



POLO
CABO
BRANCO

*More than
a paradise.*

A COMPLEX
OF GREAT
OPPORTUNITIES





Tambaba Beach



Seixas Natural Pools



Coqueirinho Beach



Historic Downtown



Cabo Branco Station



Red Sand



Beyond Paradise Beaches and City's Comfort

A New Business Tourism, Events, and Leisure Experience

Paraíba, globally renowned for its tourism potential from coast to hinterland, will soon host the Northeast's most significant planned tourist Complex.

The Polo Turístico Cabo Branco, located on João Pessoa's prime coastal area, spans 654 hectares and is surrounded by the Trilhas Park, Paraíba's largest nature reserve. Located between the southern coast and the Atlantic Forest, the complex will feature Resorts, event sectors, tourism activities, trade, and services.

The Convention Center, spanning over 48,000 m², is already operational, ready to host business events and large events.



João Pessoa
809.015
population

Source: IBGE

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EXHIBITION PAVILION

Simultaneous
Events

19 m² built area

20 attendees



PEDRA DO REINO THEATER

2.924
seats

Projection
and translation
Individual
dressing rooms



CONVENTIONS AND CONGRESS PAVILION

13 m²
built area

8 adaptable
spaces

9 thousand
attendees



ENVIRONMENTAL AND
TOURIST POLICE
BATTALIONS



ADMINISTRATIVE
HEADQUARTERS OF
CONSERVATION UNIT:
TRILHAS PARK

ENVIRONMENT:

·Surrounded by Paraíba's largest
nature reserve

·Trilhas State Park – 578,55
hectares

·State Decree N° 37,653/2017

·Installation License: C9/2017

UTILITIES:



·Pavement



·Water



·Gas



·Basic Sanitation



·Electricity



·Fiber Optics



MAIN DISTANCES

- Convention Center 350m
- Cabo Branco Station 6km
- Tamandaré Bust 13km
- Historic downtown 16km
- Cabedelo Port 36km
- João Pessoa Airport 24km

LOCATION:

- Easternmost point of the Americas
- In Urban area
- Close to several city's tourist spots



João Pessoa

NEAREST CAPITALS:

- Recife: 120 km
- Natal: 186 km
- Maceió: 375 km

WITHIN 1,000 KM RADIUS:
48 million people,
GDP of R\$510 billion

WITHIN 500 KM RADIUS:
28 million people,
GDP of R\$ 295 billion





BOULEVARD DOS IPÊS

A significant state investment, the Boulevard dos Ipês, will connect the Convention Center closer to the sea.

Inspired by the Armorial movement led by the Paraíba writer: Ariano Suassuna, it promises to be one of the Northeast's top touristic attractions. Spanning over 700m in length and 33m wide, the boulevard will be lined with over 200 flowering Ipê trees and native plants.

This 20,000 m² space will blend cultural, technological, and sustainable elements, including urbanization projects, mobility, landscaping, culinary school, hotel and language school, museum, amphitheater, playground, lookout, sensory garden, cyclist support area, public electric bikes and scooters, and Fisherman's Village.





OCEAN PALACE JAMPA ECO BEACH RESORT



High standard project, superior luxury, five stars, international level and All Inclusive system.

More than 43 thousand m² of built area, comprising 456 apartments, most with sea views, with areas between 42.98 m² and 106.30 m² and varied leisure activities, including ecological trails and diverse gastronomic options.



Lane and VIP pools, sports courts, kiosks, water slides, regional restaurant, French restaurant, yoga and pilates rooms, gym, event venue, cinema, lobby, bars, lounges, cyber café, beauty salon, SPA, sushi bar, pizzeria and wine bar, convention center, central garden and kids space with nursery and games. In addition, the equipment will have a medical station, sauna, laundry, among other areas.



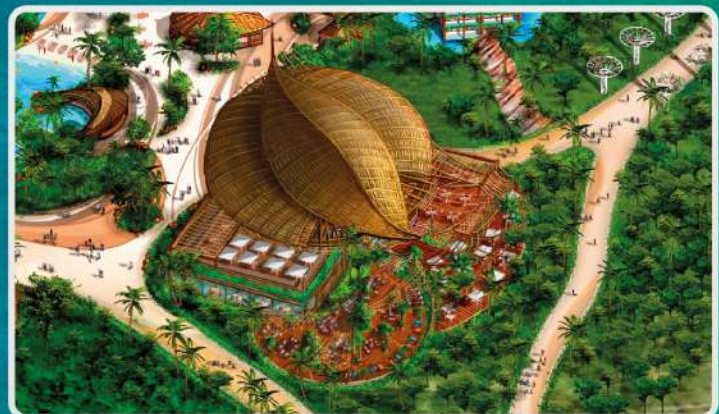
Sustainable project, integrated with green and energy self-sufficient.



TAUÁ RESORT & CONVENTION JOÃO PESSOA

Tauá Group's project will feature a vast resort and the Northeast's first indoor water park. Valuing the concept of leisure in synergy with regional culture, it adopts Paraíba elements for design, promoting handicrafts, gastronomy, and state habits. Located on a 300,000 m² area, with 80,000 m² of green space, it will have seven pools, included one special for kids besides entertainment spaces, that includes a children's club, movie theater, bowling, theater and another leisure activities. Also, living and leisure area located near the main pool and a typical northeastern square with small stores, coffee shops and Kiosks and shows.

Besides, guests also can count with eight restaurants with a variety of gastronomy and a special space dedicated to regional kitchen, five bars and two lounges, SPA with covered swimming pool, gym, convention center and areas for events.





ACQUAÍ PARKS & RESORT

The Acquaí Parks & Resort aims to be the greenest and one of the largest water parks in Brazil.

The concept elaborated for the Acquaí complex is to offer a set of activities oriented to leisure and entertainment, with support for lodging, serving all age groups, all in harmony with the local nature.

The water park will offer various aquatic attractions, including a wave pool with a beach area of roughly 3,000 m², specific areas for children, such as the baby pool and kids pool, as well as an Adventure Square with five towers of more extreme attractions. The resort will offer 610 rooms with exclusive access to the water park. It will also feature the Acquaí Village, an open commercial area integrated with the Boulevard dos Ipês.





HOLANDA'S GOLD RESORT CLUB

The Holanda's Gold Resort Club, a project by the Holanda Group, aims to integrate sports, leisure, and contact with nature for the whole family.

The resort will offer numerous entertainment options, including restaurants, bars, pools, bowling alleys, massage rooms, beach tennis courts, circus art room, spa with heated pool, and more!

The project also incorporates sustainable measures for environmental preservation, including rainwater collecting for garden irrigation, architecture promoting proper ventilation, solar energy usage, and the preservation of a significant number of native trees on-site.

The Holanda's Gold Resort Club will be built on an area of 57,000 m², with 30,000 m² of common areas, leisure, and sports facilities, and will offer 984 beds in 346 apartments.



AMADO BIO & SPA HOTEL

Designed to redefine standards and behaviors, integrating ocean, cliffs and forest elements whereas the Tourist Complex is located.

The project embraces concepts like Biophilic Design (natural environments), Tailor-made, Wellness, and Mindfulness, offering personalized services.

Providing unique sensory experiences, both environmentally and spatially. To be built on nearly 40,000 m², it will have 240 units, with 82 constructed within the first six months and the rest within a year.





TYPES OF OFFERED LOTS:

- Hotel
- Commerce and Leisure
- Entertainment

TAX INCENTIVES:

60%

REDUCTION IN ISS
Municipal Law No. 115/2017

+ ICMS²
SUBSIDY

² Specific State Decree for the Tourist Complex

CONDITIONS FOR OBTAINING AREAS:

- Subsidy through the Location Incentive Program

PRICE REDUCTION UP TO:

90%
OF MARKET VALUE

Hotel Sector

95%
OF MARKET VALUE

Commerce and Services

97%
OF MARKET VALUE

Entertainment Sector

MORE INFORMATION:



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15%
DOWN PAYMENT + 60
INSTALLMENTS

2
YEARS GRACE
PERIOD FOR THE
1ST
INSTALLMENT