



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

ARCENT | ESTAR |

FOR: NEW LIFE BRAZIL



DEVELOPED BY:

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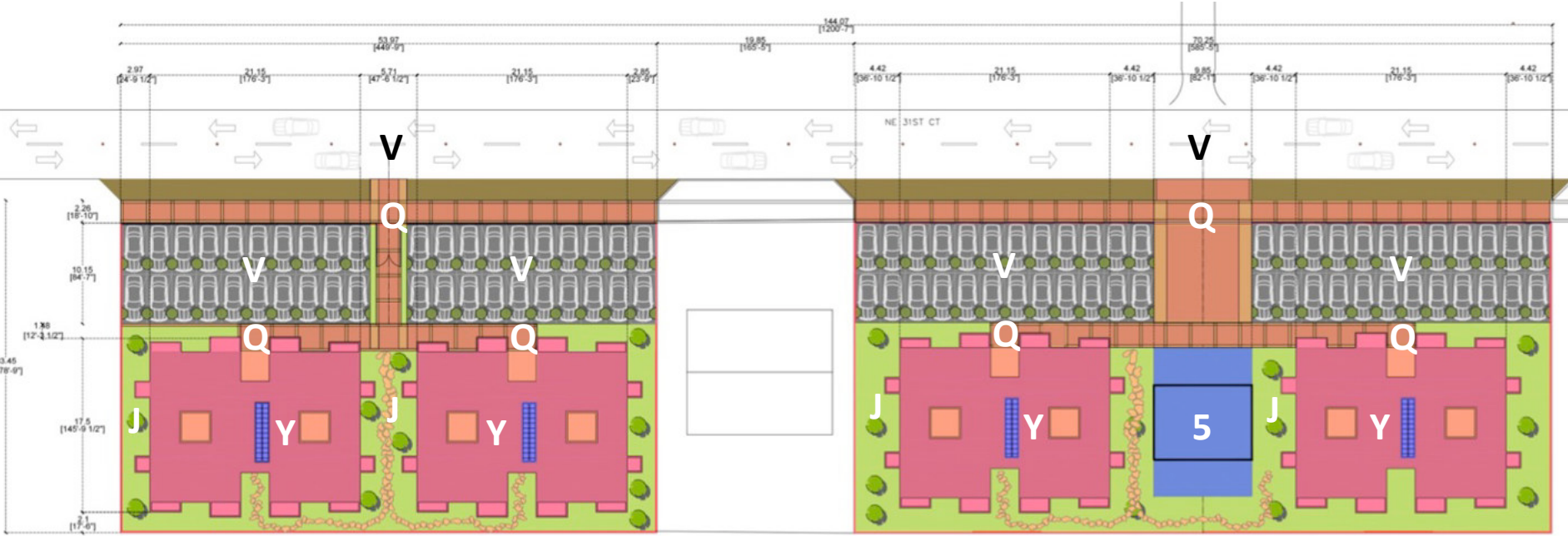
NE 31TH COURT, FL. U.S.A.

oNovo Morada





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

The Project has been developed in two lands totaling 3965.92 m2 equivalent to 0.98 Acres, located in NE 31TH





GENERAL VIEW





GENERAL VIEW





GENERAL VIEW





GENERAL DESCRIPTION

The project is development in two lands totaling of **3965.92 m²** equivalent to **0.98 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 **48 marketable units (MU)**.

This complex includes a service building **type S** with one **commercial premise** in ground floor and one **infant day care** for 70 children in top floor. This project is ecological in its energy saving and generation technologies and has the following outdoor areas: parking for **88 cars inside the ground**; green areas and pedestrian circulation in a total of **4,135.40 m² (44,513.03 ft²) of construction surface**.





AREAS

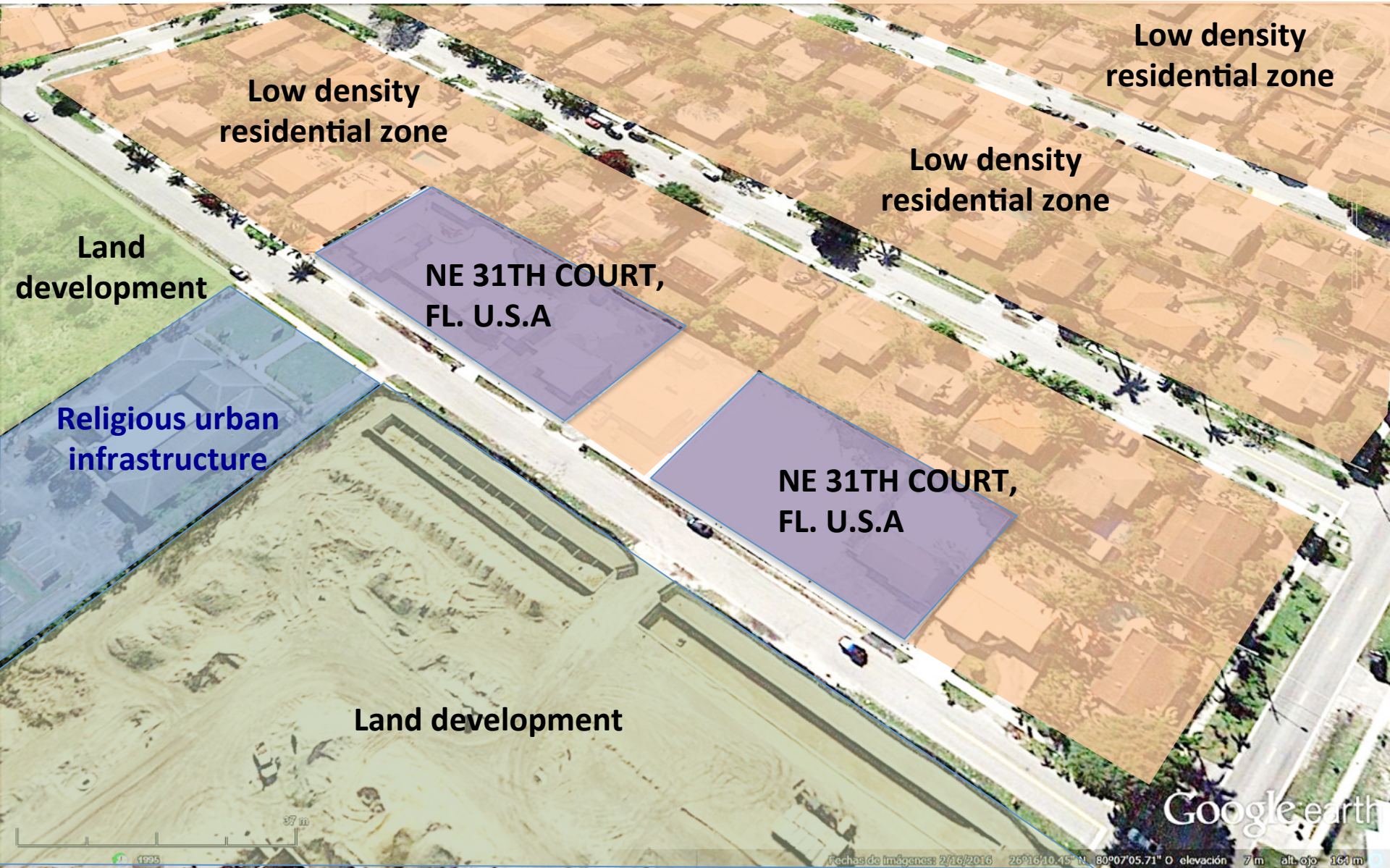
PROJECT 1	NE 31TH COURT, FL. U.S.A	PROPERTY SURFACE	3,965.91 M2
DESCRIPTION	HOUSING COMPLEX OF FOUR BUILDINGS AND ONE BUILDING OF SERVICES		0.98 ACRES

	CODE	CONCEPT	STORIES	UNITS	TOTALS		
					M2	FT2	%
ARCHITECTURE	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	23.18%
	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	23.18%
	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	23.18%
	Y	BUILDING TYPE Y*	3	12	958.65	10,318.81	23.18%
	S	BUILDING TYPE S*	2		300.80	3,237.78	7.27%
		TOTAL CONSTRUCTION AREA		48.00	4,135.40	44,513.03	100.00%
URBANISM	Y	BUILDINGS FOOTPRINT			1,379.44	14,848.15	34.78%
	S	BUILDING FOOT PRINT			150.74	1,622.55	3.80%
	Q	SIDEWALK			317.50	3,417.54	8.01%
	V	PARKING AND ROADS (88 CARS)			1,100.00	11,840.29	27.74%
	J	GREEN AREAS			1,018.23	-	25.67%
		SUBTOTAL			3,965.91	31,728.53	100.00%
		TOTAL BUILDING FOOTPRINT			3,965.91	31,728.53	100.00%

URBAN ANALYSIS

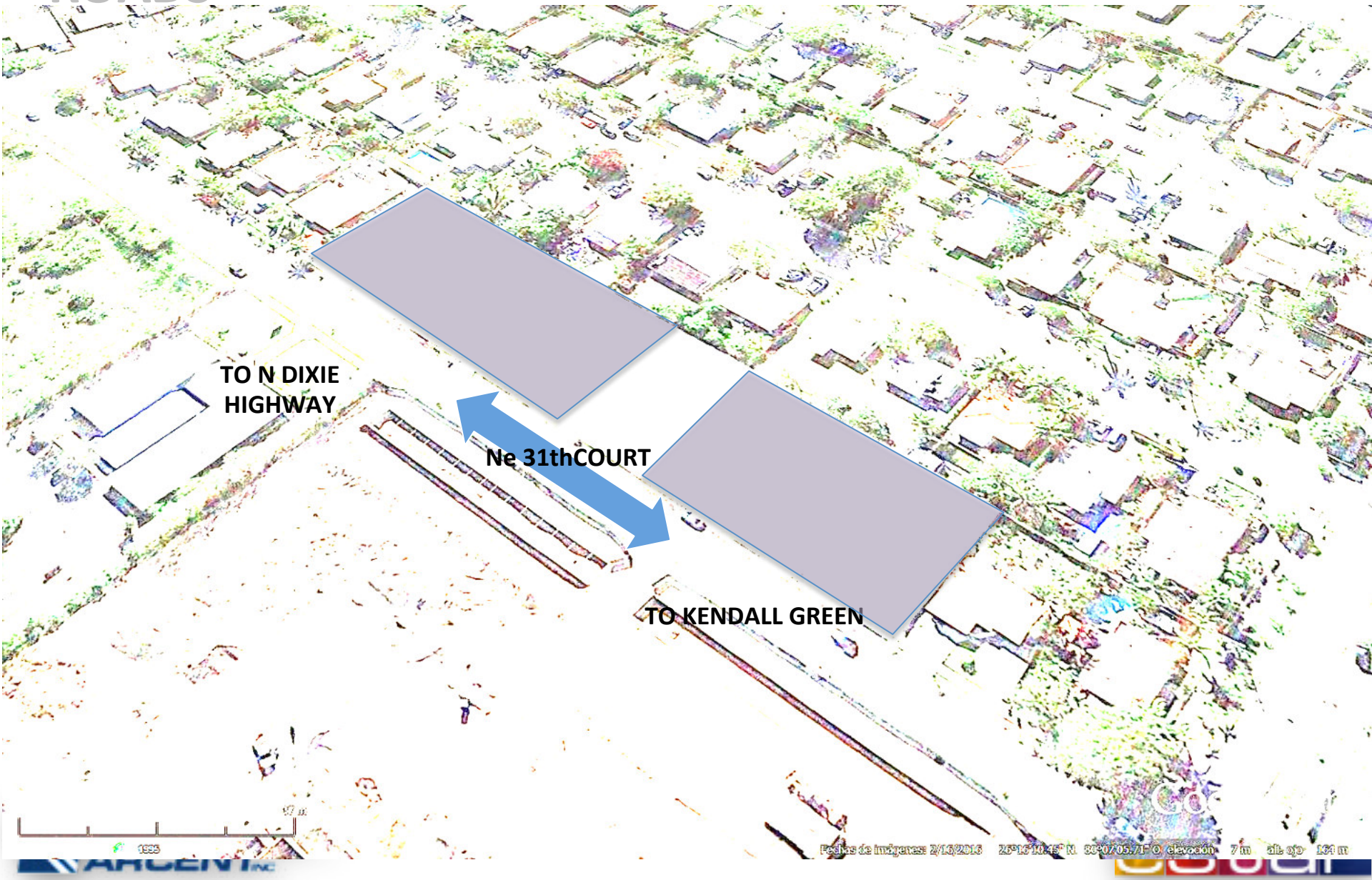


LAND USES





ROADS



Housing Building Y





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



Type plant



Roof garden

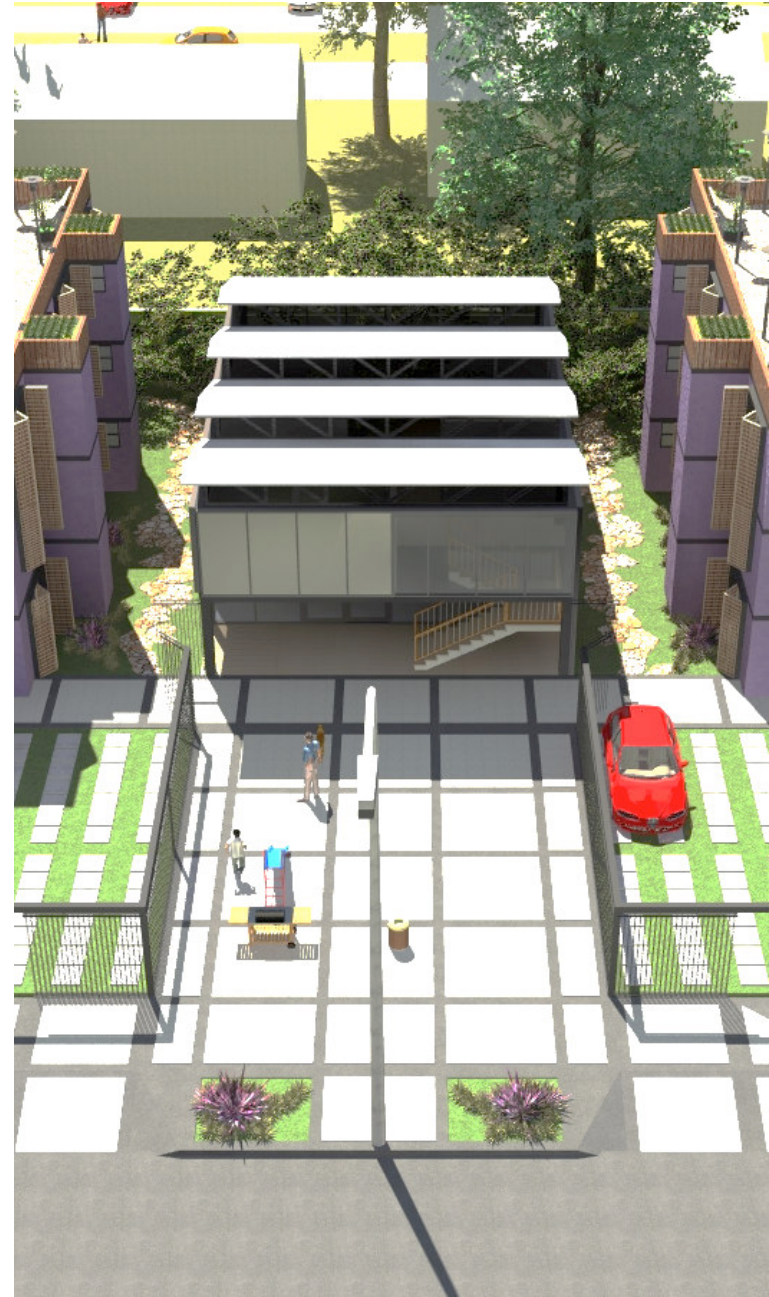


Transversal Section



EDIFICIO DE SERVICIOS (1 local + 1 Day Care)

- **Building S** (1 building) has de following characteristics:
- A construction area **301.48 m² (3,245.10 ft²)** distributed in **2 stories** as follows:
 - **Floor 1** (Ground floor) consist of:
 - **Commercial premise type K.**
 - **Floor 2** consist of:
- **Day Care** area for children





SURFACES BUILDING S

S	BUILDING S	SERVICES	SURFACE	301.48 M2
				3,245.10 FT2

CODE	ZONE	AREA	M2	UNITS	TOTAL		% AREA
					M2	FT2	
D	DAYCARE	150.74		1	150.74	1,622.55	50.00%
K	LOCAL COMERCIAL	70.87		1	70.87	762.84	23.51%
SUBTOTAL				2	221.61	2,385.39	73.51%
L	CIRCULACIÓN	62.24		1	62.24	669.95	20.64%
I	ESCALERAS	8.82		2	17.64	189.88	5.85%
SUBTOTAL				3	79.88	859.82	26.50%
TOTAL					301.48	3,245.21	100.00%



EDIFICIO DE SERVICIOS (1 local + 1 Day Care)





Ground Floor (commercial presmise 70.87m²/762.84ft²)



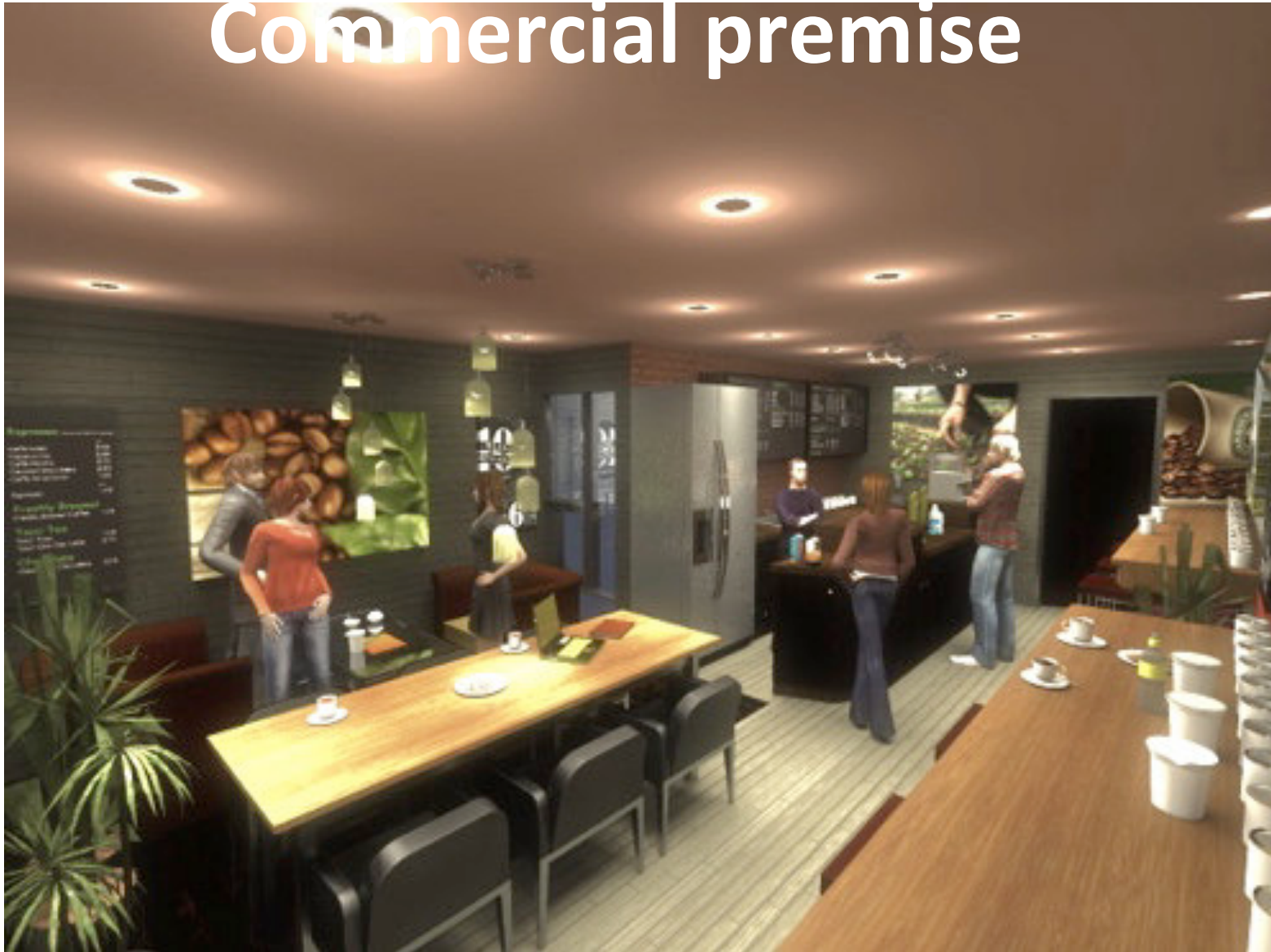


Story one (Day Care 150.74m2/1622.55ft2)





Commercial premise





Day Care





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





FOR YOUR ATTENTION, THANK YOU...