



NE 31TH COURT, FL. U.S.A.

ARCENT | ESTAR |

FOR: NEW LIFE BRAZIL



DEVELOPED BY:

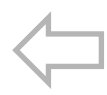
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NE 31TH COURT, FL. U.S.A.

oNovo Morada Condo





MASTER PLAN



NE 31TH COURT, FL. U.S.A.
Folio:484224010260

CODE	SYMBOLGY
Y	BUILDING TYPE Y*
Y	BUILDING TYPE Y*
Y	BUILDING TYPE Y*
Y	BUILDING TYPE Y*
S	BUILDING TYPE S *
Q	SIDEWALK
V	PARKING AND ROADS (88 CARS)
J	GREEN AREAS



GENERAL VIEW





GENERAL VIEW





ROOF GARDEN





GENERAL DESCRIPTION

The project is development in land of **4,502.00m²** equivalent to **1.11 Acres**, located in **NE 31TH COURT, POMPANO BEACH FL, U.S.A.** Is a private vertical housing complex, comprising of four **buildings**, of 3 stories for a total of **62 marketable units (MU)**; It includes two service buildings **type S** with Commercial premise in ground floor.

This project is ecological in its energy saving and generation technologies and has the following outdoor areas: **parking for 100 autos** in housing area green areas and pedestrian circulation in a total of **4, m² (55,046.58 ft²) of construction surface.**





AREAS

PROJECT 3	NE 31TH COURT, FL. U.S.A		4,502.00 M2
DESCRIPTION	HOUSING COMPLEX OF FIVE BUILDINGS AND ONE BUILDING OF SERVICES	PROPERTY SURFACE	1.11 ACRES

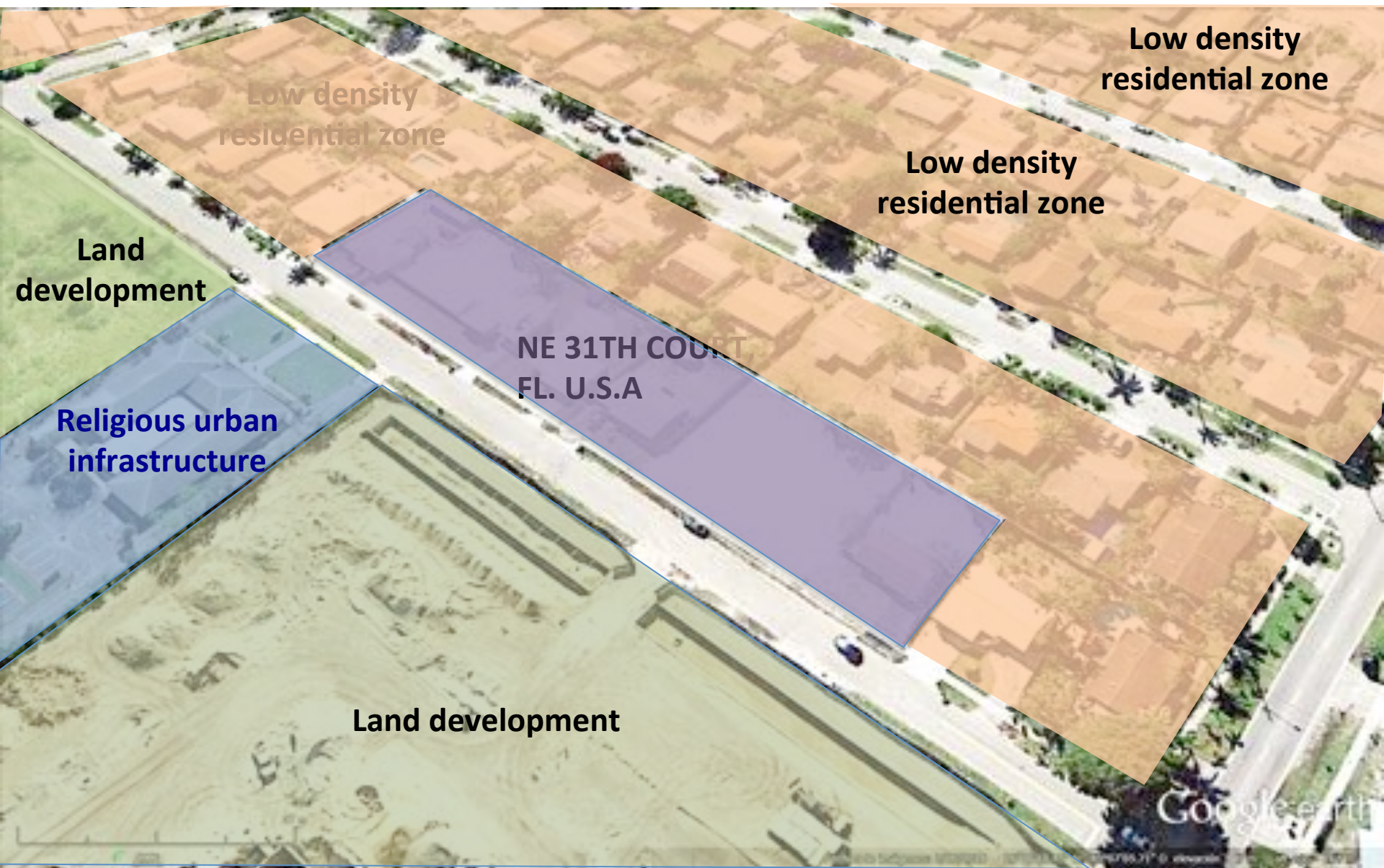
	CODE	CONCEPT	STORIES	UNITS	TOTALS		
					M2	FT2	%
ARCHITECTURE	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	19.58%
	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	19.58%
	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	19.58%
	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	19.58%
	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	19.58%
	S	BUILDING TYPE S*	1		51.54	554.77	1.05%
	S	BUILDING TYPE S*	1		51.54	554.77	1.05%
	TOTAL CONSTRUCTION AREA			60	4,896.33	52,703.61	100.00%
URBANISM	Y	BUILDINGS FOOTPRINT			1,645.55	17,712.54	36.55%
	S	BUILDING FOOT PRINT			103.00	1,108.68	2.29%
	Q	SIDEWALK			504.11	5,426.19	11.20%
	V	PARKING AND ROADS (100 CARS)			1,296.06	13,950.66	28.79%
	J	GREEN AREAS			953.28	10,261.01	21.17%
	TOTAL BUILDING FOOTPRINT				4,502.00	48,459.08	100%

NOTE: The surfaces described herein have been obtained from the master plan.

URBAN ANALYSIS

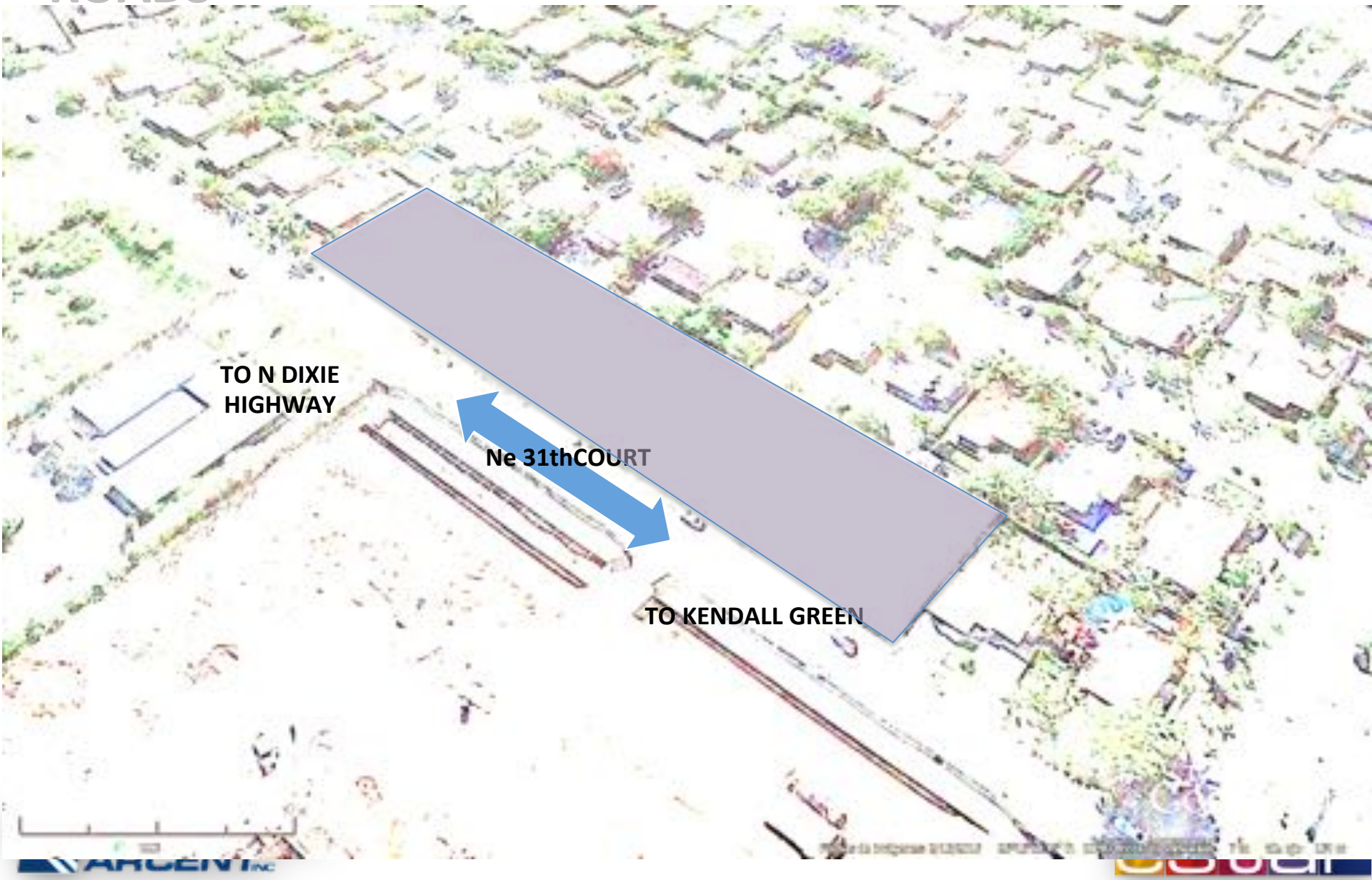


LAND USES





ROADS



Housing Building Y





**HOUSING
BUILDING(12
Apartments)
Surface
301.38m2 /
3,245.10 ft2**



Type plant



Roof garden



Transversal Section



SERVICE BUILDING

- **Commercial premise**
51.54m² (554.34ft²)
 - Free área with bath room.





Building S Surfaces

S	EDIFICIO S	COMERCIO	AREA	103.00	M2
				1,108.68	FT2

CHAVE	LOCAL	AREA	M2	UNIDADES	TOTAL		% AREA
					M2	FT2	
S	LOCAL COMERCIAL	51.50		2	103.00	1,108.68	100.00%
SUBTOTAL				2	103.00	1,108.68	100.00%
TOTAL					103.00	1,108.68	100.00%



GROUND FLOOR



FRONT



COMMERCIAL PREMISE





TYPE APARTMENTS





Apartment A (1 bedroom + 2 bathrooms)



A	ONE BEDROOM APARTMENT	SURFACE	70.87	M2
			762.84	FT2

CODE	ZONE	TOTAL		% AREA
		M2	FT2	
1	PRINCIPAL BEDROOM WITH BATHROOM	15.54	167.27	21.93%
2	STUDIO	12.72	136.92	17.95%
3	FULL BATHROOM	3.79	40.80	5.35%
4	LIVING-DINING ROOM	19.14	206.02	27.01%
5	KITCHEN	6.25	67.27	8.82%
6	LAUNDRY ROOM	3.31	35.63	4.67%
SUBTOTAL		60.75	653.91	85.72%
0	AISLE	10.12	108.93	14.28%
SUBTOTAL		10.12	108.93	14.28%
TOTAL		70.87	762.84	100.00%



INDOOR VIEW





Apartment B (2 bedrooms + 2 bathrooms)



B	TWO BEDROOMS APARMENT	AREA	70.87	M2
			762.84	FT2

CODE	ZONE	TOTAL		% AREA
		M2	FT2	
1	PRINCIPAL BEDROOM WITH BATHROOM	15.54	167.27	21.93%
2	BEDROOM 2	12.72	136.92	17.95%
3	FULL BATHROOM	3.79	40.80	5.35%
4	LIVING-DINING ROOM	19.14	206.02	27.01%
5	KITCHEN	6.25	67.27	8.82%
6	LAUNDRY ROOM	3.31	35.63	4.67%
SUBTOTAL		60.75	653.91	85.72%
0	AISLE	10.12	108.93	14.28%
SUBTOTAL		10.12	108.93	14.28%
TOTAL		70.87	762.84	100.00%



INDOOR VIEW





Apartment C (3 bedrooms + 2 bathrooms)



C	THREE BEDROOMS APARMENT	AREA	75.59	M2
			813.64	FT2

CODE	ZONE	TOTAL		% AREA
		M2	FT2	
1	PRINCIPAL BEDROOM WITH BATHROOM	15.54	167.27	20.56%
2	BEDROOM 2	12.72	136.92	16.83%
3	BEDROOM 3	9.45	101.72	12.50%
4	FULL BATHROOM	3.79	40.80	5.01%
5	LIVING-DINING ROOM	14.41	155.11	19.06%
6	KITCHEN	6.25	67.27	8.27%
7	LAUNDRY ROOM	3.31	35.63	4.38%
SUBTOTAL		65.47	704.71	86.61%
0	AISLE	10.12	108.93	13.39%
SUBTOTAL		10.12	108.93	13.39%
TOTAL		75.59	813.64	100.00%

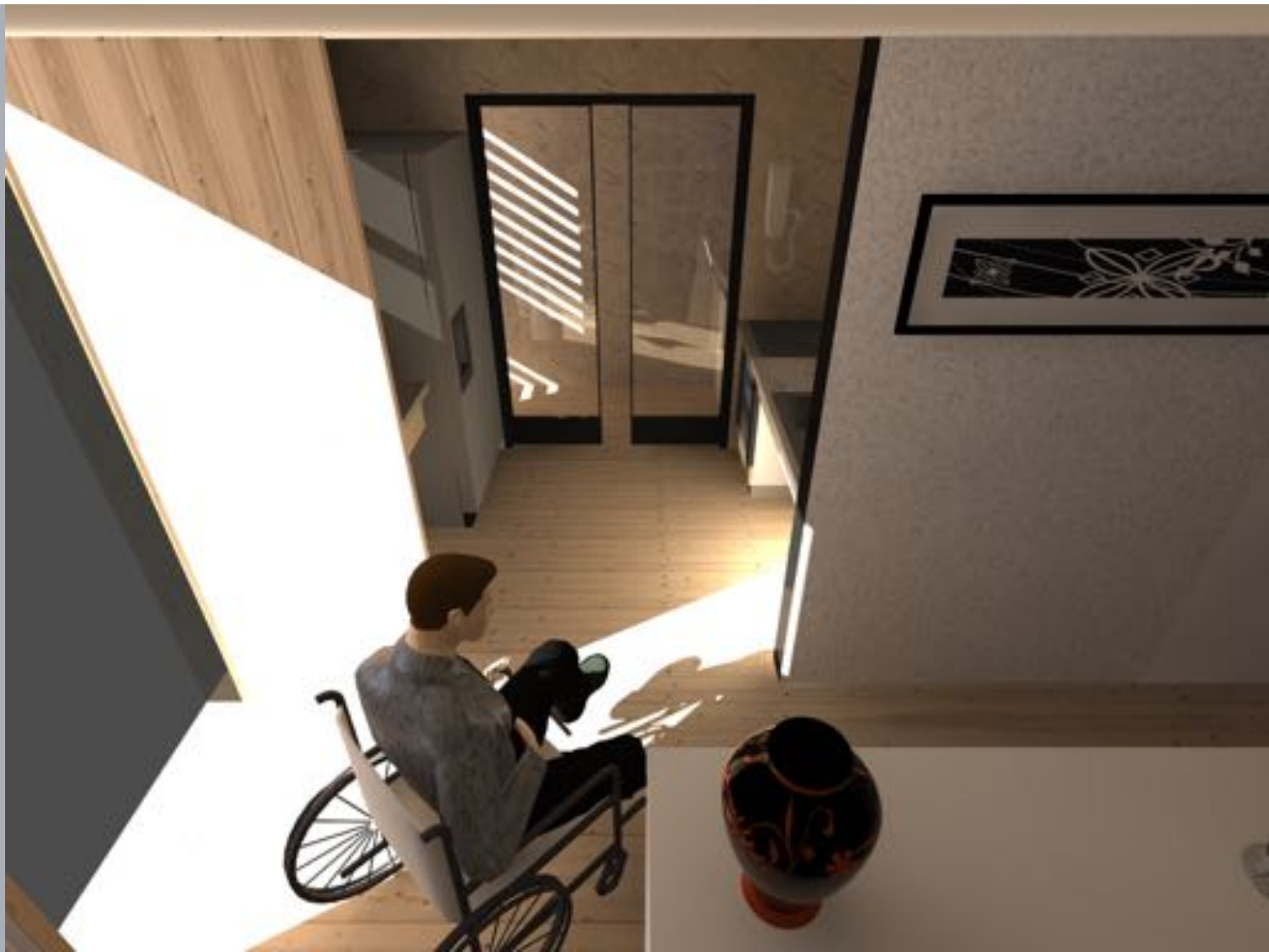


INDOOR VIEW





KITCHEN





BEDROOM





FOR YOUR ATTENTION, THANK YOU...