

EMERGING LAND HOLDINGS



RESIDENCIAL

Itaparica

A new boutique residential community

ITAPARICA ISLAND · BAHIA · BRAZIL

INVESTOR BROCHURE

2026

01 INTRODUCTION

A NEW VISION FOR

Residencial Itaparica

Residencial Itaparica has been designed to offer modern, affordable living with a genuine sense of quality, comfort and lifestyle.

Developed by Emerging Land Holdings, the vision behind the project is simple: to create stylish contemporary homes that remain accessible to middle-income families and working professionals, particularly those commuting daily to Salvador.

The aim is not ultra-luxury, but rather affordable modern living with a premium feel — creating homes that people are proud to live in, within a secure and well-designed community environment.

PHASE 1

Enabling Works 2026

CONSTRUCTION

From 2027

TOTAL LAND AREA

7,314 m²

A community by design



Conceptual masterplan — Residencial Itaparica, 7,314 m²

The site has been planned as a boutique gated condominium of modern villas, arranged around a curved internal road with a central leisure area at its heart. Every home benefits from private gardens, secure access and shared community amenities, creating an environment that balances privacy with neighbourhood feel.

VILLAS

Modern 2 & 3 bedroom

LEISURE

Pool, gourmet area, fitness

SECURITY

24/7 gated access control

03 THE VILLAS

Modern, considered, contemporary



PLOT SIZE: 10.00m x 20.00m
2 VILLAS PER PLOT

- Each villa width: 5.00m
- Each villa depth: 10.00m
- Side access: 1.00m each side
- Total plot width: 10.00m
- Total plot depth: 20.00m



360° VIEWS



FRONT VIEW



BACK VIEW



LEFT SIDE VIEW



RIGHT SIDE VIEW



FRONT ANGLE VIEW



BACK ANGLE VIEW

The architecture is intentionally clean and contemporary — flat roofs, white rendered façades, and elegant black-framed windows. Each plot accommodates two semi-detached villas, with private driveways, side access, and rear gardens. The result is a confident, modern Brazilian aesthetic that feels both timeless and quietly premium.

Practical, comfortable, well-designed



Indicative ground floor plan — two villas per plot, 10m x 20m

Each home is designed for everyday family life — open-plan living and dining, an integrated kitchen, a downstairs WC, and direct access to a private rear garden. Driveway parking, side access on both sides, and approximately five metres of garden depth provide genuine outdoor space and flexibility — qualities rarely available at this price point on the island.

A genuine sense of community



Central leisure area — pool, gourmet space, tropical landscaping



Gated entrance with 24/7 security and access control

ALIGNED WITH BAHIA'S

transformation

The project is being delivered in phases. Phase 1 — enabling works and development readiness — is underway during 2026, with construction phases commencing thereafter, subject to planning grant and senior development finance. Delivery is timed to align with the ongoing transformation of Itaparica Island and the Salvador–Itaparica Bridge project, the construction of which is scheduled to commence in June 2026.

As infrastructure investment and connectivity continue to improve across the region, Emerging Land Holdings believes projects such as Residencial Itaparica will help support the long-term evolution of the island into one of Bahia's most attractive residential growth areas.

The development combines modern architecture, private gardens, gated security, leisure facilities, tropical landscaping and a boutique condominium atmosphere — while maintaining pricing levels designed to remain attainable for local buyers and growing middle-class demand.

KEY PROJECT HIGHLIGHTS

- ◆ Boutique gated condominium — modern 2 & 3 bedroom villas
- ◆ Central pool, gourmet area and fitness facilities
- ◆ Private gardens, driveway parking, 24/7 security
- ◆ Strategic location ahead of the Salvador–Itaparica Bridge
- ◆ Affordable modern living — designed for the local middle market

RESIDENCIAL

Itaparica

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Bahia · Brazil

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