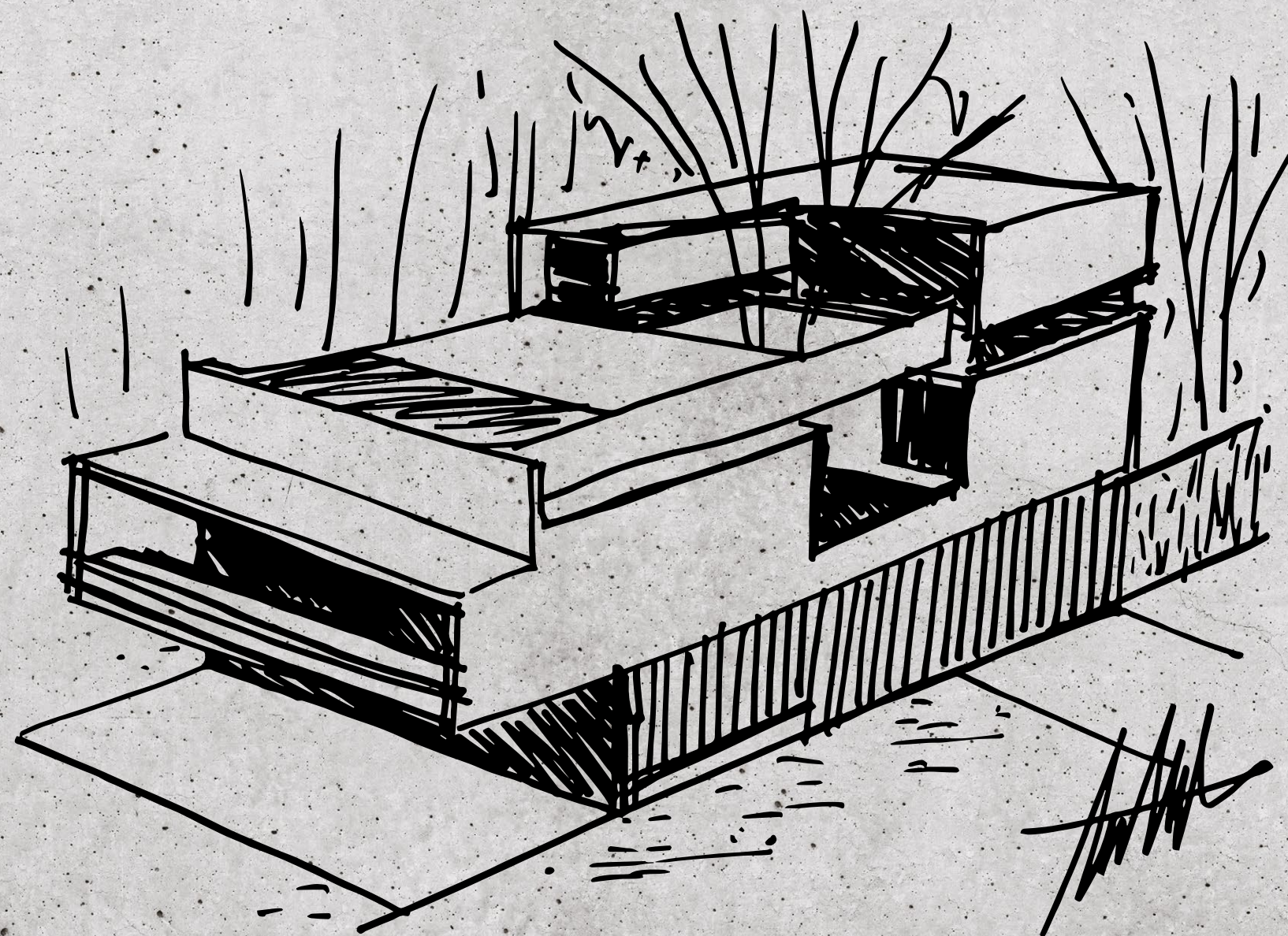


AYA

CASAS

ESTALEIRO BEACH / BALNEÁRIO CAMBORIÚ
BRAZIL



A TERRITORY METICULOUSLY CRAFTED TO
EMBODY EXCLUSIVITY WHILE FOSTERING
A PROFOUND CONNECTION WITH THE
natural environment.





In the tranquility of the forest, nature unveils its symphony. Every sound, from the breeze through the leaves to the birds' song, connects you to the essence of life, transforming the space into a unique sanctuary.

TO LIVE IS
TO INHABIT.

ESTALEIRO

in Balneário Camboriú

BEACH

Located within an Environmental Preservation Area, Estaleiro Beach is a protected sanctuary, governed by regulations that ensure the conservation of its rich biodiversity and ecological balance. With native vegetation and a coastline stretching approximately 1,710 meters, Estaleiro exemplifies the harmonious coexistence between man and nature.

Continuous sunlight exposure along the shoreline is ensured by the Municipal Master Plan, which limits construction to a maximum height of 11.5 meters (or 3 floors and one basement),

preserving harmony with the natural surroundings. This urban planning approach provides the neighborhood with a welcoming atmosphere, offering the pleasant feeling of a small coastal town.

Internationally recognized, the beach proudly boasts the Blue Flag, a certification that attests to excellence in water quality, environmental management, safety, and the services provided.

AYA CASAS





IT IS BY THE SEA AND
IN NATURE THAT THE MIND
AND BODY FIND BALANCE.

A setting where architecture interacts with the environment, creating perfect harmony.





THE AUTHENTICITY
OF CONCRETE
MEETS THE SUBTLETY
OF NATURE.

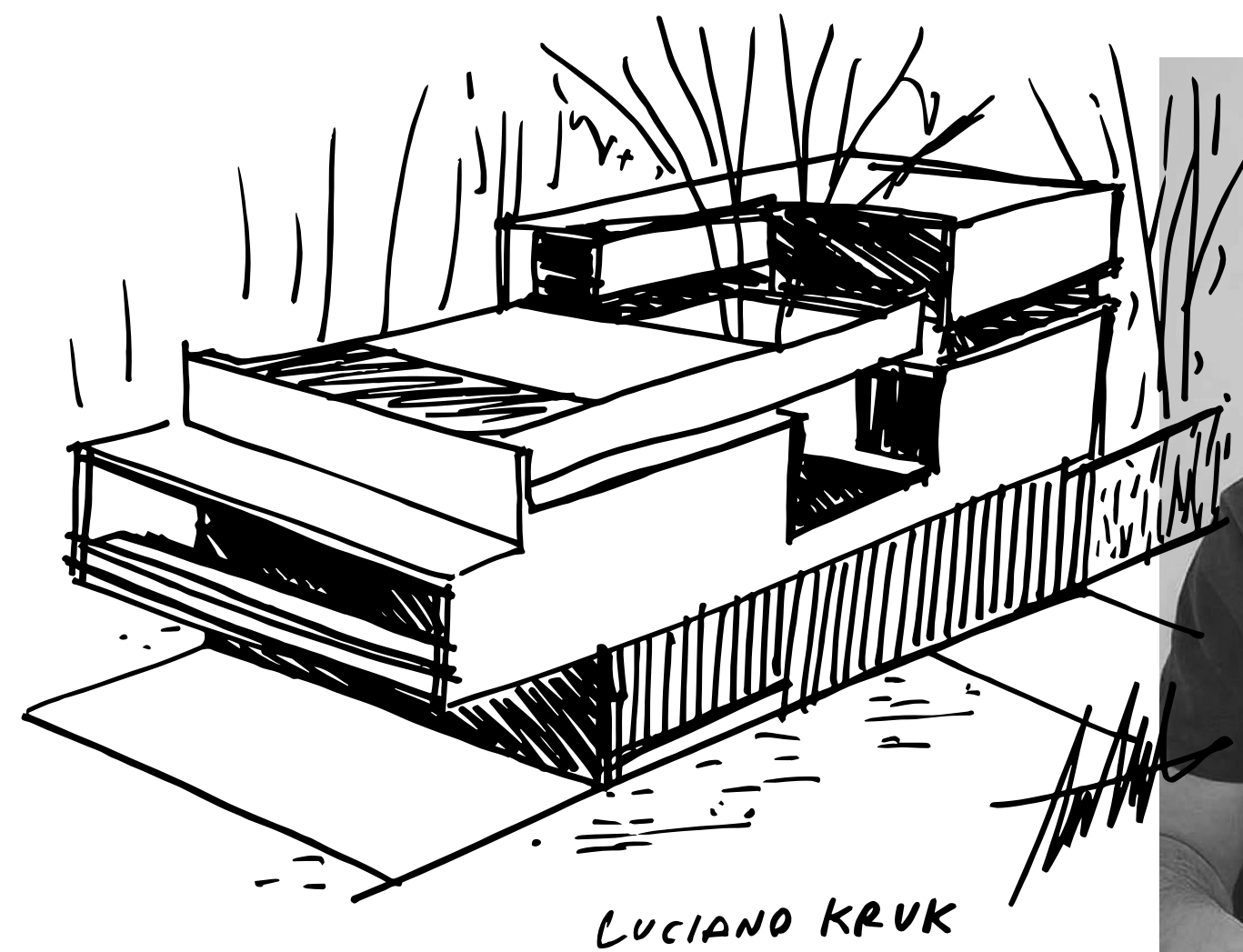


Brutalist architecture challenges the idea of concealing structures, preferring to highlight the layers that support the space. It is a style that speaks directly to the environment, harmonizing bold geometric volumes, clean shapes, and natural integration with the surroundings.

ARCHITECTS

Aya Casas is the perfect meeting point between Brutalism and the native Brazilian landscape. An architectural manifesto that translates the subtle dialogue between the built structure and the surrounding nature, creating an intimate connection between space and environment.

The Argentine architect Luciano Kruk, one of the most renowned enthusiasts of contemporary Brutalism, reinterpreted the principles of this style to conceive the architectural concept of the condominium. Known for bringing lightness and poetry to a traditionally austere aesthetic, Kruk explores light, texture, and the sensory relationships that residents develop with their surroundings.



VOO Architecture expanded the concept of **Aya Casas** into six suggested floor plans that reflect the essence of the development, adapting to different usability profiles. When acquiring the lot, the client can make adaptations and customizations to suit their lifestyle, ensuring exclusivity and complete alignment with their needs.

THE EXCLUSIVITY OF A GATED COMMUNITY WITH ONLY 14 RESIDENCES.

With an area of 10,600m², the Aya Casas condominium was designed to integrate with the tropical forest biome. Each lot covers approximately 550m² and is interspersed with green spaces, promoting the balance of the ecosystem and ensuring absolute privacy in harmony with nature.





Residence 01
4 suites • 603,79m²



Residence 02
4 suites • 455,27m²



Residence 05
3 suites • 388,80m²



Residence 03
3 suites • 584,91m²



Residence 04
4 suites • 396,99m²



Residence 06
3 suites • 407,12m²

Six customizable projects with areas ranging from 388.80m² to 603.79m², up to 5 parking spaces, and a panoramic elevator.

A GATEWAY TO THE VASTNESS OF NATURE.

TECHNICAL SPECIFICATIONS:

Architectural Concept: Luciano Krug

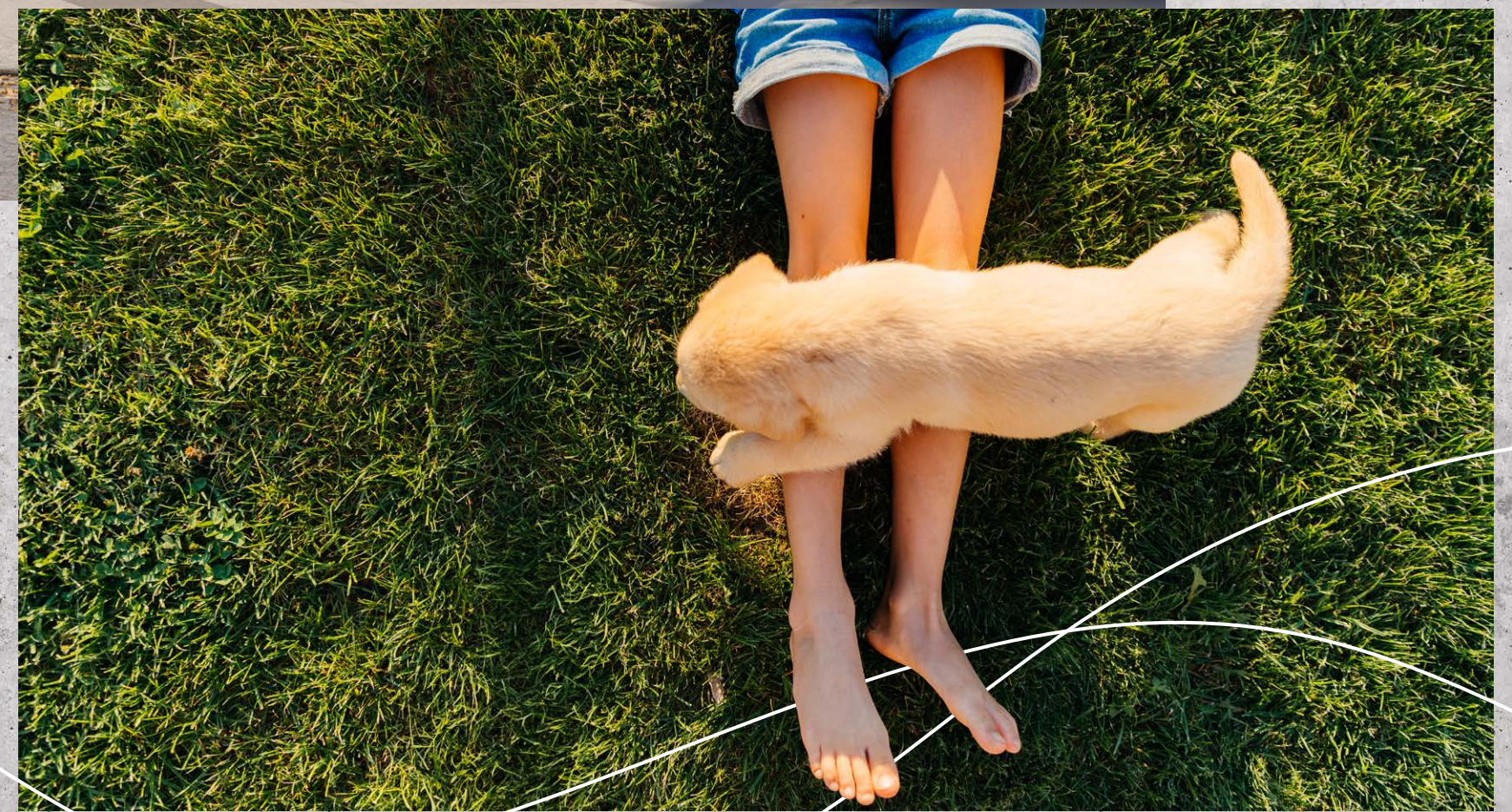
Architectural Design: Voo Arquitetura

Landscape Design: Adriano Rebelo.





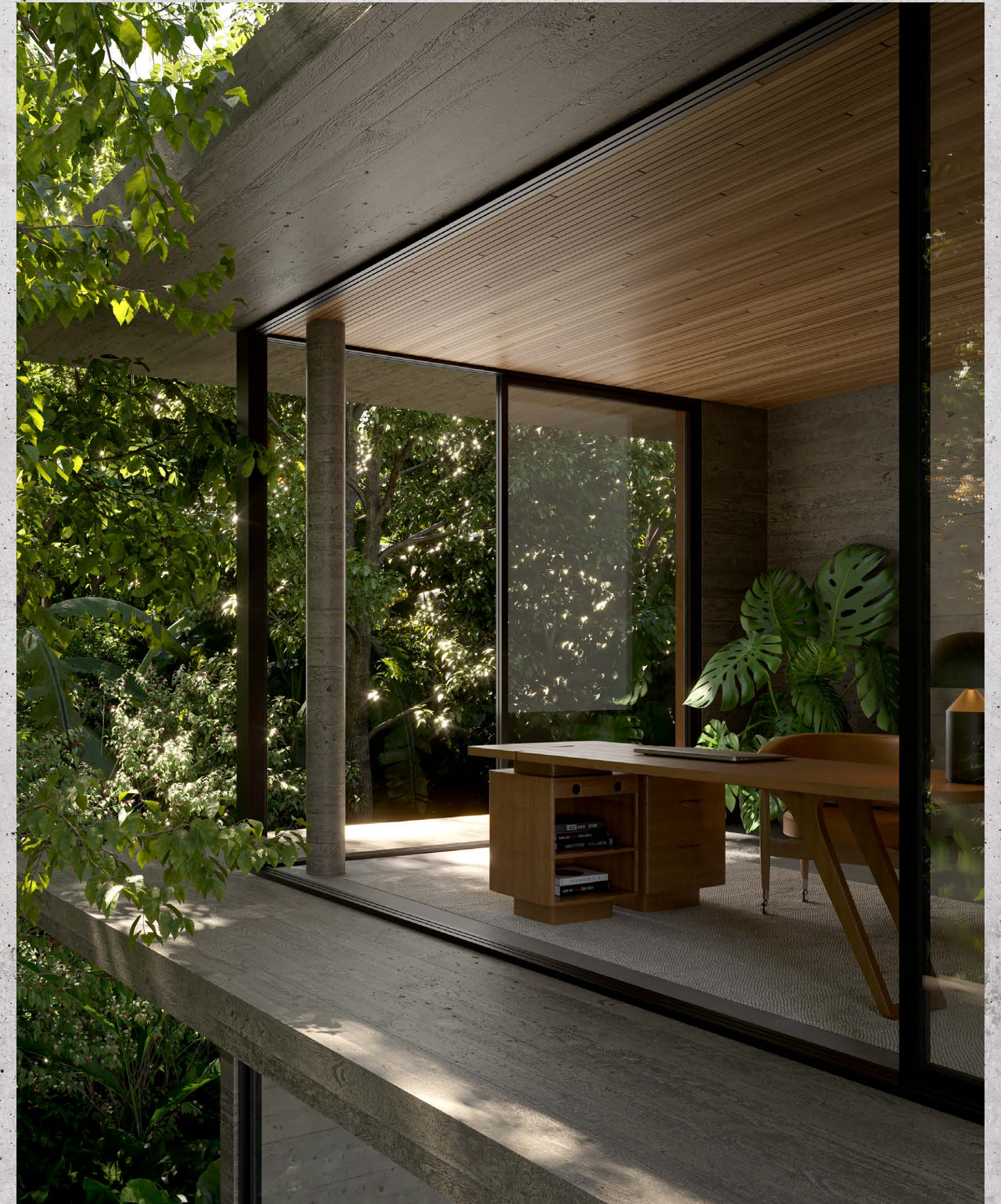
A SINGLE ENTRANCE AND EXIT OPTIMIZE TRAFFIC FLOW,
CONNECTING THE RESIDENCES THROUGH A BOULEVARD.





EACH SPACE
OFFERS ITS
OWN DISTINCT
ATMOSPHERE.









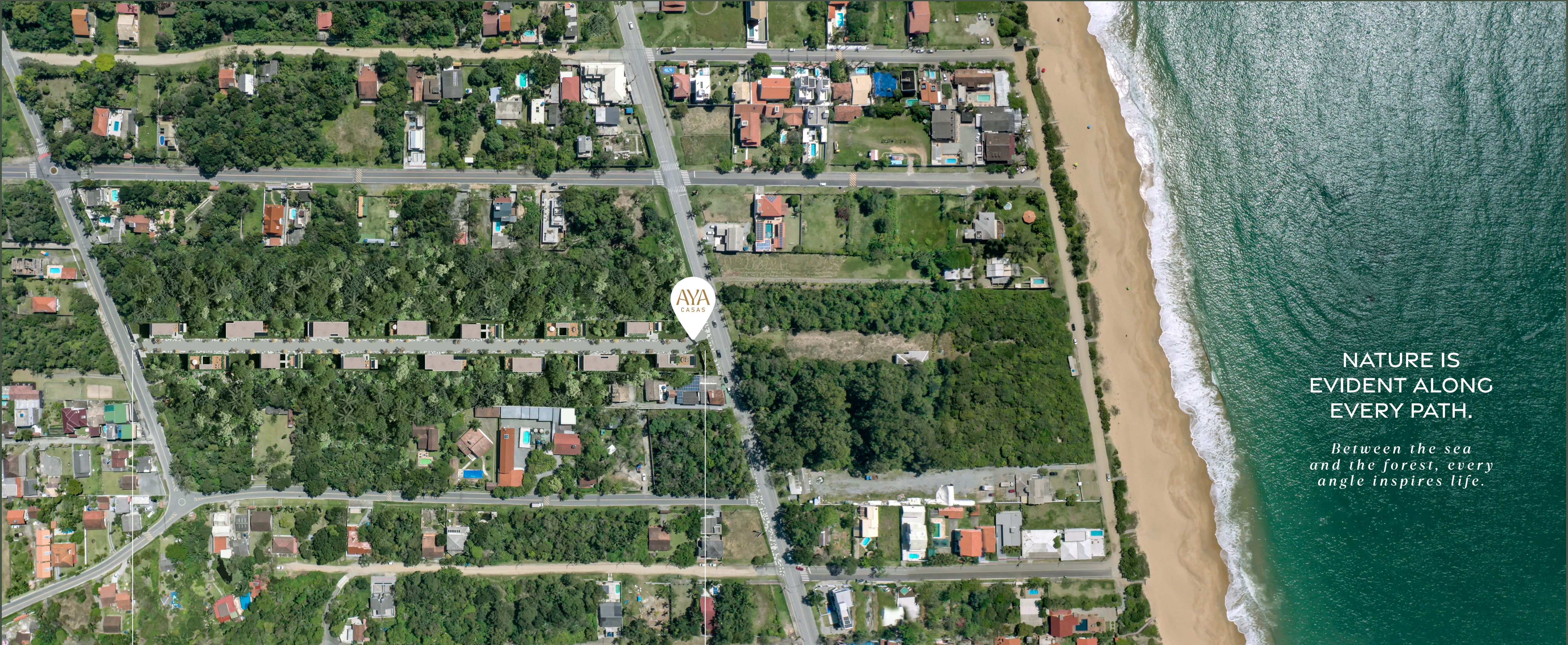




Each floor plan at Aya Casas offers a distinctive rooftop layout, creating unique experiences that connect residents with the surrounding nature.







NATURE IS
EVIDENT ALONG
EVERY PATH.

*Between the sea
and the forest, every
angle inspires life.*

EXIT
Domingos
Mafra
Street

ENTRANCE
Rodesindo
Pavan
Avenue

DISTINCTIVE FEATURES

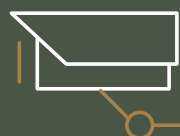
OF THE CONDOMINIUM.



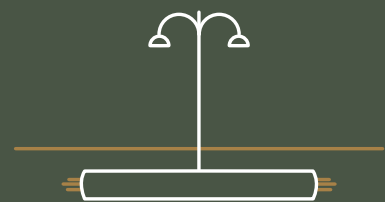
Located in an Environmental Protection Area.



Integrated into the biome of Brazil's most biodiverse tropical rainforest.



Surveillance cameras strategically placed throughout the condominium.



Underground wiring for lighting.



Paved street with a 5-meter width.



Condominium featuring an open garden concept.



Guardhouse designed to ensure 24-hour security.



Entrance and exit designed with a one-way traffic flow.



Delivered with professionally designed and executed landscaping.



Pedestrian walkway featuring 1.5-meter wide pavers.



HOMES

All floor plans will include:



Six customizable floor plans.



Up to 5 parking spots



Visitor parking space.



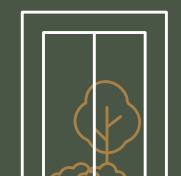
Exposed concrete.



Finishing in eco-friendly wood.



Designs that prioritize privacy.



Panoramic elevator.

BALNEÁRIO CAMBORIÚ

Balneário Camboriú is renowned as a vertical city, with skyscrapers that define its striking skyline. The city offers modern infrastructure, along with premium products and services in its vibrant downtown area.

With 10 breathtaking beaches that provide a unique connection to nature, coupled with cutting-edge urban development and a cosmopolitan atmosphere, Balneário Camboriú is the perfect destination for those seeking an exclusive, dynamic lifestyle in a constantly evolving setting.



AIRPORTS.



MARINAS.



DINING.



TOURIST ATTRACTIONS.

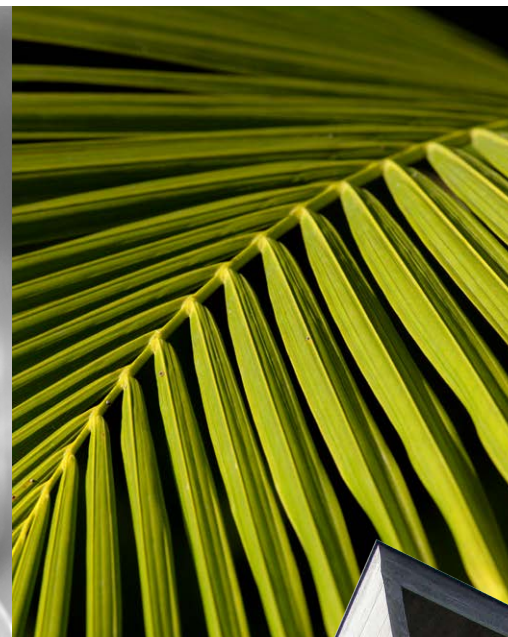


FLORIANÓPOLIS,
THE CAPITAL CITY.

Municipal Guard Headquarters	1 min
BR 101 Highway	7 min
Emergency Care Unit	7 min
Hospital	17 min
Pharmacy	10 min
Supermarket	12 min
Shopping Mall	15 min
Itapema Private Airport	15 min
Navegantes Intl Airport	45 min
Florianópolis Intl Airport	1h16 min



THE ENERGY OF THE OCEAN IS ETERNAL,
CONSTANTLY IN MOTION,
and always renewing itself.



The essence of Estaleiro.

Aya Developments is dedicated to honoring the land and enhancing its natural beauty through architecture that integrates with the environment. Drawing inspiration from international trends and projects that emphasize the connection between people and nature, our developments are designed to blend harmoniously with the landscape, creating spaces that welcome and inspire.



www.ayaempreendimentos.com  [@aya_empreendimentos](https://www.instagram.com/aya_empreendimentos)

3666 Rodesindo Pavan Ave., Estaleiro Beach, Balneário Camboriú, SC