



PATAYBA

by / por

ARTE VIDA

100 % eco smart & green

BRASIL

520 000 m²

City of

SALVADOR



THE PROJECT

Will be developed under control of Arte Vida.

Arte Vida is a recently established Belgian-Brazilian Foundation, based on 23 years of experiences and acquisitions in Brazil, and will have a multifunctional mission by realising specific great-sized projects.

The first project, fully supported by the eco smart & green vision, will be Belgavia.

A new district on nearly 4 000 000 m² in the well-known and imperial city of Poços de Caldas, in the south of Minas Gerais.

The next project is the development of PATAYBA

A property of 520 000 m² of a rare beauty and very well located at the All Saint Bay in Salvador.

Hilly land touching the sea over more than 2.5 km and combined with a lake of 65 000 m² it is one of this unique places in the State of Bahia.

The realisation of this project will be in partnership with professionals and experts in their own fields.

The Masterplan will be made in cooperation with Strato Urbanismo of the talented architect-master planner Hugo Serra.

And in cooperation with an very renowned Brazilian architect.

David Bastos

He is born in Bahia and having offices in Sao Paulo and Salvador

(www.dbarquitetos.com)

Patayba, land of a rare beauty at the sea in tropical Brasil will be a match made in heaven with the emotional touching architecture of David Bastos.

Norbert Druwel



PATAYBA

Was bought in 1999 and known as Fazenda Patayba.

Fazenda means farm in Portuguese.

In this time it was located in a green and natural environment with only farms in the neighbourhood. Over this two decades the neighbourhood completely changed.

One property was transformed in a real estate project and became 'Condominium Fazenda Real'. Another was bought to become the main logistic and distribution centre for the City of Salvador.

Patayba is located at the sea and has a coastline of over 2 000 m.

Main part of the coastline are mangroves, giving a very special aspect to the property.

Patayba is very well and strategically located nearby the main highway in the State of Bahia.

Close to the two biggest cities of Bahia and 25 km away from the International Airport of Salvador.







BAHIA

Capital Salvador.
15 000 000 inhabitants.

Located in so called 'Nordeste'.
Largest economy of all States of Northeast Surface comparable with France.

1 100 km of beaches.
Tropical climate.

One of the biggest producers of soya in the world.







SALVADOR

Capital of the State of BAHIA.
3 000 000 inhabitants.

Situated at the All Saints Bay - Baia de Todos os Santos.

First capital of Brasil until 1763.
Historical centre 'Pelhourinho' protected by UNESCO.

Main city and economic centre of 'Nordeste'.

One of the biggest touristic attraction in Brasil.
World-famous Carnaval.









VISION OF DEVELOPMENT

Fazenda Patayba has a measured area of 520 000 m² and is located in the largest bay in South America.

Baia de Todos os Santos.

It was a farm until 2021, when it was included into the urban area of the City of Simoes Filho, with the option of a water-related project.

A very calm sea guarantees safe pleasure boating with nearby many beaches and islands.

The bay with its metropolitan city of Salvador offers strong assets for our project.

And the nearby highway BR324 who is connecting Salvador with the South of Brasil.

By its exceptional location far away from residential area the main subject of the development will be tourism.

Based on three pillars : a marina - a hotel - a condominium

The water-related project will be a marina of about fifty berths.

Which will be expanded on a modular basis into a full scaled yacht harbour.

And will be constructed in connection with a platform of around 1 500 m², part on land and part in the sea.

This platform will be multifunctional.

Beside some offices for control and the captaincy, we will have their two nice restaurants, with outside terraces and connected to two bars.

On the second level we have the option of a ten rooms hotel or as a second option a space for events.

The study of the market will show what is the best.

All circulation on this platform will be pedestrian or with electrical buggies.

Behind the platform is a rainforest hill ridge of around 30 000 m² what will give to the Marina and the Clubhouse a very special look, when arriving from the sea with a yacht or a sailing boat.

The next component of the tourism project is a boutique hotel of 40-50 bedrooms.
This hotel will be located on the top of a hill and with full view over the sea and the lake in front.

And here also we have two options to be studied.

A boutique hotel in relation with the marina activities and even having some convention and event options.

Or with focus on young and middle-aged people with the necessary financial resources.
Only adults, Ibiza vibes, famous DJs, nice parties, house and lounge music, ...

And with a nod to the roots of the owner and in particular to the most renowned Belgian product among the young generation of Brazilians, being Tomorrowland.

For this, Patayba could really be the appropriated location.

The upper middle and high class from Sao Paulo, Rio de Janeiro, Curitiba, Florianopolis and many other Brazilian cities for whom the target would be weekend trips to the Brazilian party city par excellence, Salvador.

And specific Patayba, being situated at just 24 km from the international airport.

Added to be located at the sea where the tropical nights are falling early, the right marketing will give a fast name recognition and the place to become a reference of nightlife in Brasil

Having big ambitions to guarantee highest party quality, we strongly believe that young people from all over the world will find their way to Salvador and Patayba.

And then the last component of the project will be a Condominium.

We forecast 300 plots of around 600 m², but with the option to join unities to greater surfaces.

Of around ... because we will make organic plots, fully absorbed and integrated in its natural environment.
The land is hilly and it fits perfectly for residences with maximum visibility.

A lake of 60 000 m² and a magnificent mangrove shoreline of 2 500 m long are additional assets that will be part of the good feeling for all, living in or visiting this marvellous location in tropical Bahia.

What we are also considering and will be subject of a market study, is building and selling houses, instead of plots of land.

If we choose this option, it will be in exclusive collaboration with David Bastos.

Then comes automatically the option to bring the project to the foreign market.

As an interesting and affordable investment by the sea and in a tropical region, but also with an interesting revenue model of temporary rental, coupled with own use as desired

If this formula is chosen, a service structure will be set up for rental and maintenance

Even in connection with the Hotel will be build villas for party guests with full hotel service.

All this together will give us a multifunctional project, just focused on tourism with big national and international appeal.

Unique in Brasil, unique in Bahia and unique in Salvador.

PATAYBA

MARINA

In the middle of the whole development will be the Marina.
Because we will open up Patayba to the sea.

Giving by this another status to the project.
Becoming a water linked touristic development.

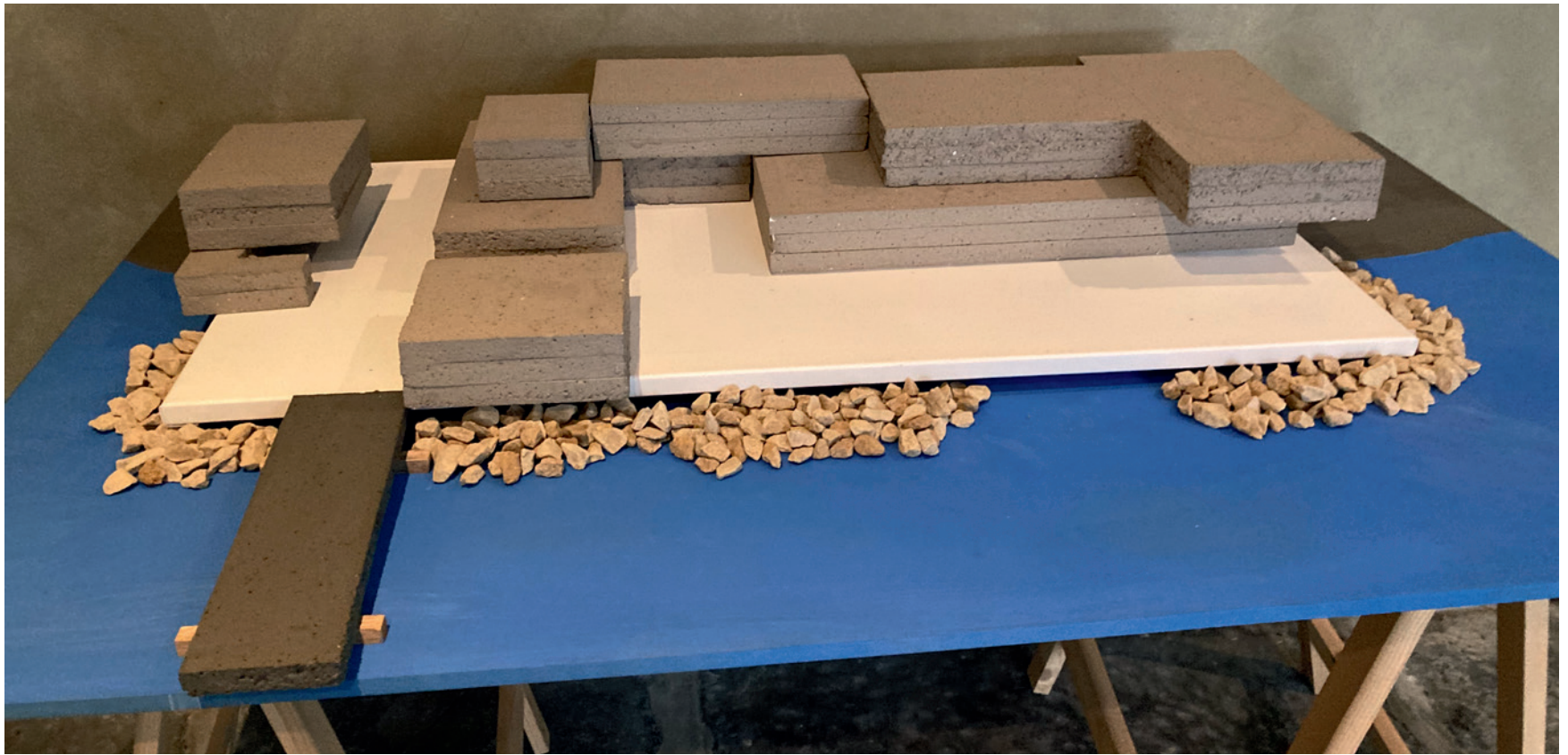
Therefore we ordered to a specialised company, Belov Engenharia a depth sounding of a 500 000 m² sea area around Patayba
Showing us the potential of the future yacht harbor.

In the same time we made a study of the platform of around 1 500 m².

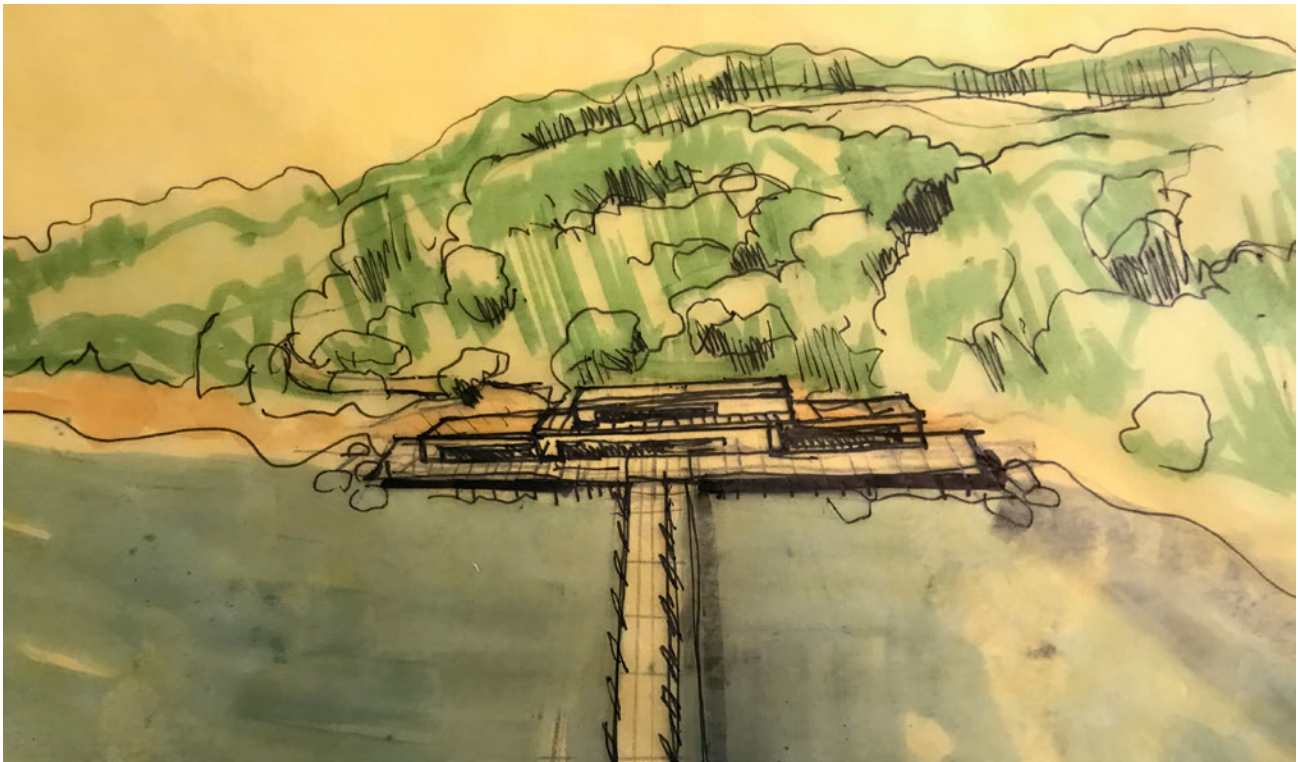
This study resulted in some preliminary designs and a scale-model.

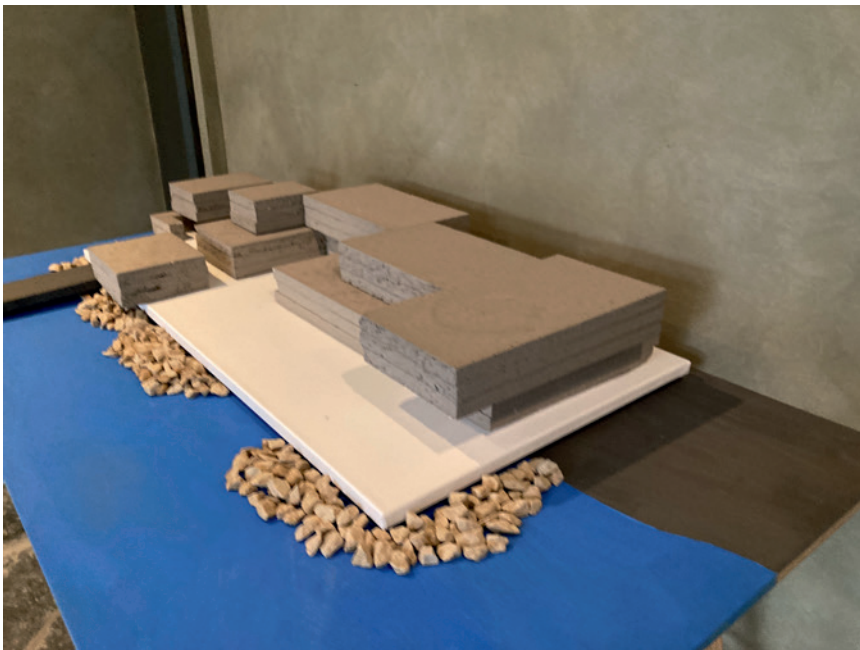
From here the architect, David Bastos will make his final designs and plans.



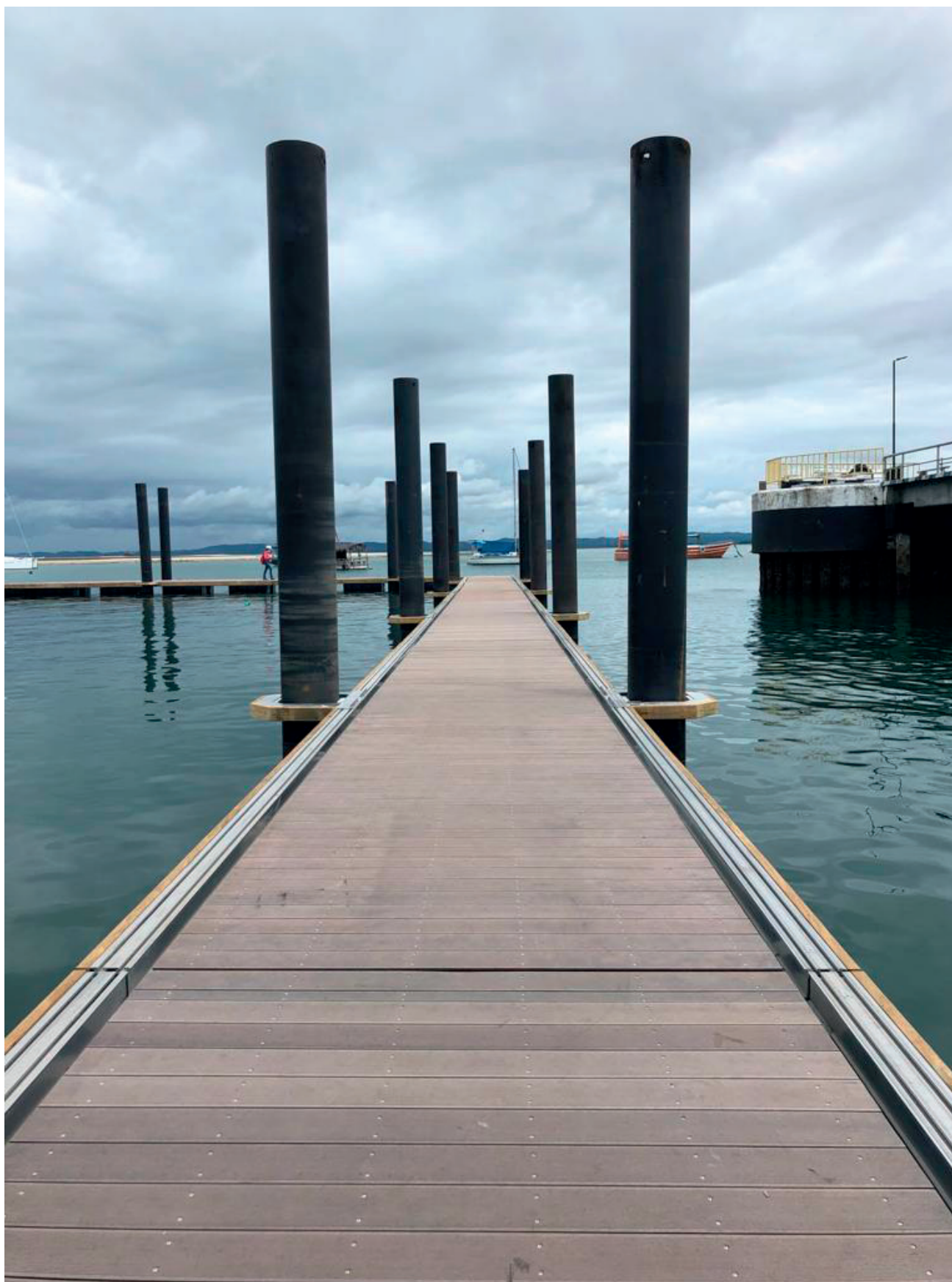














BOUTIQUE HOTEL

First and important input is that we will built here a real five stars hotel.
Only adults, because our goal is a very specific kind of customers/tourists.

Because there is a clear focus on party weekends.
But also with a link to the marina.

During the week we hope to attract tourists who will come to rest in a small paradise. Walking, biking, water activities,
And we will also focus on business related events.

Prices will be reasonable high end with top service and a restaurant runed by a chef of international reputation.
By this we will focus also on culinary tourism.

The finality is a 40-50 bedroom hotel.
But this will be realised in two steps.

The reason is a completely lack of references for such a kind of hotel in this area and this environment.

So, first we will built a hotel with 20 - 25 bedrooms, but with all facilities for doubling.

Two swimming pools, spa and fitness, restaurant and bars, public area,
All this already in function of a 40 - 50 rooms hotel.

Important will also be our out- and indoor event spaces.
Mostly for dj-setting and parties in the weekend.

But also for other kind of events.
Weddings, anniversaries, conventions, photo shootings, product presentations, ...

This hotel will have the clear signature of David Bastos.
Nobody understands better than him what is architecture in a tropical environment.

A reference for Patayba and Salvador.
But also for Bahia and Nord east of Brasil.

















