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CINCO DE JULHO **154**









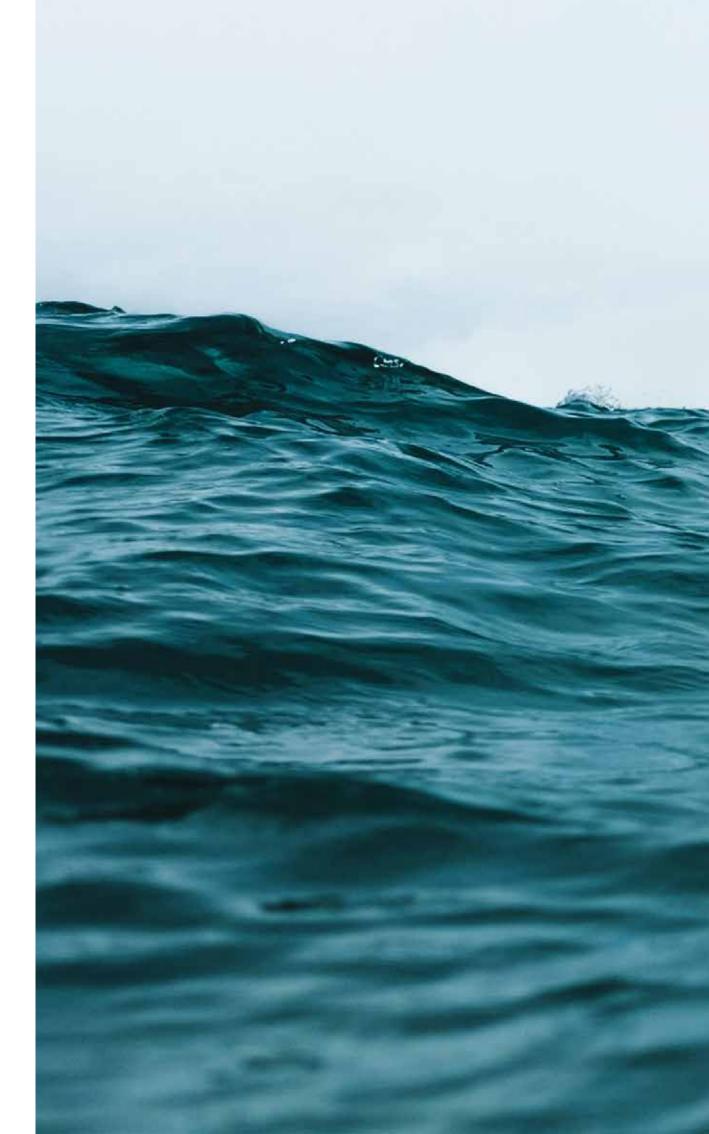
Soul Rio Home Collection The Carioca spirit at its finest in Rio.

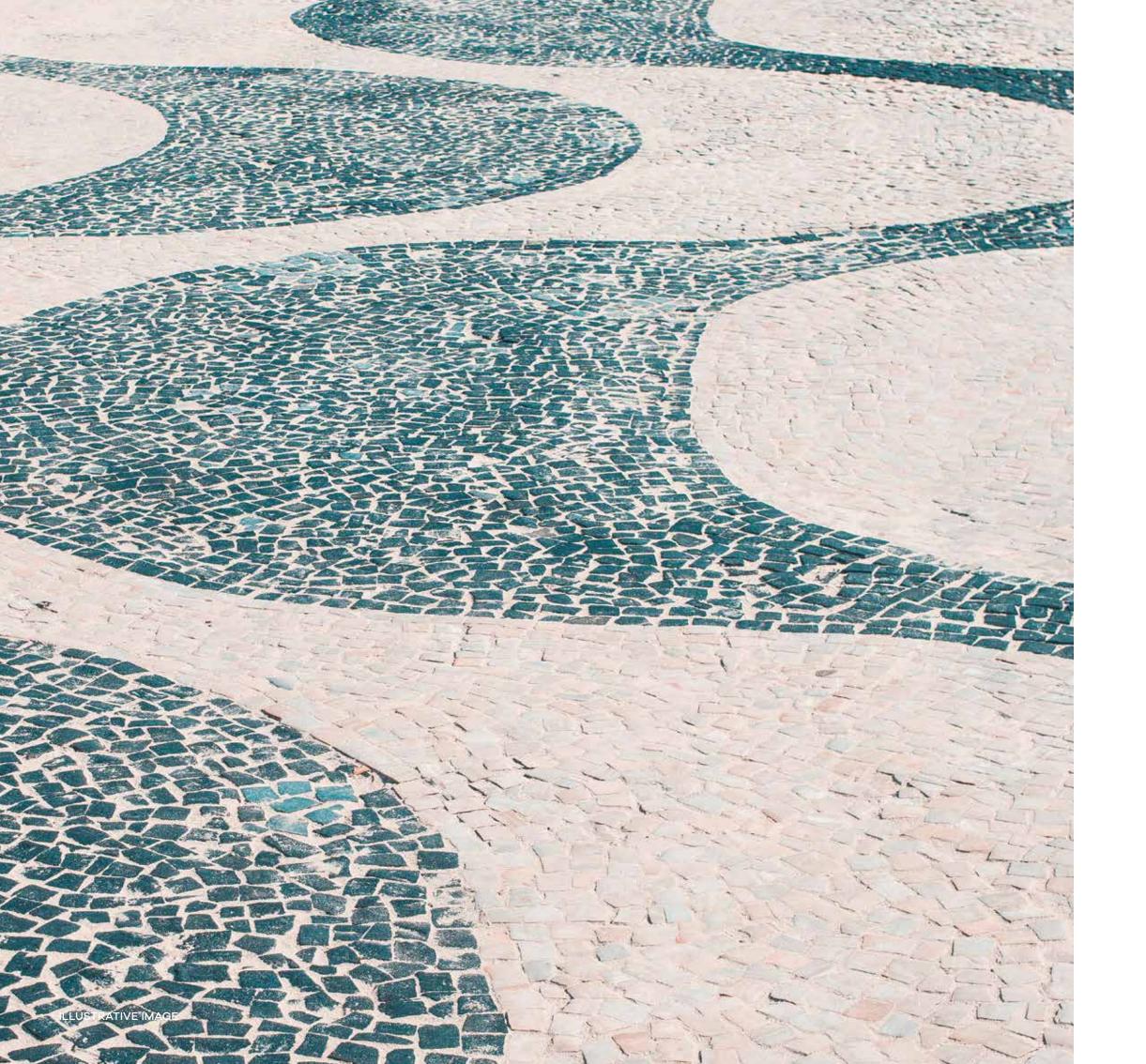
Soul Rio is much more than a place to live.

Inspired by the Carioca way of life, it captures the essence of Rio de Janeiro in every detail. Its architecture, featuring carefully selected finishes and balconies adorned with planters, goes beyond the building itself, enhancing the surrounding area. Whether for a day or a decade, the convenience, services, and practicality have been designed to support a contemporary lifestyle with a touch of sophistication.

Made for those who want to enjoy the best of Rio, whether in the comfort of home or immersed in the city's vibrant energy. It's about living uniquely, with the lightness and vitality that only Cariocas truly understand.

The developments are designed to meet the growing demand driven by changes in work, life, and hospitality models, as people increasingly seek these types of spaces. This vision has led us to reimagine Rio de Janeiro's South Zone, aiming to contribute to its renewal and positively impact the neighborhood. The buildings are designed for both short-term stays and long-term living, offering studios and two-bedroom apartments, along with shared spaces and amenities tailored to this lifestyle.





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The development that embodies the soul of Rio with the convenience everyone deserves.



Soul Rio - Cinco de Julho, 154 redefines living in Copacabana, offering 81 units, including studios, double studios, up gardens, and linear penthouses.

From the entryway equipped with a bag keeper and delivery box to the lobby featuring Welcome Coffee and a decorated gallery, the development is designed to provide comfort and convenience for residents and visitors alike.

The shared spaces include a Grab and Go market, luggage storage, pet care, and a laundry room—essential amenities for daily life at home. As for leisure, it shines with opportunities to immerse yourself in Rio's light, fun, and relaxing lifestyle. The pool and spa promise moments of relaxation and tranquility.

But the benefits don't stop there. They extend to the rooftop, where residents can enjoy a skypool and a gourmet lounge with stunning views of Rio and its iconic beauty. There's also a running room and a hybrid space for outdoor activities.

Living or staying at Soul Rio - Cinco de Julho is more than just quality of life. It's the perfect choice for those who want to enjoy incredible days in the rhythm of Rio, in a complete and functional environment.





Copacabana is more than just a neighborhood; it's a true symbol of Rio de Janeiro.

Its iconic beach and unmistakable promenade are integral parts of the Carioca soul, always vibrant with energy, movement, and history. With an active cultural and social scene, the neighborhood blends tradition and modernity, where historic cafés coexist with trendy bars, and tree-lined streets lead to memorable destinations like the Fort and Copacabana Beach.

Beyond its natural beauty and famous shoreline, Copacabana boasts comprehensive infrastructure, including services, shops, and urban connectivity that makes everything easily accessible.

It is within this unique setting that Soul Rio - Cinco de Julho, 154 emerges—a development that mirrors the Carioca lifestyle in every detail, forging an authentic connection with the neighborhood. Living here means being at the heart of Rio, in a place that never ceases to surprise and enchant.



The first Soul Rio development is located on one of Copacabana's most exclusive streets: Rua Cinco de Julho. This area offers numerous benefits and is undergoing a revitalization with the arrival of new businesses, hotels, and restaurants.

Have the beach as your backyard

Just a few minutes' walk from the iconic Copacabana Beach, residents and guests can enjoy the sun, sea, and beachfront lifestyle daily with minimal effort.

Easy and fast transportation

The strategic location of Soul Rio - Cinco de Julho, 154 provides convenient access to various public transportation options. Situated about 500 meters from the metro station, it ensures easy mobility around the city and to other regions of Rio de Janeiro..

Wide range of services

Copacabana is a neighborhood filled with essential services for every need, whether you're living here or vacationing. Supermarkets, pharmacies, restaurants, and cafés are just a few examples of the conveniences that will enhance your daily life.

Culture and leisure

Living on Rua Cinco de Julho means being surrounded by unparalleled cultural richness, including theaters, museums, and entertainment venues, as well as events and festivals that celebrate the vibrant Carioca lifestyle. ILLUSTRATIVE IMAGE

STATISTICS OF

Living at Soul Rio - Cinco de Julho, 154 means more than just having a home or a place to stay—it's about embracing a vibrant lifestyle full of possibilities, where the energy of Rio de Janeiro is present in every corner of the neighborhood

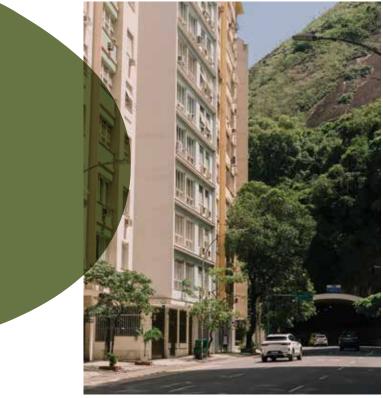






1. Copacabana Beach 2. Siqueira Campos Metro Station 3. Cantagalo Metro Station 4. Zona Sul Supermarket 5. Hortifruti Supermarket 6. Grand Cru 7. Adega Pérola 8. Haru Sushi 9. The Bakers 10. Smart Fit 11. Bodytech 12. Roxy Cinema 13. Pestana Hotel 14. Brigitte Blair Theater 15. Sesc Copacabana 16. Boteco Belmonte 17. Edmundo Bitencourt Square 18. Serzedelo Corrêa Square 19. Copa D'or Hospital





Close to everything. Far from the ordinary.

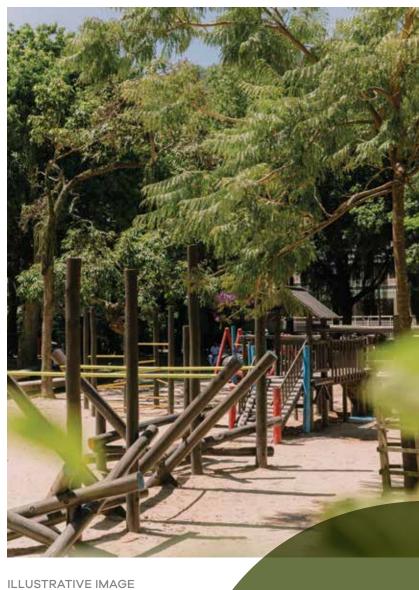
Soul Rio - Cinco de Julho, 154, as the name suggests, is located on Rua Cinco de Julho—one of Copacabana's most sought-after areas. It offers easy access to major transportation hubs, such as the Siqueira Campos and Cantagalo metro stations, as well as key roads like Rua Barata Ribeiro and Rua Santa Clara.

Just minutes from the iconic Copacabana Beach, its location allows you to enjoy sunny days by the sea, unwind at the Mar de Copa kiosk, or take a stroll along the famous promenade. The neighborhood also caters to fitness enthusiasts with options like Smart Fit and Bodytech gyms.



If you're looking for a family outing or a leisurely stroll, the area features outdoor spaces like Edmundo Bitencourt Square and Serzedelo Corrêa Square, perfect for relaxing moments with children.





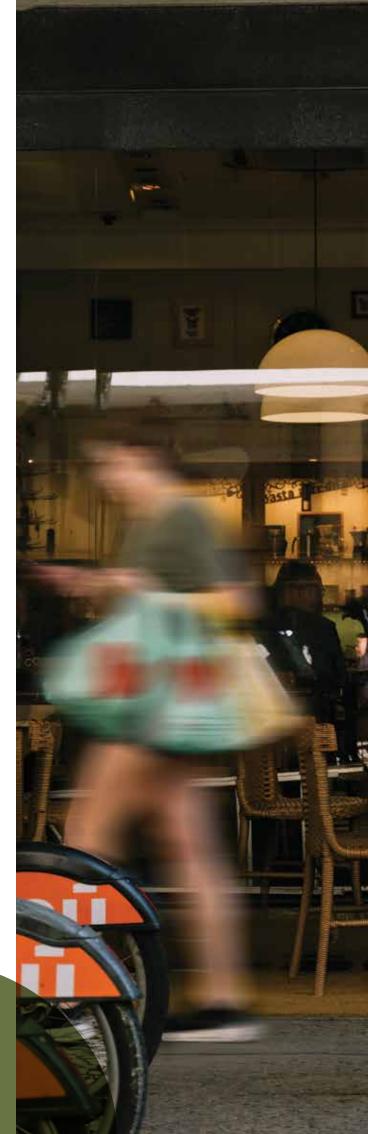
For culture enthusiasts, the Teatro Claro Mais RJ and the iconic Brigitte Blair Theater are must-visit destinations. Similarly, Sesc Copacabana offers a diverse program of cultural activities and exhibitions.

ILLUSTRATIVE IMAGES





Moreover, the neighborhood is a true feast for the senses. You can savor refined dishes at Grand Cru Copa or enjoy a delicious meal at the charming Biscui Restaurant. For those seeking a more traditional experience, Boteco Belmonte is the perfect spot to meet friends and indulge in the flavors of Carioca cuisine. If Japanese food is your preference, Haru is an excellent choice, while Nema, Parada de Copa, and Pão e Companhia offer lighter, quicker, and healthier meal options.



For everyday shopping, Hortifruti and Zona Sul on Rua Dias da Rocha ensure convenience in your daily routine. For more relaxed moments, Adega Pérola is the ideal place to enjoy appetizers and drinks in a warm, traditional setting.

CASA E CAFE

With so many options, living or spending a few days at Soul Rio - Cinco de Julho, 154 guarantees you'll experience the very best of Copacabana.





ILLUSTRATIVE IMAGE

ILLUSTRATIVE IMAGE

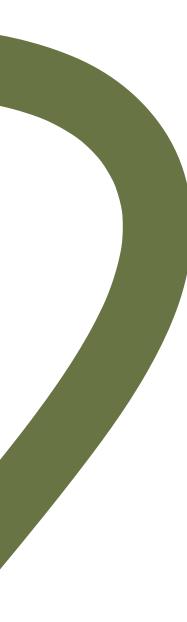


With the beach just steps away and an incredible array of restaurants and bars, living here means enjoying the very best the city has to offer.

For those seeking a home, Soul Rio - Cinco de Julho, 154 provides a modern lifestyle, complete with leisure areas like a pool and rooftop that promise unforgettable moments with friends and family. It's the perfect place to relax and embrace the Carioca vibe.

For rentals, Copacabana delivers on every front. Its strategic location and high demand make it an excellent choice, whether for tourists seeking excitement or professionals looking for convenience.

Soul Rio - Cinco de Julho, 154 is at the heart of it all, seamlessly combining beauty, culture, and convenience—ideal for both long-term living or a temporary stay.



Through vibrant streets, joy spreads wide, Bars, laughter, and samba that never disappoints. A cozy home or a place to stay, In the heart of Copacabana, you'll always have your place. Wake up with the sun, feel the energy flow, From those who live life in harmony's glow. At Soul Rio, the spirit comes alive, Among smiles and laughter, warmth thrives. Whether a resident or just passing through, Being in Copacabana is a party, it's a journey. From the promenade to the shore, from the shore to the promenade, It feels like a dream—but it's real, a joy to be had. Those who come, wish to stay. Those who return, never want to stray. That's the charm of Copacabana, pure and true: Beautiful inside, unforgettable too. So when you're here, ask time to slow down, To savor each moment and soak in the town. Enjoy Rio with heart and soul— Because here, life feels whole.





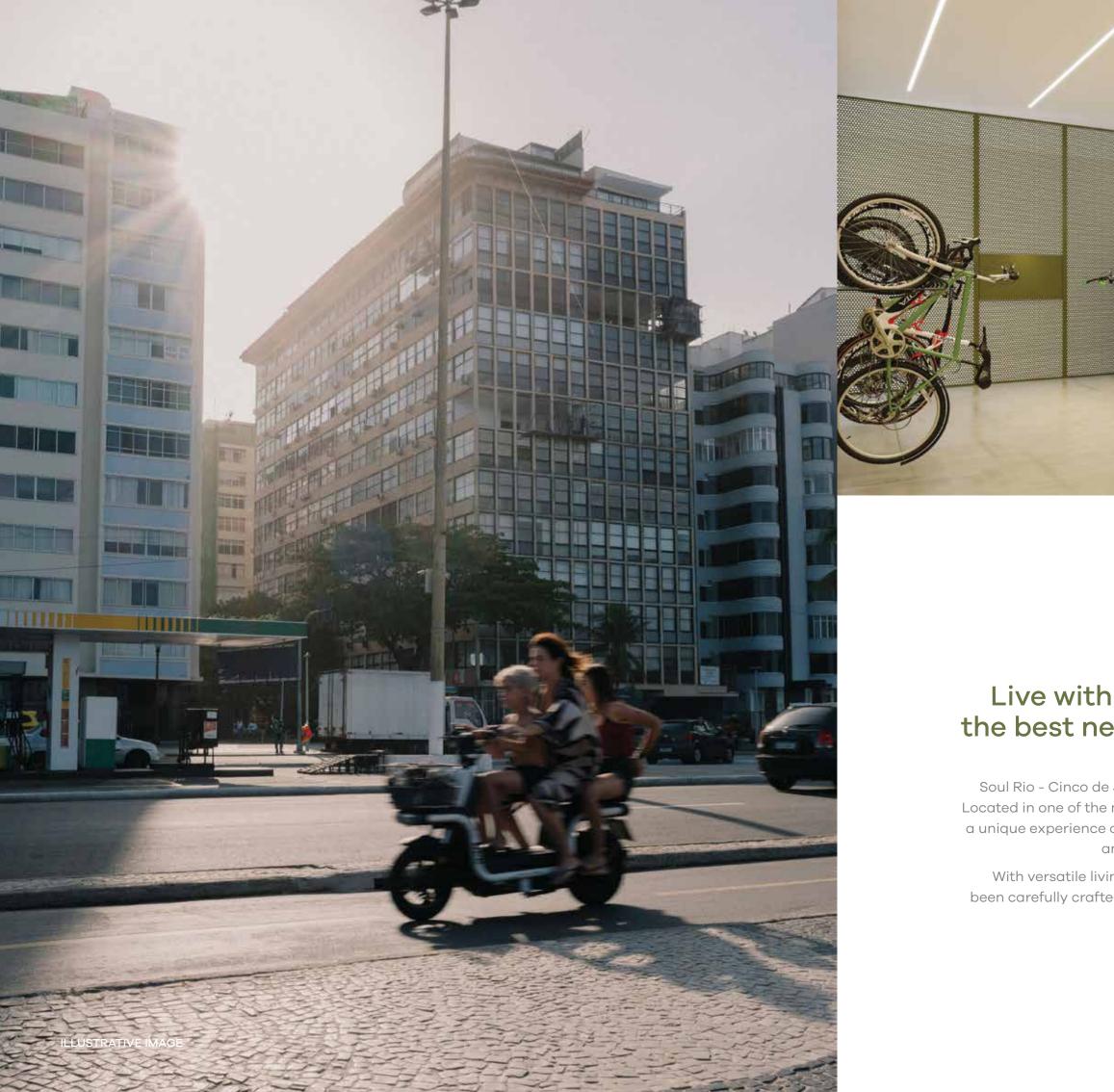


ILLUSTRATIVE IMAGE

Here, the sea meets the city, and you find the best place to be.









Live with comfort and sophistication in the best neighborhood of Rio's South Zone.

Soul Rio - Cinco de Julho, 154 is the perfect blend of modernity and convenience. Located in one of the most sought-after areas of Rio de Janeiro's South Zone, it offers a unique experience of tranquility, with intelligent solutions designed for the comfort and well-being of both residents and visitors.

With versatile living options and contemporary architecture, every detail has been carefully crafted to provide a practical and functional lifestyle in every corner of the development.



Attractions

PRIME LOCATION IN THE SOUTH ZONE

Located in one of the most valued and accessible areas of Rio de Janeiro.

QUIET AND TREE-LINED STREET

A peaceful and pleasant environment surrounded by greenery.

CONTEMPORARY ARCHITECTURE

Modern design combining sophistication and functionality.

PARTNERSHIP WITH A SHORT-TERM RENTAL MANAGEMENT COMPANY

Convenient services and management for short-term leasing.

APARTMENT OPTIONS

A variety of layouts including studios, double suites, gardens, and penthouses, tailored to your lifestyle.

UTILITY SERVICE AREAS

Delivery Box, Grab and Go market, Bag Keeper, laundry, and pet care.

Efficient climate control in enclosed and decorated shared spaces.

EQUIPPED BIKE STORAGE

Bicycle storage area with an air compressor and charging stations for electric bikes.

ELECTRIC CAR CHARGING STATION



Amenities

AIR CONDITIONING IN COMMON AREAS

WI-FI IN COMMON AREAS

Internet access available in leisure areas and the entrance hall.

Charging point for electric vehicles with consumption management through the condominium app.

LEISURE AREA

Shared leisure spaces including a pool, running room, and gourmet lounge on the rooftop.



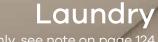
The shared laundry provides convenience and savings for those looking to spend more time on themselves. Equipped with modern, high-quality machines, the space makes washing and drying clothes more efficient, keeping pace with contemporary living.

Spaces designed to make your day easier

In the fast-paced rhythm of urban life, finding practical solutions that provide comfort and ease for daily tasks is essential. With this in mind, we have created spaces that enhance the quality of life for those living at Soul Rio - Cinco de Julho, 154.

The Pet Care area is a dedicated space for the care and well-being of pets, offering residents the necessary infrastructure for bathing, grooming, and even relaxation for their four-legged friends.





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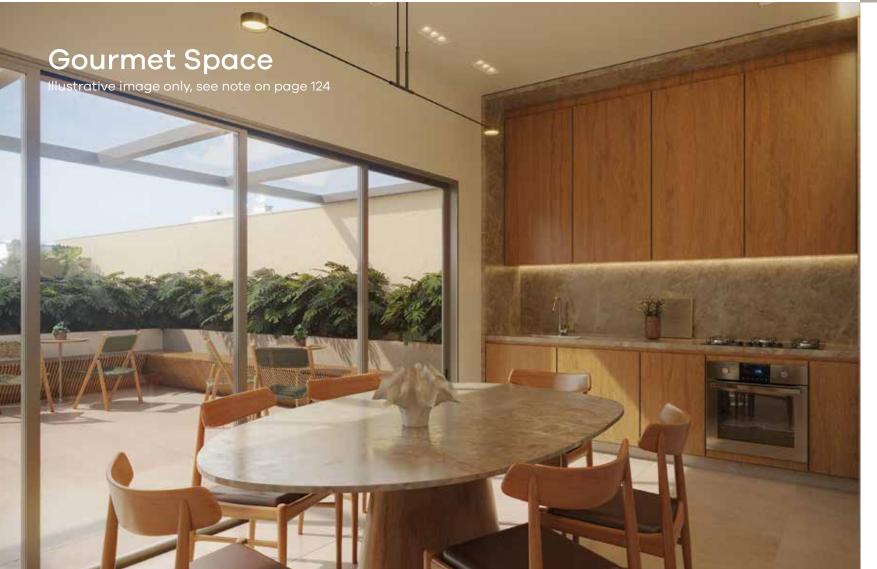




A space for leisure and privacy in Copacabana

Copacabana Beach is truly unique, but sometimes, you just want to relax in a quieter setting. That's why, when you need a peaceful moment without leaving home, Soul Rio - Cinco de Julho, 154 offers a complete leisure area with an exclusive pool—perfect for unwinding in a more private environment. Ideal for those looking to escape the hustle and enjoy the sun with added privacy, the pool is an excellent option for both residents and short-term guests. This space is thoughtfully designed to provide comfort and convenience for everyone.





The rooftop at Soul Rio - Cinco de Julho, 154 is designed to create special moments with family and friends. Here, you can enjoy sunny days in a pleasant and relaxing environment, dine outdoors, exercise in the running room, or simply take in the refreshing breezes of Copacabana. A private retreat in one of the best locations in Rio's South Zone, offering comfort and tranquility to make every moment unforgettable.

The Copacabana breeze without leaving home.







A beautiful place surrounded by nature. Of course, we want it to stay that way.

Nature and Copacabana have always shared a perfect connection. To ensure this harmony endures, steps must be taken to reduce human impact on the environment. At Soul Rio - Cinco de Julho, 154, this commitment is embraced wholeheartedly.

Sustainability



FACADE WITH TEXTURED PORCELAIN FINISH

A durable finish that reduces building maintenance costs.

ALUMINUM FRAMES

A sustainable material offering better sealing properties for enhanced indoor comfort.

ENERGY EFFICIENCY MEASURES

Optimized installations with LED lighting and better utilization of natural light conditions.

Automatic lighting in staircases, hallways, and service areas to save energy.

Water consumption monitoring per unit, encouraging responsible usage.



Conscious Consumption

MOTION SENSORS

DUAL-FLUSH TOILETS

Greater water efficiency in both apartments and common areas.

INDIVIDUAL WATER METERS







The best of Copacabana combined with comfort and functionality.

At Soul Rio - Cinco de Julho, 154, every unit has been meticulously designed to provide maximum comfort and convenience. Equipped with modern and functional solutions, they enhance everyday living, making it more efficient and enjoyable—whether through appliances, security, or connectivity. Discover the unique features that make every space and moment in your apartment truly special.



Utilities

ELECTRONIC LOCK

Unit entry doors equipped with high-security, state-of-the-art technology locks.

FUNCTIONAL COUNTERTOP

Kitchen delivered with a countertop, including a high-spout mixer tap.

BALCONIES WITH UTILITY SINKS IN SELECTED UNITS

Balconies in columns 02, 03, 05, 06, 07, and 08 on the 1st floor; columns 02 and 05 from the 2nd to the 5th floors; and columns 02, 03, 06, and 07 from the 7th to the 11th floors.

OPTION FOR HOT TUBS IN UP GARDEN UNITS

Hydromassage tubs available for those seeking an extra touch of sophistication.

Pre-installed infrastructure for internet, cable TV, and telephone services.

Fully equipped for air-conditioning installation, with pre-installed tubing and wiring. Owners purchase the units and integrate them into the existing system.

* The infrastructure includes evaporator drains, insulated copper tubing, power cables with control wiring, and a power point in the electrical panel. Owners are responsible for purchasing internal and external equipment and integrating it into the provided infrastructure.



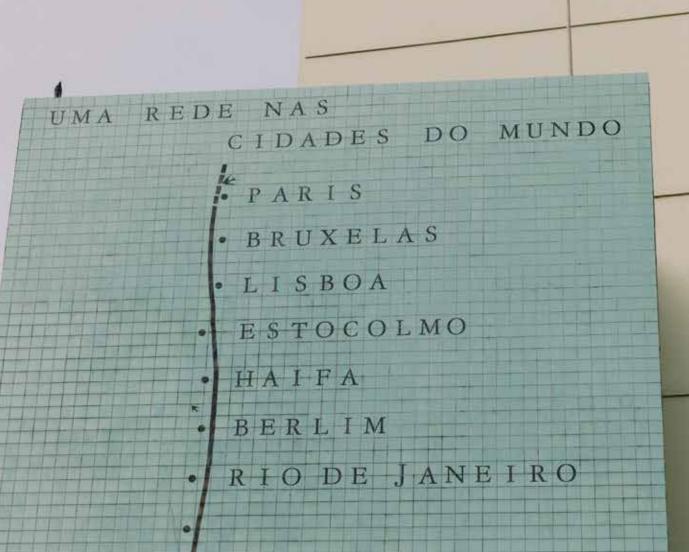
Infrastructure

WASHING MACHINE READY

Fully prepared for laundry equipment installation.

CABLING FOR INTERNET, TV, AND TELEPHONE

AIR-CONDITIONING INFRASTRUCTURE*





We've thought of everything so you can create the best memories in Copacabana especially when it comes to safety.

Whether you're looking for a place to live or just staying for a while, one thing is universal: we all want to feel safe. That's why Soul Rio - Cinco de Julho, 154 has carefully planned every detail, from sensors to alarms and internal circuits.

All so you, your family, and your friends can enjoy everything Copacabana has to offer with peace of mind.





Access and Control

DIGITAL ACCESS CONTROL

Pedestrian and vehicle entry managed by state-of-the-art systems.

SECURITY ANTECHAMBER

An area with digital access control, enhancing pedestrian security.

REMOTE CONCIERGE READY

An external security company will monitor and assist with condominium access and safety.

REMOTE MONITORING INFRASTRUCTURE

Equipment designed for remote surveillance.

DIGITAL MONITORING IN LOBBIES AND ELEVATORS

Cameras installed in common areas and floors for increased security.

SOS emergency button in the shared pool area.

A generator system ensures the operation of one elevator and pressurization of stairwells in emergency situations.

Security

PANIC ALARM IN THE POOL AREA

EMERGENCY GENERATOR FOR THE CONDOMINIUM

Ground Floor

1. Access

2. Bag Keeper

- 3. Delivery Box
- 4. Security
- Antechamber
- 5. Entrance Hall
- 8. Bicycle Storage

6. Grab and Go

7. Elevator Lobby

9. Parking and Technical Areas



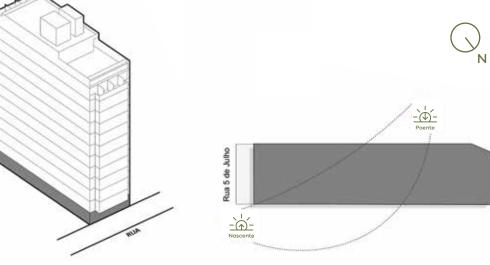


Notes:

1. The equipment, furnishings, and decorative elements (e.g., paintings, rugs, books, pillows, curtains) featured in this material are for reference only and may be subject to changes in models, specifications, and quantities without prior notice. Utensils, decorative items, and accessories depicted in the images will not be delivered. The developer is not responsible for the decorative elements represented in the artistic illustrations.

2. The development will be delivered with vegetation planted as saplings, in accordance with the landscape design specifications. The images presented artistically depict the mature phase of the plants, which will be reached over time.





Rooftop

- 1. Elevator Lobby
- 2. Gourmet Lounge
- 3. Kitchen
- 4. Running Room
- 5. Open-Air Lounge

- 6. Bathroom (Accessible for
- people with disabilities)
- 7. Pool Lounge
- 8. Wet Deck
- 9. Pool



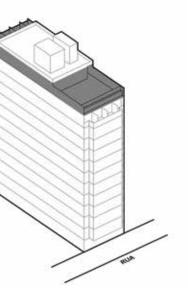


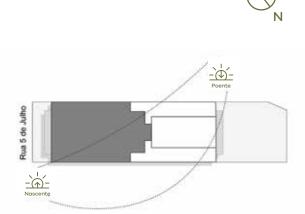
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1st Floor Column 01





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3. The project may undergo variations in columns, beams, and electrical or plumbing installations due to technical, structural, or municipal and utility company requirements, as well as surrounding conditions identified during construction.

4. Dimensions shown are finished measurements, accounting for the specific wall coverings, which may be subject to changes during construction.

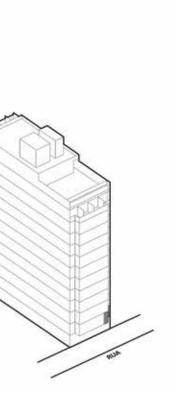
5. The total area indicated in the floor plan is private, measured from the external façade lines, boundaries with common areas, and the centerlines of partition walls between apartments, as defined in ABNT Standard NBR 12.721.

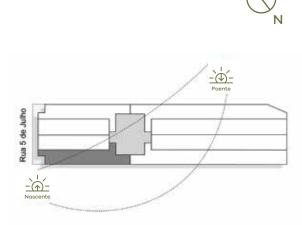
6. Variations in decorative elements, façade trims, and colors on balconies may occur depending on the floor or column.

7. The unit will be delivered with infrastructure for split air-conditioning installation. The evaporators and condensers may change position if necessary. Condensers will be placed on balconies for front-facing units and in aluminum enclosures on the rear facade.

8. Façade elements may vary depending on the floor and column.

Private Area 44.71 m²





1st Floor Columns 02 and 03





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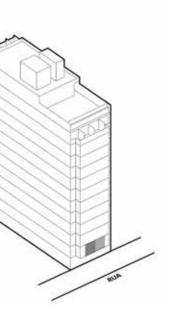
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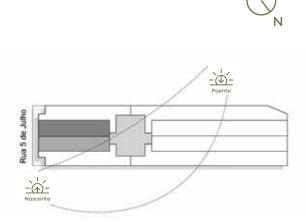
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8. Façade elements may vary depending on the floor and column.

Private Area 35.93 m²





1st Floor Column 04





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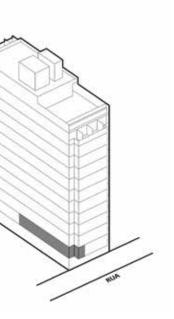
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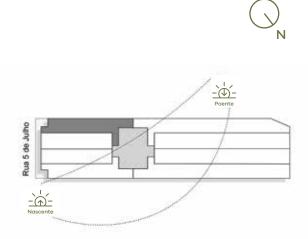
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8. Façade elements may vary depending on the floor and column.

Private Area 44,89 m²









Garden - External View Illustrative image only, see note on page 124

1st Floor Column 05





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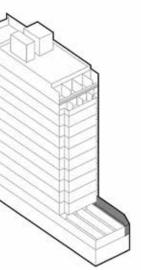
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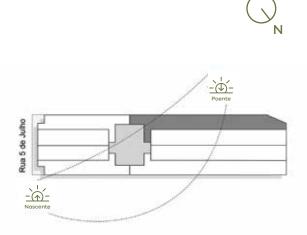
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8. Façade elements may vary depending on the floor and column.

Private Area 74.13 m²





1st Floor Columns 06 and 07





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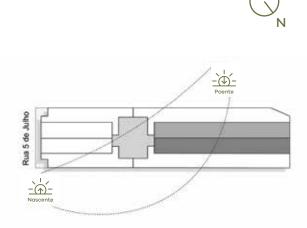
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8. Façade elements may vary depending on the floor and column.

Private Area 65.59 m²





1st Floor Column 08





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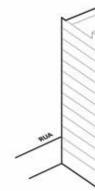
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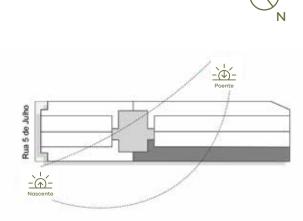
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Private Area 76.55 m²



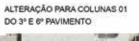


2nd to 6th Floors Columns 01 and 06



ALTERAÇÃO PARA COLUNAS 01 DO 2º E 5º PAVIMENTO





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ALTERAÇÃO PARA COLUNAS 01



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3. The project may undergo variations in columns, beams, and electrical or plumbing installations due to technical, structural, or municipal and utility company requirements, as well as surrounding conditions identified during construction.

4. Dimensions shown are finished measurements, accounting for the specific wall coverings, which may be subject to changes during construction.

5. The total area indicated in the floor plan is private, measured from the external façade lines, boundaries with common areas, and the centerlines of partition walls between apartments, as defined in ABNT Standard NBR 12.721.

6. Variations in decorative elements, façade trims, and colors on balconies may occur depending on the floor or column.

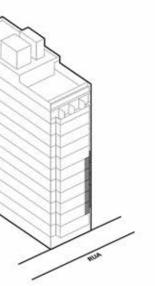
7. The unit will be delivered with infrastructure for split air-conditioning installation. The evaporators and condensers may change position if necessary. Condensers will be placed on balconies for front-facing units and in aluminum enclosures on the rear façade.

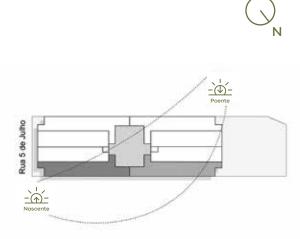
8. Façade elements may vary depending on the floor and column.



Private Area 44.71 m²







Unit Column 02 Illustrative image only, see note on page 124



2nd to 6th Floors Columns 02 and 05



ALTERAÇÃO PARA COLUNAS 02 DO 2º E 5º PAVIMENTO





ALTERAÇÃO PARA COLUNAS 02 DO 4º PAVIMENTO



0.0 2.00 4.00 8.00 12.00 Escala Gráfica

Notes:

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4. Dimensions shown are finished measurements, accounting for the specific wall coverings, which may be subject to changes during construction.

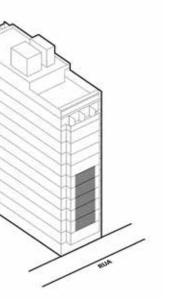
5. The total area indicated in the floor plan is private, measured from the external façade lines, boundaries with common areas, and the centerlines of partition walls between apartments, as defined in ABNT Standard NBR 12.721.

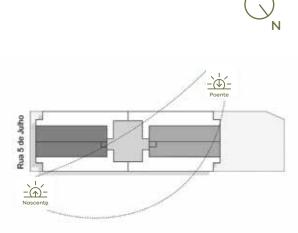
6. Variations in decorative elements, façade trims, and colors on balconies may occur depending on the floor or column.

7. The unit will be delivered with infrastructure for split air-conditioning installation. The evaporators and condensers may change position if necessary. Condensers will be placed on balconies for front-facing units and in aluminum enclosures on the rear facade.

8. Façade elements may vary depending on the floor and column.

Private Area 71.66 m²





2nd to 6th Floors Columns 03 and 04



Notes:

0.0

2.00

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Escala Gráfica

3. The project may undergo variations in columns, beams, and electrical or plumbing installations due to technical, structural, or municipal and utility company requirements, as well as surrounding conditions identified during construction.

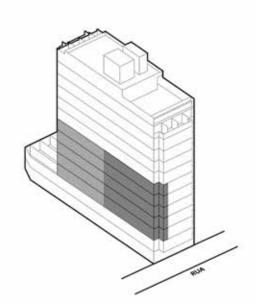
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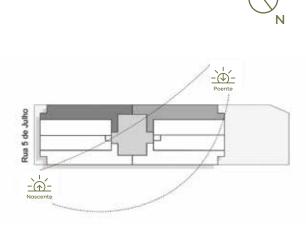
8. Façade elements may vary depending on the floor and column.



Private Area

column 03 - 46.10 m² column 04 - 46.04 m²









7th to 11th Floors Columns 01 and 08



ALTERAÇÃO PARA COLUNAS 01 DO 8º PAVIMENTO



ALTERAÇÃO PARA COLUNAS 01 DO 9º E 11º PAVIMENTO



ALTERAÇÃO PARA COLUNAS 01



Notes:

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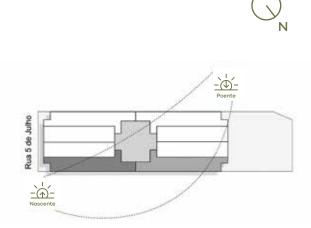
7. The unit will be delivered with infrastructure for split air-conditioning installation. The evaporators and condensers may change position if necessary. Condensers will be placed on balconies for front-facing units and in aluminum enclosures on the rear facade.

8. Façade elements may vary depending on the floor and column.



Private Area 44.71 m²





7th to 11th Floors Columns 02, 03, 06, and 07



ALTERAÇÃO PARA COLUNAS 02 E 03 DO 8º PAVIMENTO



ALTERAÇÃO PARA COLUNAS 02 E 03 DO 9º E 11º PAVIMENTO



ALTERAÇÃO PARA COLUNAS 02 E 03 DO 7º E 10º PAVIMENTO





Notes:

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3. The project may undergo variations in columns, beams, and electrical or plumbing installations due to technical, structural, or municipal and utility company requirements, as well as surrounding conditions identified during construction.

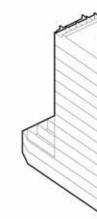
4. Dimensions shown are finished measurements, accounting for the specific wall coverings, which may be subject to changes during construction.

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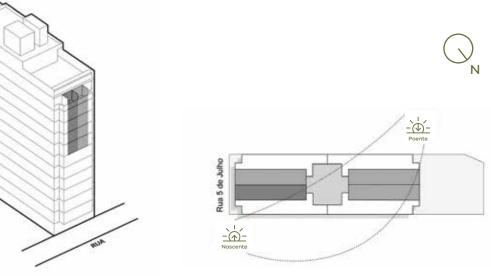
7. The unit will be delivered with infrastructure for split air-conditioning installation. The evaporators and condensers may change position if necessary. Condensers will be placed on balconies for front-facing units and in aluminum enclosures on the rear façade.

8. Façade elements may vary depending on the floor and column.



Private Area

colunas 02 and 03 - 35.93 m² colunas 06 and 07 - 35.92 m²



7th to 11th Floors Columns 04 and 05





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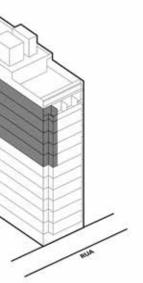
5. The total area indicated in the floor plan is private, measured from the external façade lines, boundaries with common areas, and the centerlines of partition walls between apartments, as defined in ABNT Standard NBR 12.721.

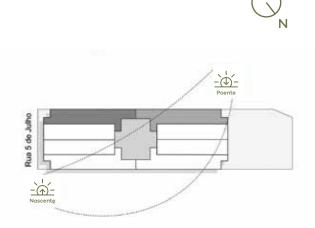
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7. The unit will be delivered with infrastructure for split air-conditioning installation. The evaporators and condensers may change position if necessary. Condensers will be placed on balconies for front-facing units and in aluminum enclosures on the rear facade.

8. Façade elements may vary depending on the floor and column.

Private Area 44.89 m²





Penthouse Unit

Illustrative image only, see note on page 124



Penthouse

Column 01





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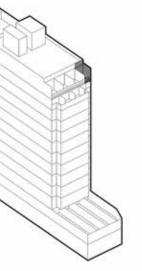
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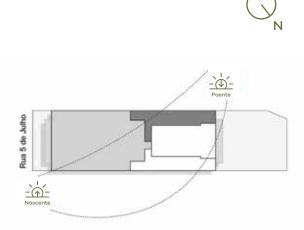
6. Variations in decorative elements, façade trims, and colors on balconies may occur depending on the floor or column.

7. The unit will be delivered with infrastructure for split air-conditioning installation. The evaporators and condensers may change position if necessary. Condensers will be placed on balconies for front-facing units and in aluminum enclosures on the rear facade.

8. Façade elements may vary depending on the floor and column.

Private Area 42.63 m²





Double Penthouse Column 02





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7. The unit will be delivered with infrastructure for split air-conditioning installation. The evaporators and condensers may change position if necessary. Condensers will be placed on balconies for front-facing units and in aluminum enclosures on the rear facade.

8. Façade elements may vary depending on the floor and column.

Private Area 62.19 m²

Penthouse Column 03





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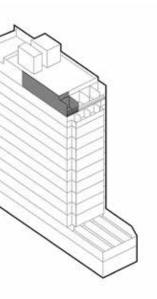
5. The total area indicated in the floor plan is private, measured from the external façade lines, boundaries with common areas, and the centerlines of partition walls between apartments, as defined in ABNT Standard NBR 12.721.

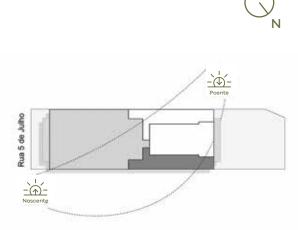
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Private Area 40.33 m²







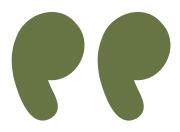
Architectural Design Casé Lima Arquitetura

The Soul Rio Cinco de Julho, 154 project in Copacabana was designed to offer residents a unique balance between the vibrant rhythm of the city and the tranquility of nature. Located near the iconic Copacabana Beach and with access via Rua Cinco de Julho, the building was planned to make the most of its privileged setting, featuring all the conveniences for daily life and a rooftop with breathtaking views.

The unit layout caters to a variety of preferences, from those seeking a functional and practical studio to those desiring a more spacious apartment to enjoy in this enviable location. Every apartment is designed to capture the abundant natural light of the coast, creating airy and comfortable spaces that maintain a strong connection with the outdoors.

The rear of the building faces a tree-covered hillside, offering a serene, green view. This integration with the local nature was a priority from the start, aiming not only for an aesthetically pleasing design but also for an environment that leverages the vegetation to improve thermal comfort and provide a sense of retreat within the neighborhood.

Additionally, we focused on minimizing the building's environmental impact by adopting sustainable solutions and materials that harmonize with the natural surroundings, ensuring a contemporary yet cohesive construction. Our goal is for every resident to feel privileged to live at an address that unites the best of Copacabana: a cosmopolitan lifestyle, the comfort of home, and closeness to nature.



Carlos José Ferreira de Abreu e Lima

Façade Design Citè Arquitetura

Our project, located in the heart of Rio's South Zone, embraces the city's unique way of life, reflecting the Carioca spirit through Brazilian colors and forms.

At ground level, we find rhythms that inspire us—those of the historic promenades, the melodies of our music, and the flow of the rivers that shape our maps. These elements bring the vibrancy and joy of Rio to the architecture. For this first collection, we chose the rivers that give the city its name as our source of inspiration. The volumetry of the balconies and railings emerges like stones in a stream, while the transparency and fluidity of water are represented through the glass. Brises and frames capture the lines and rhythms of the city, culminating in a rooftop that unveils breathtaking views.

In the gardens and recessed entrances, nature and color take center stage, reflecting the forests that thrive within the city, pulsating between greenery and urbanity. By bringing a breath of fresh air and nature to the sidewalk, we welcome visitors to the project with more than architecture—we offer acts of urban kindness.

Celso Rayol e Fernando Costa





Interior Design Monza Incorporações

The interior design of Soul Rio Cinco de Julho, 154 draws inspiration from the laid-back and light-hearted Carioca atmosphere. The selection of materials, furnishings, and spatial layouts was meticulously planned to create welcoming and versatile environments.

On the ground floor, the inviting lobby acts as an extension of the sidewalk, offering areas for pickup and drop-off, luggage storage, a delivery box, and gardens that seamlessly connect with the interior. The textures, finishes, and lighting were carefully chosen to establish an elegant ambiance, with neutral bases and contrasting accents that provide an immersive sensory experience.

On the rooftop, perforated elements filter light and separate the gourmet lounge from the running room, creating a play of light and shadow that stimulates the senses. The open terrace features a large wooden bench surrounded by planters, offering a cozy and flexible environment that can serve as an extension of the gourmet space or a relaxation area. The pool is shielded by planters, creating defined spaces and enhancing the welcoming atmosphere.



Gabriela Sales e Maria Svab

About RJDI and Monza

Specialists in Structuring, Financial Management, and Real Estate Development

RJDI is a real estate development company specializing in the property market. Founded by partners with extensive experience in the sector—boasting over 20 years of expertise and a portfolio of more than R\$30 billion in real estate assets—it has developed residential, commercial, and urban development projects. RJDI was responsible for managing the Opportunity Real Estate Investment Fund, one of the most significant funds in the sector, with operations in Rio de Janeiro, Espírito Santo, Brasília, and Miami.

RJDI operates across three main business verticals: Development, excelling in land selection and product creation; Real Estate Management, offering property administration and client services and Advisory, leveraging its extensive experience to support the development of new projects and partnerships.

Monza, on the other hand, steps in after the initial structuring phase of a project, coordinating its construction and commercialization. It identifies opportunities, plans, and executes real estate projects, either as a developer or by providing services for third parties such as Real Estate Investment Funds and landowners. Monza manages all development phases in collaboration with construction companies.



Founding Partners of RJDI Raphael Zanola and Jomar Monnerat



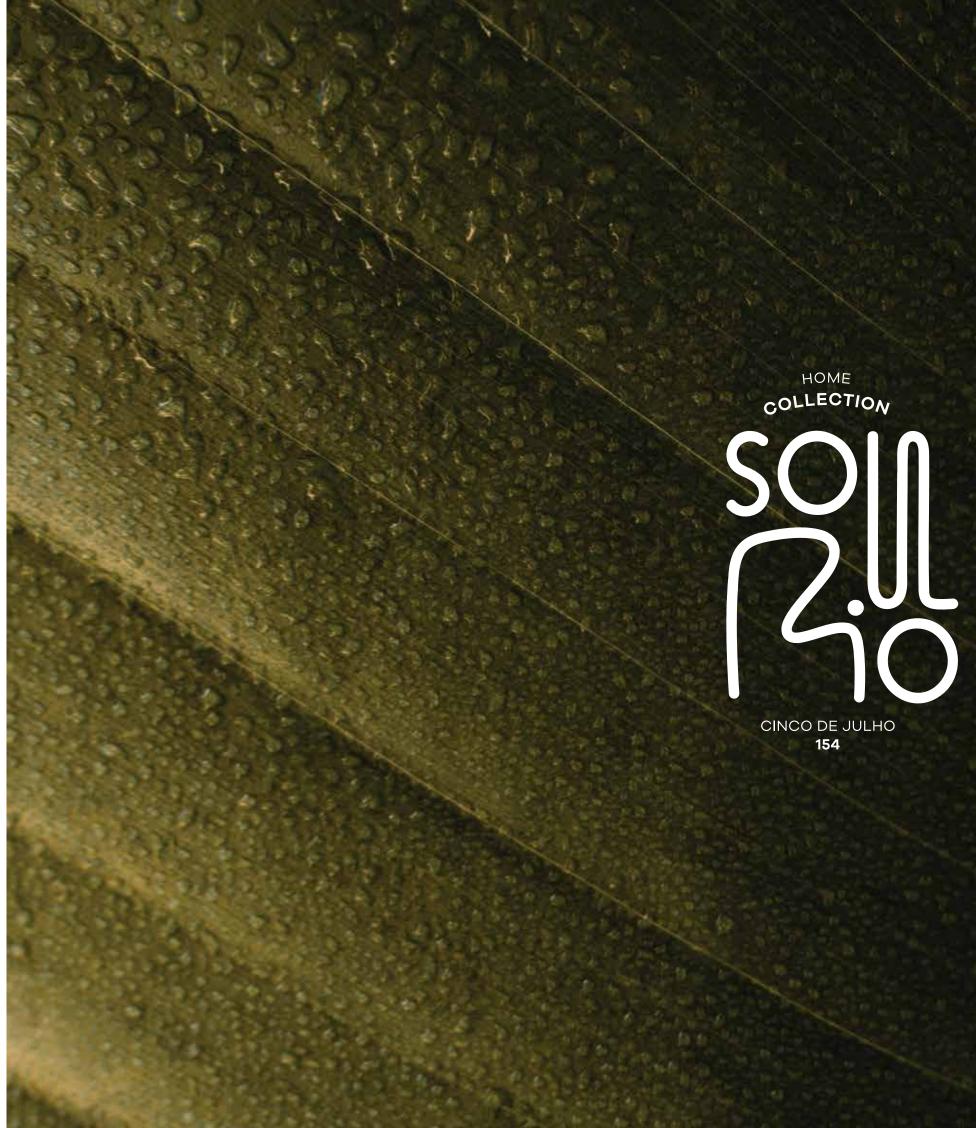
About FMAC Responsible for Real Estate Development

Over the past 24 years, FMAC Engenharia has delivered more than 2,000 properties, turning dreams into reality and continuing with the same dedication as ever.

FMAC Engenharia stands out in the competitive real estate market, solidifying its position through the successful delivery of numerous developments. Its commitment to quality has been the cornerstone of its growth, reflected in impressive figures and securing its place among the leading companies in the construction sector.

Throughout its 24 years of operation, FMAC has invested in exceptional customer service, specialized expertise, and, above all, the continuous enhancement of its products. Notable projects include Village Florença, Village Botanique, Village Livorno, Village Vert, Vernissage Residence Club, Upside Araguaia, Pinheiro Guimarães 75, and Sorocaba 112, the latter earning recognition with an award and publication on ArchDaily—the world's most renowned architecture website. In addition to these, FMAC has delivered over 40 other developments across Rio de Janeiro, further reinforcing its reputation for excellence.

At Soul Rio - Cinco de Julho, 154, every detail has been designed to offer more than just a place to live it's an invitation to become part of Copacabana, body and soul. Whether as a home or an unforgettable stay in one of the best places in the world, here you'll find comfort, modernity, and the unique charm of Rio's most iconic neighborhood. Now, you have the chance to live this story.





ILLUSTRATIVE IMAGE

Technical Specifications Cinco de Julho, 154 – Copacabana

Land Area: 635,80 m² **Built Area:** 4.768,72 m² Number of Blocks: 01 Type of Development: Multifamily Residential Number of Floors: 13 floors Number of Units: 81 units

Ground Floor: Includes access hall, bag keeper, delivery box, grab and go, pet care, bicycle storage, laundry room, garage, technical and service areas.

1st Floor: 08 units (04 Studios and 04 Studios Up Garden).

2nd to 6th Floors: 06 units per floor (04 Studios and 02 Double Suites).

7th to 11th Floors: 08 units per floor (08 Studios).

Penthouse: 03 units with terraces and leisure spaces, including a gourmet lounge, running room, and sky pool.

04 Up Gardens

105	74,13 m²
106 and 107	65,59 m
108	76,55 m²
64 Studios	
101 to 1101 / 206 to 606 / 708 to 1108	44,71 m ²
102 / 702 a 1102 / 103 / 703 to 1103	35,93 m
203 to 603	46,10 m²
104 / 704 to 1104 / 705 to 1105	44,89 m
204 to 604	46,04 m
706 to 1106 / 707 to 1107	35,92 m ²

202 to 602 / 205 to 605	71,66 m ²
02 Studio Penthouses	
1201	42,63 m²
1203	40,33 m ²
01 Double Suite Penthouse	
1202	62,19 m²

Architectural Design

Casé Lima

Façade Design Citè Arquitetura

Interior Design and Common Areas

Monza Incorporações, por Gabriela Sales e Maria Svab

Development

Monza Incorporações

Construction

FMAC

Administration

Lobie

Structuring and Financial Management

RJDI

This translation was based on the original book in Portuguese. In case of any discrepancies, the Portuguese version shall prevail to resolve any doubts.

Legal Notice

1. All renderings, floor plans, photos, and images in this promotional material are for illustrative purposes only. Their components may vary in color, shape, texture, and size. / 2. The private units and common areas will be delivered in accordance with the executive project and the specifications in the Descriptive Memorandum, which shall prevail in case of conflict with any other material or information about the project. These may be altered without prior notice due to municipal, legal, or utility company requirements. / 3. To ensure the construction proceeds smoothly, the builder may replace any materials described in the Descriptive Memorandum with similar ones of equivalent quality in the event of procurement difficulties, thereby avoiding project delays. The design standards will aim for harmony and aesthetic quality in the final product. / 4. The air-conditioning infrastructure for split or multi-split systems includes evaporator drains, thermally insulated copper tubing, power cables with controls, and a power outlet in the electrical panel. Owners must purchase and integrate the internal and external equipment with the provided infrastructure. / 5. The decoration, lighting, equipment, and furniture in private units are suggestions only and are not included in the sale. / 6. The equipment, furnishings, and decorative elements (e.g., paintings, rugs, books, pillows, curtains) shown in this material are for reference purposes and may be subject to changes in models, specifications, and quantities without prior notice. Utensils, decorative items, and accessories shown in the images will not be delivered. The developer is not responsible for the decorative elements depicted in artistic illustrations. / 7. The development will be delivered with vegetation planted as saplings, as specified in the landscape project. Images depict the mature stage of the plants, which will be reached over time. / 8. Images, renderings, and stylized floor plans of the project shown in sales stands, brochures, advertisements, or any other form of media are for illustrative purposes only and may vary from the final construction due to adjustments in executive projects, technical requirements, or compliance with legal standards. / 9. Views depicted in the images are illustrative and may not reflect the actual surroundings of the project. / 10. Units will be delivered with partitions between open and closed areas, as approved by the municipal government and fire department. / 11. Modifications to units during construction are not permitted, except for those offered by the developer. / 12. The configuration and levels of the project are subject to changes based on technical or structural requirements, compliance with municipal ordinances, utility company requirements, and site conditions. / 13. Images of private areas may differ from the project standard in terms of floor plan options, finishes, recesses, decorative moldings, furniture, and decorative items, which are not included in the contract. For details about apartment standards, refer to the Descriptive Memorandum. / 14. Leisure areas, driveways, parking spaces, and circulation paths are subject to changes due to municipal, utility company, or site-specific requirements. / 15. Shafts and/or fillings may be added or the positions of plumbing fixtures altered for technical reasons. / 16. The developer is not responsible for neighboring buildings. Changes to nearby properties, such as additions, new windows, or setbacks, are subject to inspection by public authorities to ensure compliance. / 17. All information in this promotional material is for illustrative purposes only and is not part of any legal document. It may also be subject to change without prior notice. / 18. Units 201, 206, and 203 can be adapted for accessibility as per Law No. 13,146 of July 6, 2015 (Brazilian Inclusion Law). Customers must request such adaptations before construction begins. / 19. PRPA: Casé Lima - CAU 16837-8. PREO: Flávio Dutra Machado - CREA 2021329496. / 20. The real estate incorporation of this project was registered on November 8, 2024, under property registration number 6909 at the 5th Real Estate Registry Office of Rio de Janeiro/RJ.

