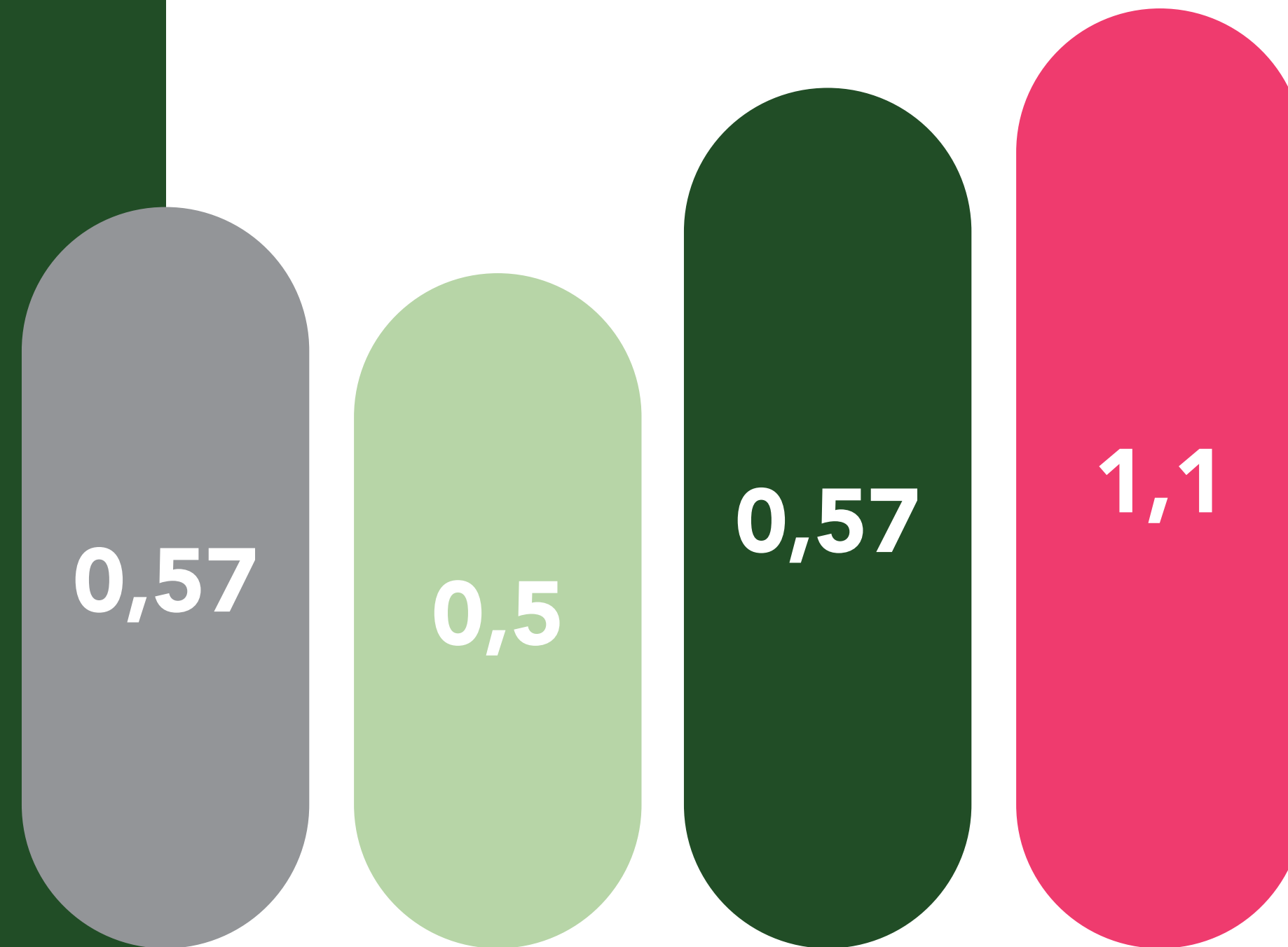
Complete management.

Fixed administration costs.









# Monthly profitability (%)



## CAPTION

-  SELIC 2025  
(benchmark annual overnight rate)
-  Conventional rental
-  Housi average
-  Housi top performer

Source: Monthly equivalence of the 7% p.a. projection published in the Focus Bulletin - Central Bank of Brazil (04/29/22).



# Fortaleza: **Perfect** for living, visiting and **investing**.

Much beyond passion, good sense also leads thousands of investors from all over Brazil to bet fearlessly in Fortaleza.

After all, taking the 4th position in the national ranking, Fortaleza has a great potential for tourism, which keeps growing continuously.

*Source: [diariodonordeste.verdesmares.com.br/negocios/fortaleza-e-o-4-destino-mais-procurado-por-turistas-em-2021-veja-top-10-1.3188505](https://diariodonordeste.verdesmares.com.br/negocios/fortaleza-e-o-4-destino-mais-procurado-por-turistas-em-2021-veja-top-10-1.3188505)*



Fortaleza: Perfect for living, visiting and investing.



# Opportunity:

Shortage and deficiency of hotel accommodations

High occupancy rate: +70%

Increased demand for Airbnb accommodations

Guest demand  
has increased by **42%**

Hotel supply of  
accommodations  
increased only by **15%**

*\*Between 2010 and 2019.  
Source: Setur-CE.*





The only compact **apartment** on  
the **Beira Mar Avenue**.

**Conveniently** located for  
those vwho have no **time**  
**to waste.**

Connect provides all the facilities and advantages of a noble area consecrated as a “postcard” of Fortaleza. A privileged location and the most valued in the city. The only compact apartment on the Beira Mar Avenue.



Supermarkets

Bars and restaurants

Gyms

Bakeries

Banks

Pharmacies



**Privileged  
location.**

**+63%**  
**above average  
appreciation**



*Source: Last 12 months | FIPEZAP+ residential sales index - May/2022 report.*





# Tailor-made **apartments** **for those** who want to escape routine.

- Designs focused on good taste and functionality.
- High-tech decoration









APTO DUPLO

28.57m<sup>2</sup> - APARTMENTS







**42.80m<sup>2</sup> - APARTMENTS**



An architectural rendering of a modern, multi-story building with a glass facade. The building features a prominent glass curtain wall that reflects the surrounding environment. The ground floor has large glass windows and doors, revealing an interior space with a "GRAB & GO" sign. The building is surrounded by lush tropical landscaping, including palm trees and other greenery. A paved walkway leads towards the building entrance. A dark-colored SUV is parked on the right side of the image. A large, bright pink graphic overlay with the text "FLOOR PLANS" is positioned on the right side of the image.

# FLOOR PLANS





# 21.40m<sup>2</sup> Apartments



# 28.57m<sup>2</sup> Apartments







# 42.80m<sup>2</sup> Apartments



**Exclusive  
comforts in a  
building that  
are far exceeds  
the ordinary.**

Common areas that offer total flexibility to move around, work or relax, meet new people and enjoy pleasurable moments daily.







**COWORKING**





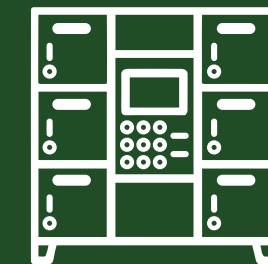
**BICYCLE RACK**



**BIKE  
ZONE**







**STORAGE ROOM**





CO-KITCHEN







COMMUNAL LAUNDRY ROOM





RESTAURANT





**BAR DECK**





PET AREA





SHARE

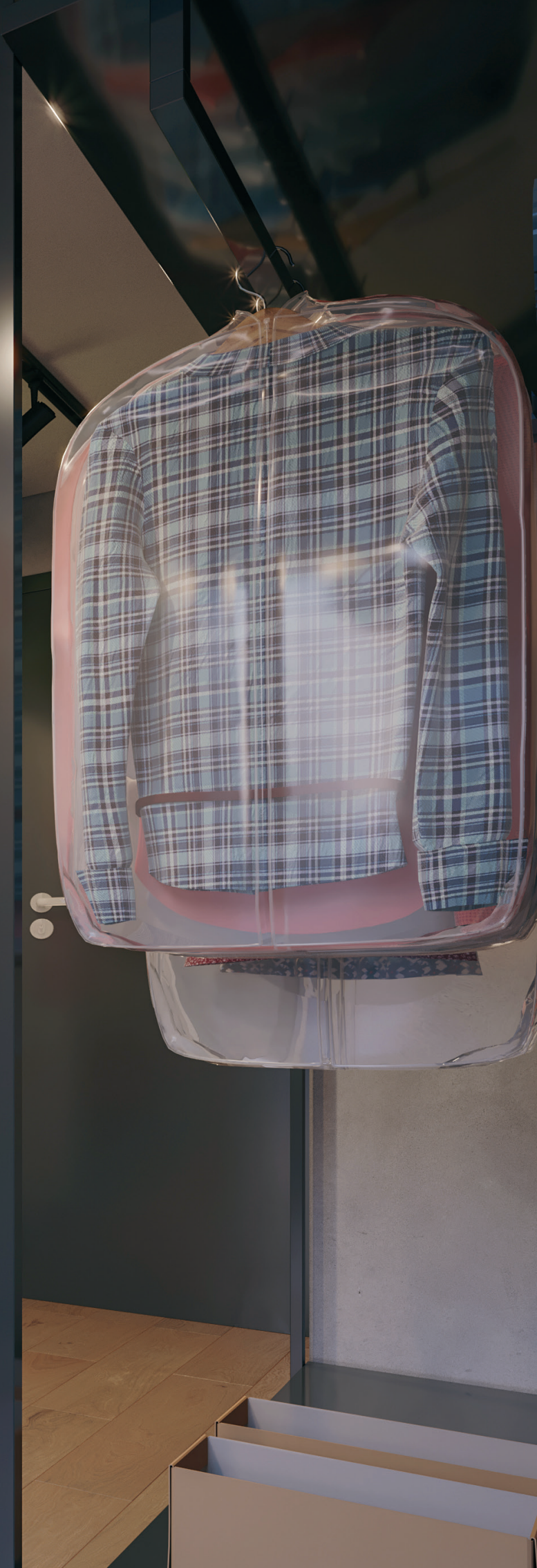
Dream it, Wish it, Do it

CO-LIVING SPACE





## PACKAGE DELIVERY ROOM







GRAB & GO





AUDITORIUM





**COVERED TERRACE**





WAITING AREA



# Projects of unparalleled quality standards.

Bold-lined projects and great architectural solutions, like the Connect, have launched **Diagonal** on the path of success in the competitive and demanding construction market.





# Diagonal



À partir de R\$ 489.990,00 referente à unidade de 21,40m<sup>2</sup> considerando a tabela de outubro de 2024.O memorial de incorporação está registrado na matrícula nº R- 16/93.997, do Cartório de Imóveis da 2ª Zona de Fortaleza. \*\*As imagens são meramente ilustrativas, devendo ser considerados os materiais de acabamento e os equipamentos constantes no memorial descritivo da unidade e do empreendimento.