



Garapua beach

Eco-Tourism Project

Morro de San Paolo - Bahía – Nord Est del Brasile

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Morro de Sau Paulo – second beach

The Project Tamaca is located in the Isle of Tinharé, adjacent to the Villa di Morro de Sao Paulo, and town hall of Cairú – BA

The Isle of Tinharé is located in the south of Salvador, capital of Bahia state. Morro Sao Paulo, which represents the icon of Bahia, is one of most emerging and valuable turistic resort throughout South America.

The area attracts people from around the world for its natural, landscape and climate features.



Morro de Sau Paulo – firts beach



Morro de Sau Paulo – fourth beach

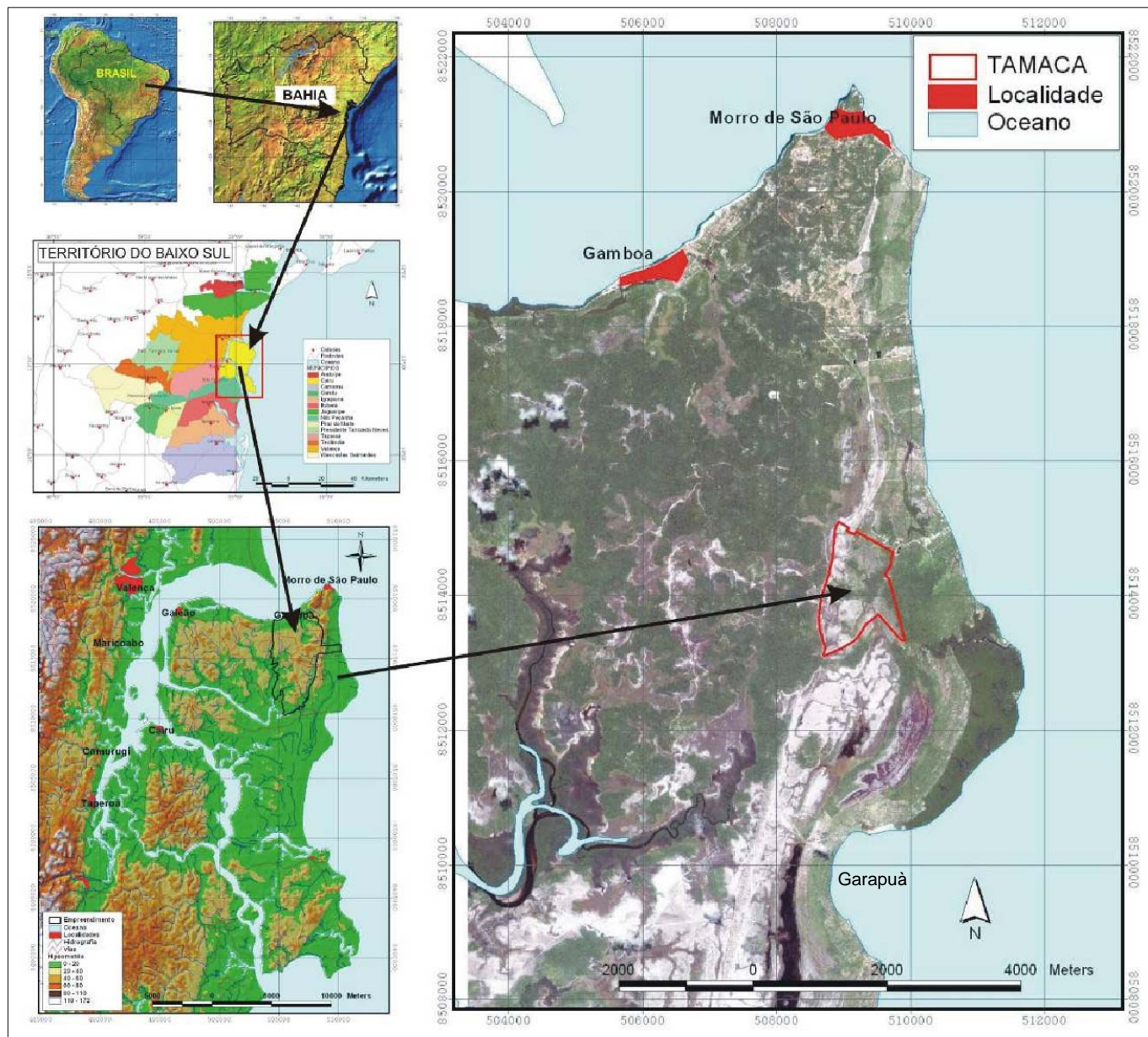
Natural pools, coral reefs and lush vegetation characterize this location that still has large areas suitable for tourism development in a period of strong growth.

Tourists spend the holidays in a pleasant climate, with an average temperature of 25,4° C and about 300 sunny days per year. It is important to highlight also that there are no natural disasters in the region (e.g. hurricanes).

Connections to Morro San Paolo are so pleasing that are themselves an important attraction for tourists. Located 250 km from Salvador, access to Morro is very easy, being available both maritime and air way. The maritime way lasts 1 to 2 hours (about 38 miles), depending on the craft, and just 25-minutes from the city of Valencia. The air route takes about 20 minutes from Salvador airport.



Another relevant aspect that facilitates the development of tourism in Morro de San Paulo is the almost non-existent crime. This facilitate the development of the tourism of households and the massive presence of foreigners.



Property: V. TAMAGNINI & C.

At present a draft Urban Development (Master Plan) has already been presented to the local authorities and is now close to its approval.

Schematic description of the property

- Land of about 150 ha, with marked natural and landscape peculiarities.
- Adjacent for about 2000 meters with the road linking the two most important places of the island (Morro de Sao Paulo and the beach Garapuà).
- The property includes a functional part of the island's main airport; the project also provides an area for the extension of the airstrip and for related services.

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Urban forecast:

Tourism, residential, commercial, services.

Specific objective of urbanization project:

Ecological – touristic – residential - commercial complex fully respecting the preservation of the natural peculiarities of place.

Condition of commercial and connecting roads:

- Ongoing study for the development of commercial roads, in line with the planned urban development.
- It has been recently approved the project for the adjustment and expansion of the road bordering the property, connecting Morro de Sau Paulo with Garapuà beach. The first phase of work (first half of the road section) has been completed.

Hotel reception forecast:

5 posadas and one hotel.

Residential Forecast:

Lots for the construction of 550 residential units of various types (villas, tropical cottage, etc...)

Sport and recreation forecast:

Marine station, aquatic recreation.

Equestrian Center.

Ecological trails for horseback riding,

Cycling, running, tracking

Unique characteristics of the Tamaca Project:

Environmental peculiarities.

Diversity of native maritime and ground flora and fauna.

Existence of several well-preserved ecosystems.

Ideal weather condition (300 sunny days per year, mild and pleasant temperature).

Absence of natural disasters.



The project fully apply the principles of development sustainable. These principles are based on the local and global recognition of the existence of new procedures and rules of building and the ecosystem, needed a way to live under HQE (Houte Environmental Qualité-High Environmental Quality) defined in the Treaty of Quebec.

The team that developed the project is multidisciplinary and covers the following professional fields: architecture, urbanism, civil and enviromental engineering, forest sciences, natural sciences, geological and biological sciences, design, art, humanities, social and economic sciences.

The **study of environmental integration**, which considers aspects of flora and fauna and the geomorphological and hydrological dynamics concerns the division into areas of conservation, preservation and use.

- Areas of conservation: affects the whole wetland and woodland of high ecological value;
- Areas of Conservation: affects the fragmented area of mixed-medium ecological value;
- Areas of use: the whole area where the building action is planned, with low ecological value.

In the preservation and conservation area the action plan, is based on the creation of paths, trails, picnic areas, lookout towers, walkways in order to maintain all species of flora and fauna. In the area of conservation may be possible to provide low density residential settlements.

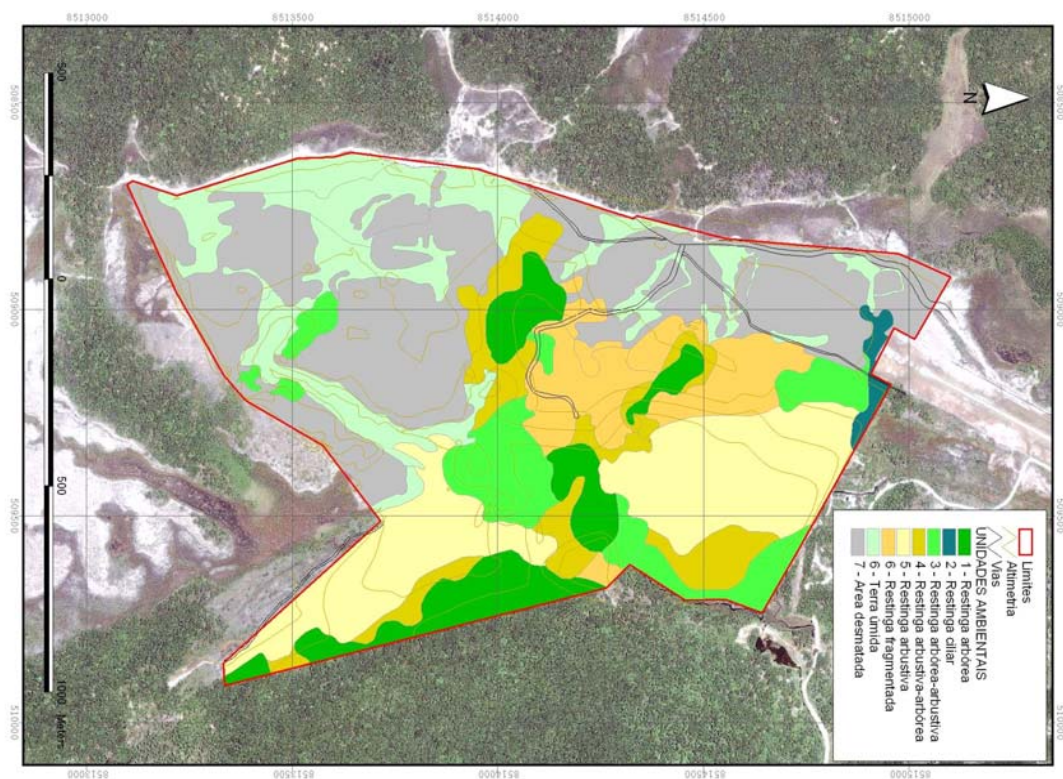
In the area of building intervention (areas of use), the architectural project has been extended, respecting a specific coefficient of population density according to the Brazilian regulation.

This project includes:

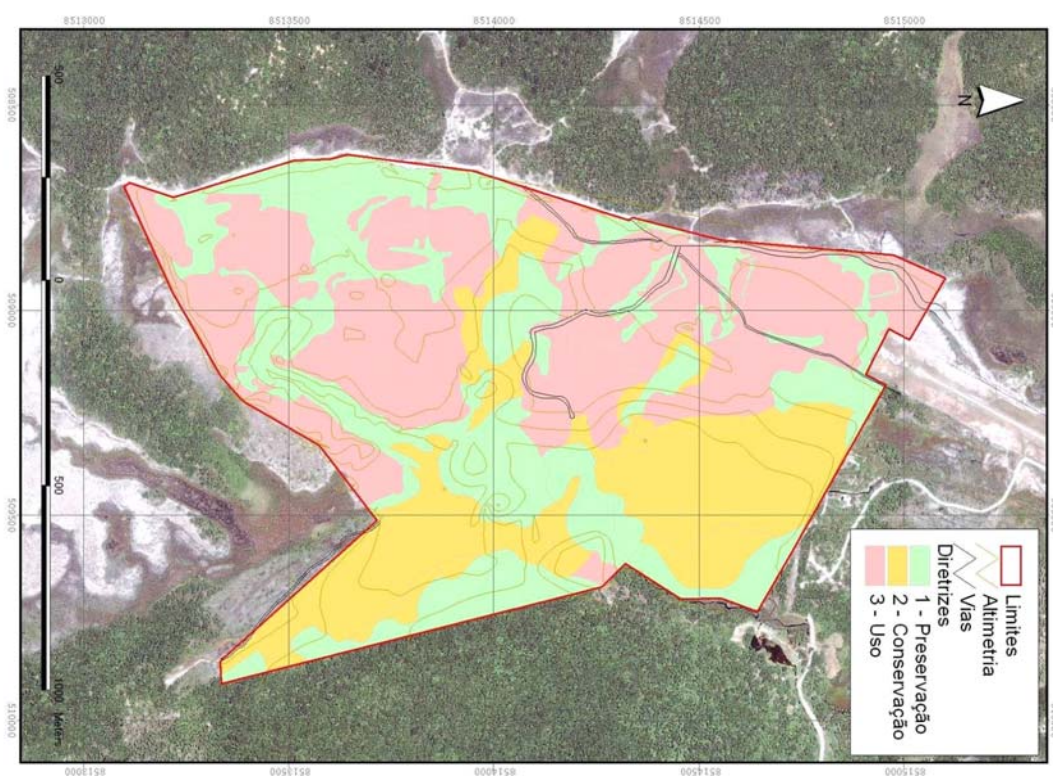
- the residential part includine one multi-family houses;
- the system of roads and communication;
- the installation of water supply and recovery;
- recovery and waste disposal system;
- sports facilities;
- schools, laboratories, and veterinary medical center;
- workshops, depots, warehouses;
- The center for distribution of energy;
- The arts center;
- music, theater, cinema;
- commercial and crafts center;
- reception areas, resorts, inns clubs and restaurants;
- offices and studios;
- place of worship, museum, park, nursery, playground;
- heliport, water sports center, stables.

The whole building is based on highly eco-friendly construction criteria: energy saving, water recovery, comfort and living quality.

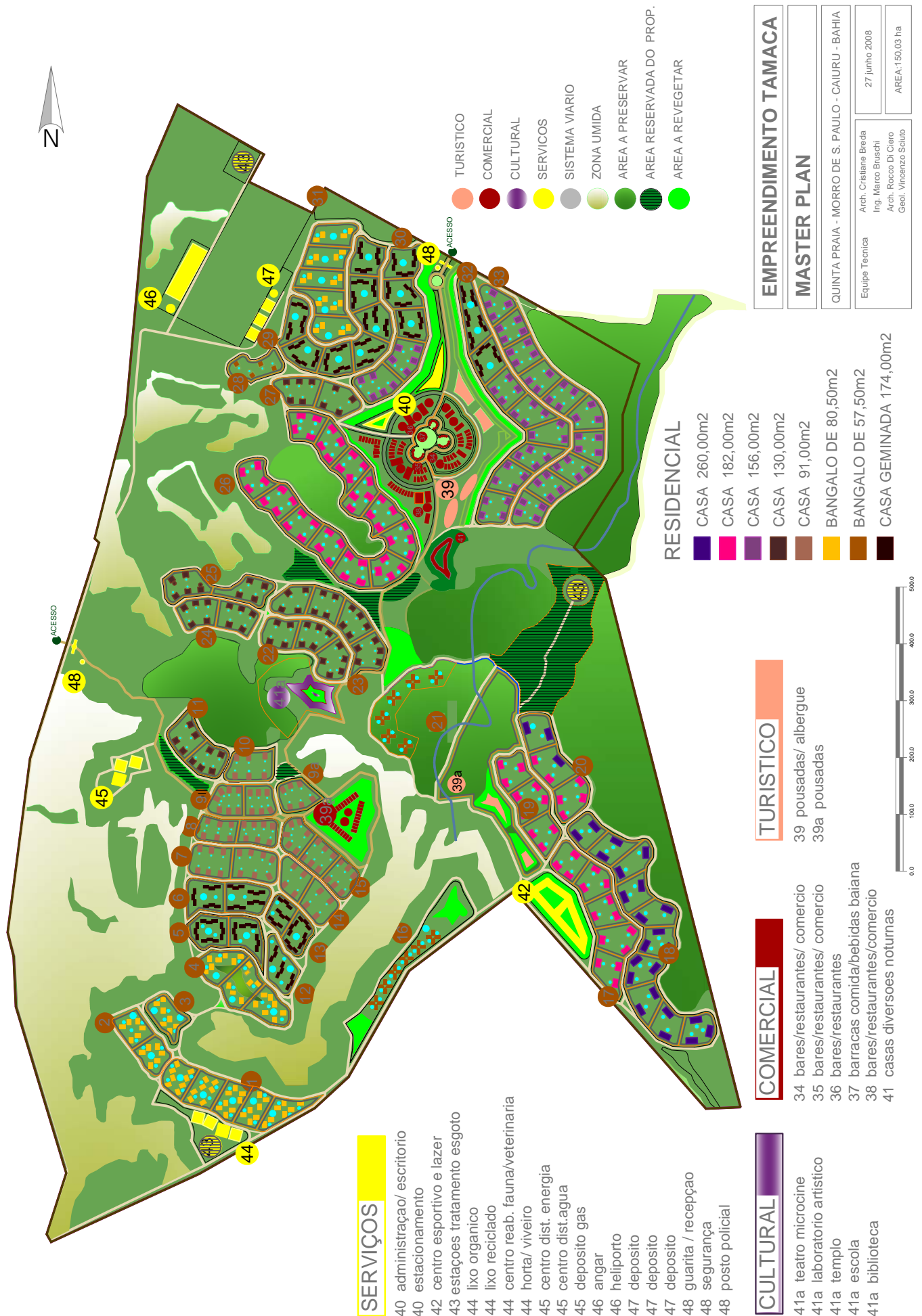
The style follow closely the canons of organic architecture, recovering and reinterpreting, in an experimental way, traditional construction details (wooden, clay, straw-piazzaba, bamboo ', grass roofing), which allows to define new forms characterized by proactive modulations of contemporary architectural language.



Classification homogeneous envirentomental units



Guidelines for the intended use of the area



Master Plan approval

In references to the **administrative-bureaucratic issues**, the **current status of the project is close to the approval of the plan for urban construction and final (Master Plan)**. The planimetry of the Master Plan is attached.

This is a significant step: in fact the approval of the Master Plan realises the hard work carried out so far in terms of human, professional and economic investment, and places TAMACA in a special position in the real estate market of the Bahia region.

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