

PORTO BELO • SANTA CATARINA • BRAZIL

vivapark  
Porto Belo

You feel like  
it's meant  
for you.

 **VOKKAN**

# The first neighborhood park in Brazil.

**Vivapark** combines its extensive residential area with a complete infrastructure for education, work, shopping, leisure, culture, and well-being.

Day-to-day convenience is ensured by proximity and super-technological infrastructure. Quality of life is enhanced by direct contact with nature, with its 138,000 m<sup>2</sup> of green area, including two large parks with lakes, walkways, and five plazas equipped for sports and leisure. Perfect environments to relax and contemplate the grandeur of this paradise.



**vivapark**  
Porto Belo



Vivapark is the only real estate development in the world to receive the LEED Platinum certification in the Community Planning and Design category.



## Urban design by Jaime Lerner

"Vivapark is an invitation to live this space, to live well, where sustainability and interactions between people are properly done."



The world-renowned architect and urban planner **Jaime Lerner**, chosen as the second-best urban planner in the world by Planetizen magazine, brought his famous concept to **Vivapark Porto Belo**, which idealizes the perfect urban space as the shell of a turtle. Apart from visually resembling the design of an urban fabric, where each part is connected to the other, the animal's protection is the best representation of sustainability: life, work, and accommodation in one place. This is also how our neighborhood park functions.



## **Porto Belo**

### **The paradise of the Brazilian coast**

Vivapark is located in the city of Porto Belo, a paradise on the coast of Santa Catarina, Brazil. Surrounded by beautiful beaches and the Atlantic Forest, the city is part of a strategic region for tourism, as well as an ideal place to live well.

Porto Belo is only 72 kilometers from Florianópolis, the state capital, with easy access to the main airports in the region. A truly unique city, perfect for an innovative ecosystem like Vivapark Porto Belo.



vista  
**Jardins** ■■■■■

## Residential Building

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Apartments from 117 m<sup>2</sup> to 684 m<sup>2</sup>;

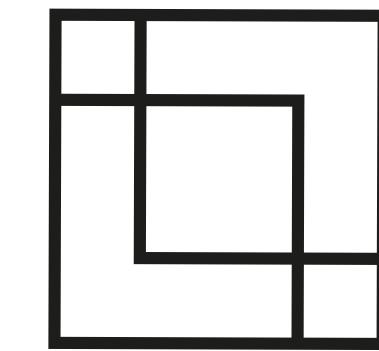
Double-height ceilings of 6 meters;

3,000 m<sup>2</sup> of leisure area;

Pools, playgrounds, pool houses, and  
much more.

Development by:

**T****TORRESANI** **X****VOKKAN**



# VÉRTICE

## Residential and Commercial Building

Vértice is a complete development within the first neighborhood park in Brazil. Your life will be at the center of everything.

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Studio apartments and apartments with 1 or 2 suites - from 31 m<sup>2</sup> to 134 m<sup>2</sup>;

Commercial spaces - from 40 m<sup>2</sup> to 189 m<sup>2</sup>.

Development by:

**T**TORRESANI **X**VOKKAN



## Residential Building

Amplify yourself.

Perfect for living, ideal for investing.

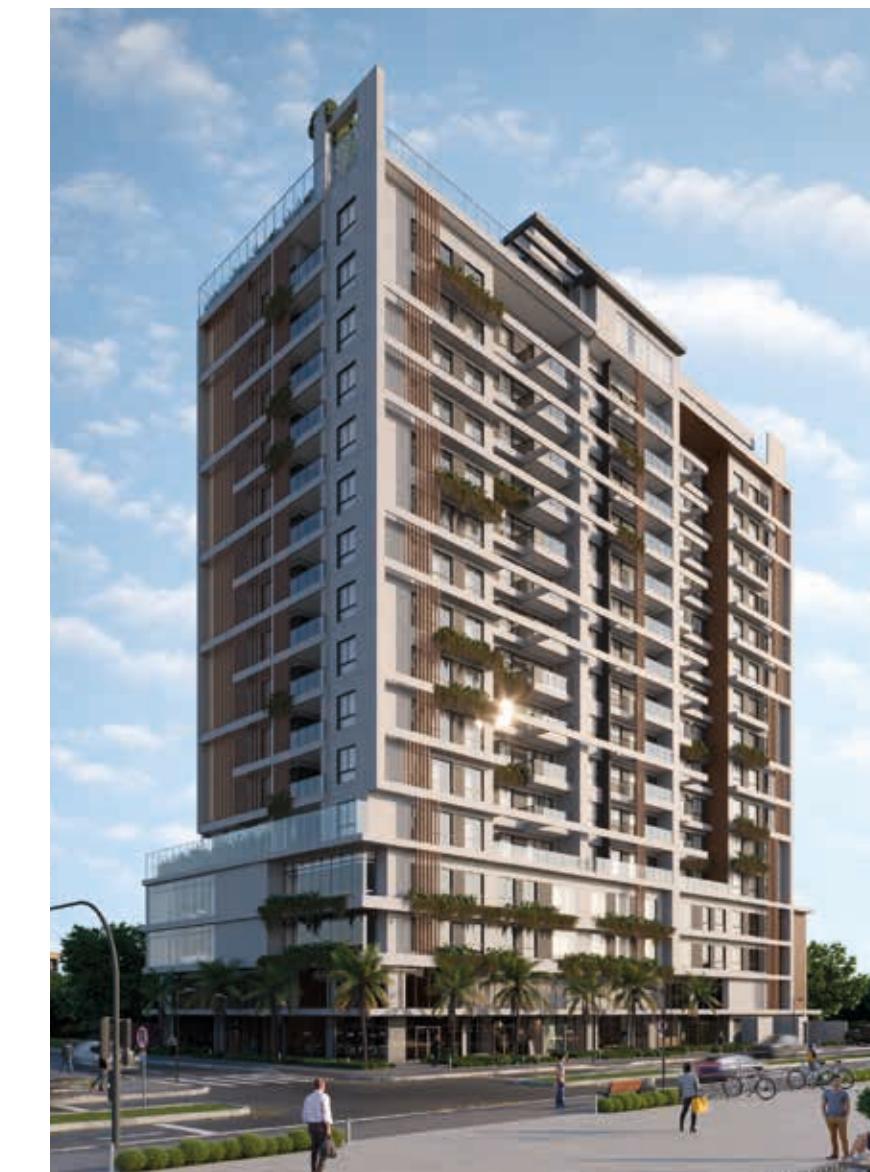
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Compact apartments - from 21 m<sup>2</sup> to 124 m<sup>2</sup>;

Units with options including: balcony, hot tub, suite, half-bathroom, and grill.

Development by:

 **TORRESANI**  **VOKKAN**



## New launch

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Apartments with:

3 Suites – from 97 m<sup>2</sup> to 200 m<sup>2</sup>

2 Suites – from 71 m<sup>2</sup> to 79 m<sup>2</sup>

1 Suite + 1 Bedroom – from 61 m<sup>2</sup> to 69 m<sup>2</sup>

Development by:

**FAMEX**



**vivapark**  
Lots

## Residential Lots

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Plots of land from 360 m<sup>2</sup> to 716 m<sup>2</sup>;

Walkways and outdoor gym;

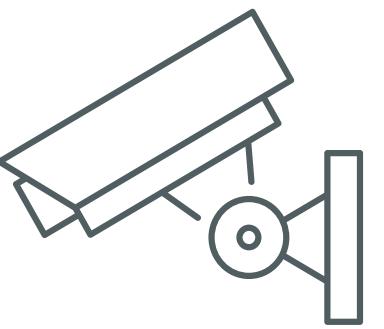
Bike racks and playgrounds.

Development by:

**VOKKAN**

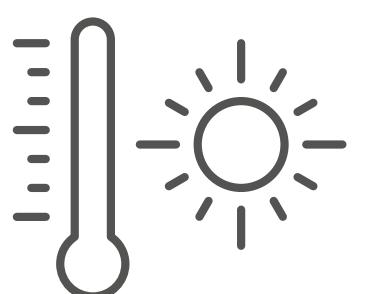


# Security



## Digital Enclosure without Walls

Virtual fences and high-definition thermal cameras replace the walls in Vivapark Porto Belo.



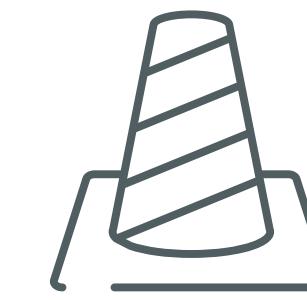
## 24/7 Analytical Systems

Intelligent systems that make decisions based on images captured by thermal cameras.



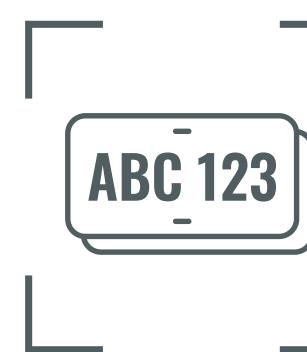
## Facial Recognition

With a focus on smarter and more automated operations, the system ensures comfort and security for everyone.



## Bollards

Retractable traffic barriers are automatically activated to control vehicle entries and exits.



## Vehicle Recognition

The system performs license plate recognition and determines the type of vehicle circulating in the neighborhood park.



## Security Totems

Residents and visitors benefit from the connectivity of security totems distributed throughout the development.

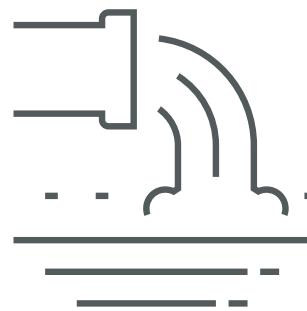
# Infrastructure

Vivapark will feature 100% underground cabling. This technology guarantees greater energy efficiency and high stability in data transmission, while eliminating visual pollution and providing unparalleled aesthetic benefits. Additionally, fiber optics will be installed all throughout the neighborhood park.

- **100% Underground Cabling**
- **Less visual pollution**
- **Reduced risk of accidents**
- **Lower maintenance costs**
- **Transmission stability**
- **Greater energy efficiency**
- **Increased property value**

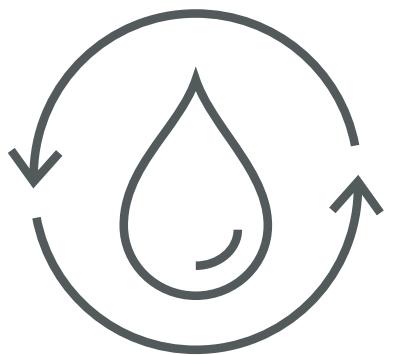


# Sustainability



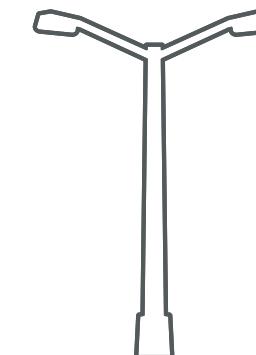
## **Wastewater Treatment Plant (WWTP)**

The WWTP will utilize aerobic technology, specifically the Moving Bed Biofilm Reactor (MBBR), to ensure odor-free operations and achieve high treatment efficiency.



## **Drainage Network with HDPE Pipes**

HDPE pipes have high resistance to external loads and abrasion, offering excellent hydraulic performance. Additionally, they do not contaminate groundwater or the environment.



## **LED Lighting**

The streets, plazas, parks, and parking lots of the neighborhood park will feature exclusively LED lighting, ensuring high energy efficiency.

# Bom Jesus School



One of the most prestigious educational institutions in Brazil, Bom Jesus School, arrives at Vivapark Porto Belo to offer comprehensive education just minutes from home.

With over 120 years of history and more than 30 units across the country, the school is known for its education based on Franciscan principles and a humanistic approach, perfectly aligning with our neighborhood park's concept.

- **Early Childhood Education**
- **Primary Education**

- **Secondary Education**
- **Bilingual Program**



**Bom Jesus**  
Uma lição de vida



#### Awards and certifications:



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**VOKKAN**

[vokkan.com.br](http://vokkan.com.br)

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

[@VokkanUrbanismo](https://www.youtube.com/@VokkanUrbanismo)

Controlled Access Lot Registration Protocol No. 50.494, filed with the Porto Belo District Property Registry Office - SC, in accordance with Federal Law No. 6,766/79 and Porto Belo Municipal Law No. 125. Illustrative images only. The furniture, as well as some finishing materials shown in the illustrations and plans, are not part of the contract.