

# ITAPEMA

INNOVATION AND QUALITY IN  
THE REAL ESTATE MARKET THAT  
IS GAINING THE MOST VALUE  
IN BRAZIL



CONSTRUTORA & INCORPORADORA



Our journey was born from the dream of visionaries determined to recapture the **grandeur and wealth of Ancient Rome.**

With the aim of being remembered by future generations, and more than three decades of experience, we have created a company that combines **quality construction with solid financial results.**

Our developments are **true architectural works of art**, inspired by the greatest Roman emperors, and each project seeks to leave a **lasting legacy** for society, marking our name in the history of construction.





The city is one of Brazil's major economic and real estate growth highlights, making it an excellent choice for those wishing to guarantee quality of life in one of Santa Catarina's quietest and most beautiful municipalities.

**The municipality has once again been awarded the Category "A" Certificate on the Brazilian Tourism Map,** highlighting its outstanding status as a destination.

High standard tourist destination, with natural beauty and breathtaking landscapes. This recognition reinforces the quality of the local infrastructure and the ability to provide exceptional experiences for visitors and residents alike.



# A CITY RICH IN NATURAL BEAUTY AND INVESTMENT OPPORTUNITIES



Located on the enchanting Costa Esmeralda, Itapema stands out as one of the jewels of coastal tourism in Santa Catarina.

Breathtaking landscapes, complete leisure and all the comfort you deserve.





## STRATEGIC LOCATION



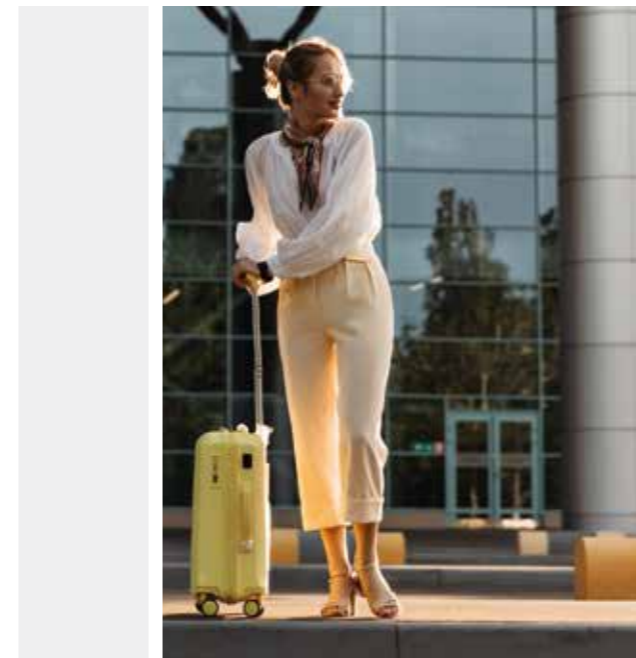
Close to important urban centers and international airports. Itapema is becoming a tourist and commercial hub.



## PROFITABILITY AND REAL ESTATE APPRECIATION

Since January 2023, Itapema has stood out as the city with the second highest square meter value in Brazil. This success on the northern coast of Santa Catarina is marked by the **impressive performance of Itapema, which achieved a 19.52% increase in the sale price of real estate in 2023.** Investing in plant apartments in Itapema is an extremely profitable option.

With the continuous growth of the real estate market in the region, the appreciation of property is a clear trend. Our developments are always aligned with the market's appreciation potential, ensuring that those who buy off the ground often see an increase in the value of the property over time.

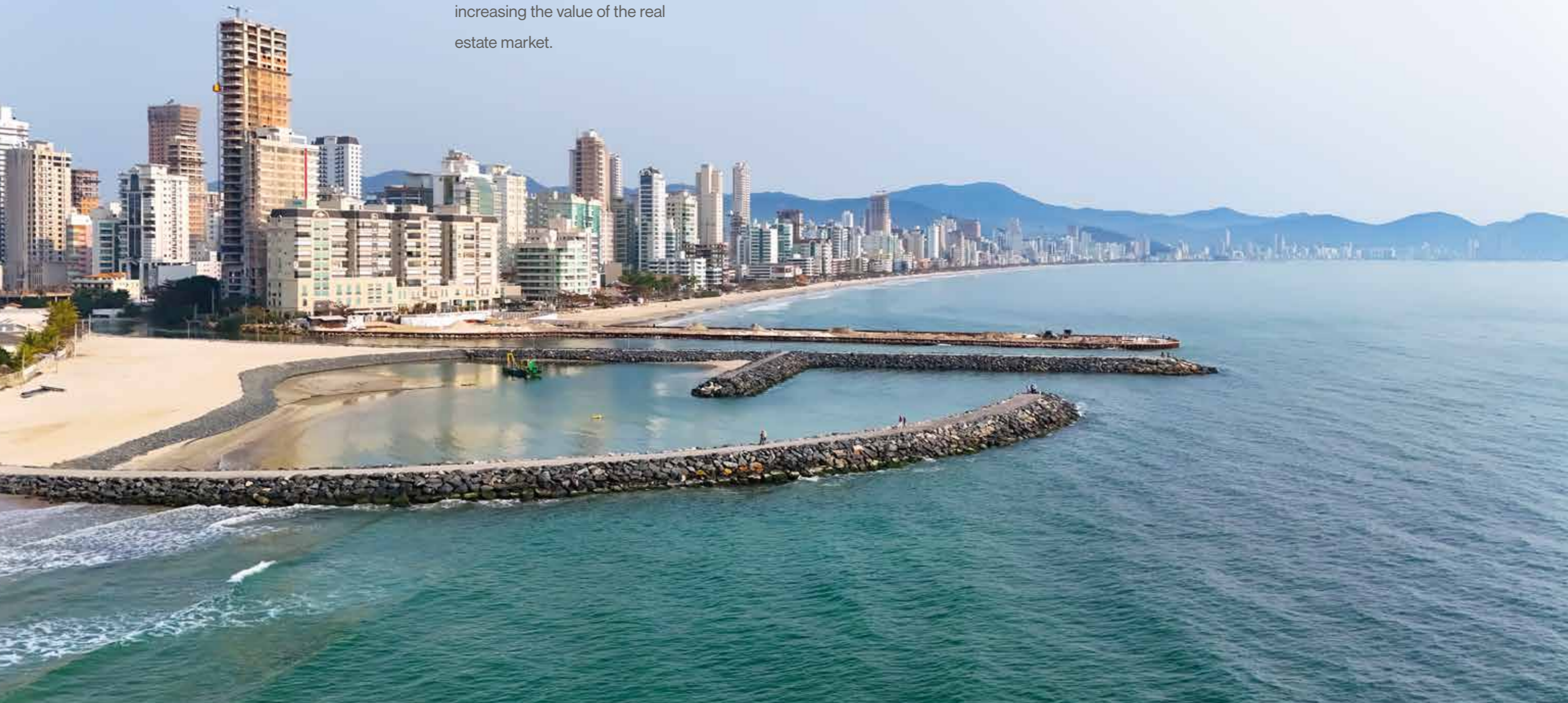


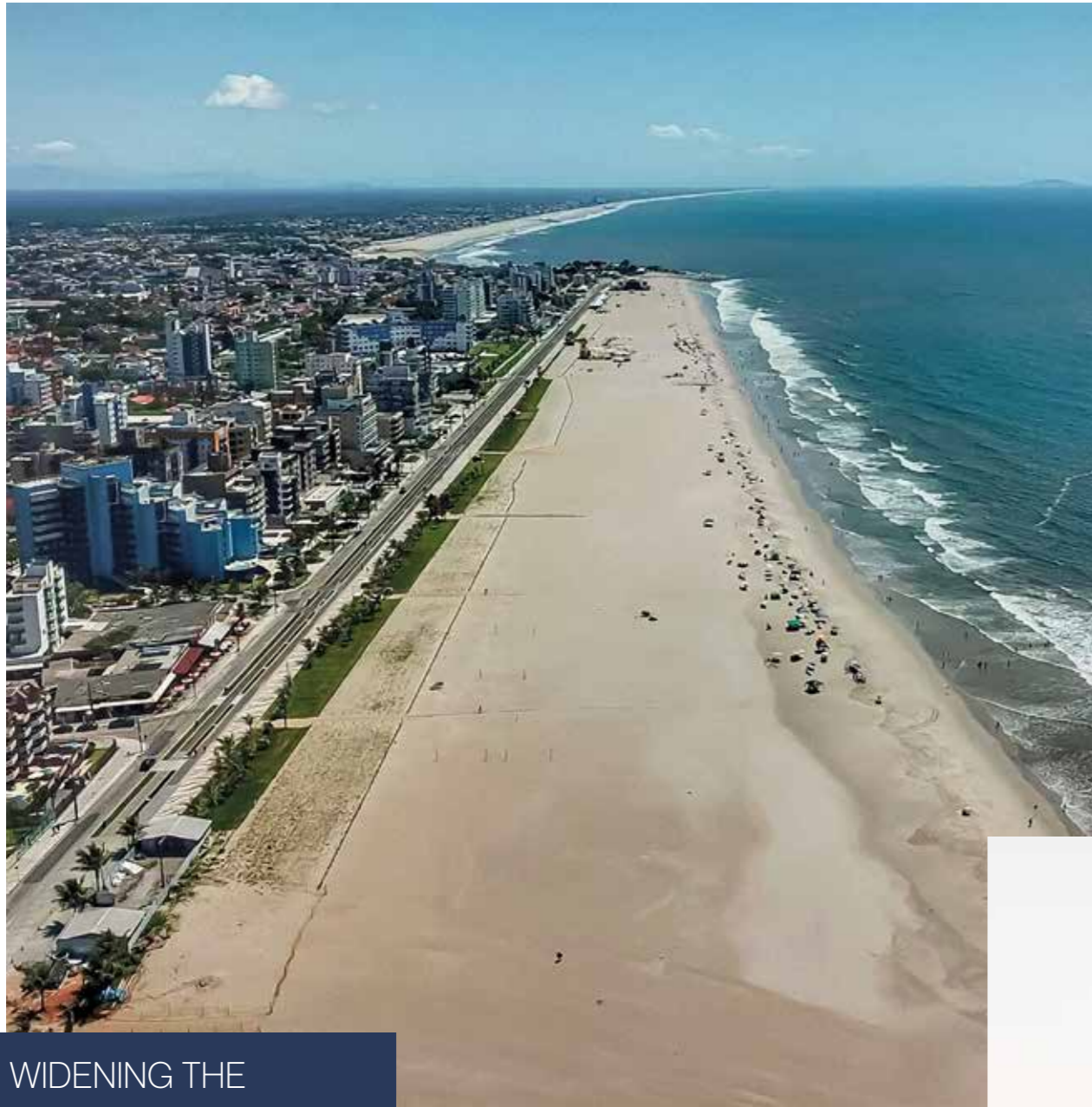
- \_Navegantes International Airport 45,5 km
- \_Florianópolis International Airport: 81 km
- \_Joinville Airport: 126 km
- \_Porto Alegre International Airport: 500 km
- \_Balneário Camboriú: 13,7 km
- \_Beto Carrero World Penha: 49,5 km
- \_Florianópolis: 72,8 km
- \_Curitiba: 235 km

Get to know some of the  
**NEW PROJECTS** that are  
modernizing Itapema:

## TOURIST POIER

With this innovative project,  
Itapema will gain new leisure  
and commercial spaces,  
diversifying the economy and  
increasing the value of the real  
estate market.





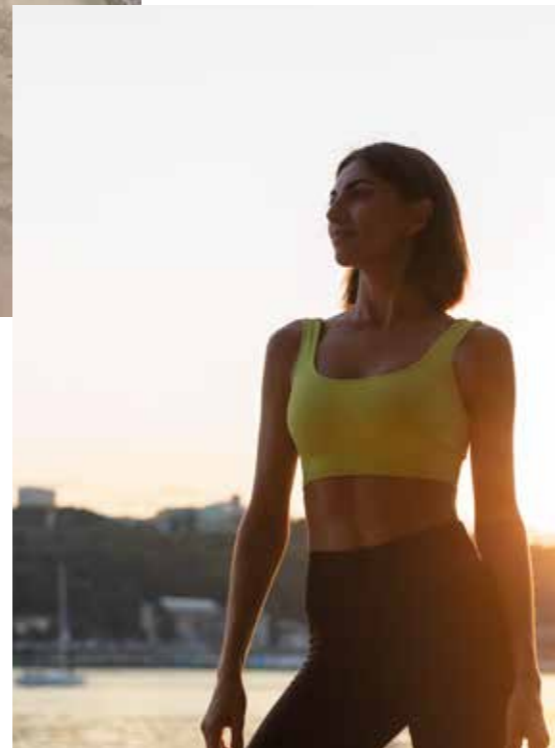
## WIDENING THE STRIP OF SAND

Itapema will transform the beach into a wider and more attractive space, boosting tourism and infrastructure for visitors.

## REVITALIZING THE WATERFRONT



This work aims to modernize the area, offering a safe and pleasant space for the community and tourists, with a focus on sustainability.





The perfect place for your family

Find an exceptional living experience and enjoy all the possibilities of a development made for you.



Living Room

2 suites + 1 parking space

Apts with up to 69.77m<sup>2</sup> of living space

Leisure area with over 500m<sup>2</sup>

4 floor plan options available

Neoclassical design



Swimming Pool



Gourmet Leisure



Party Room



Vigneto Space



Games Room



# RESIDENCIAL CONSTANTINO

Rua 414 - Morretes - Itapema - SC



The dawn of your legacy

Here, at every moment, you are invited to enjoy a privileged location and spaces that are like an extension of your apartment.



2 suites + 1 parking space

Apartments with up to 69.80 m<sup>2</sup> of private space

Approximately 1000m<sup>2</sup> of leisure areas

6 floor plan options available



# AUGUSTUS RESIDENCE

📍 Rua 402 B, 348 - Morretes, Itapema - SC





WHERE  
**YOUR LEGACY**  
LIVES ON



Galiano Residence is a place where the memories and achievements of a lifetime are preserved and celebrated. The choice of design was inspired by the majestic columns, triumphal arches, imposing domes and the Arch of Galiano.



Start of construction:  
10/2026  
Delivery date:  
10/2030

Rua 408, n.º 1004  
Morretes, Itapema - SC



Expand  
*your*  
horizons.



Discover the new way of living in Meia Praia, in Itapema, with Trajano Residence. Here, every day is an opportunity to broaden your horizons. Enjoy a space that harmonizes comfort and elegance, surrounded by the region's natural beauty and proximity to the beach.

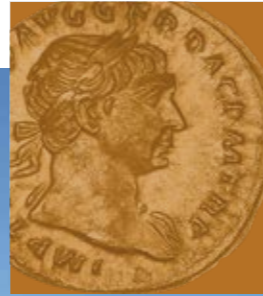


- 2 apartments per floor
- 4 suites and 3 parking spaces per apartment
- Meeting room in Garage 1
- Approximately 778 m<sup>2</sup> of leisure area
- Apartments with up to 175,52 m<sup>2</sup>
- Penthouse com 353,81 m<sup>2</sup> and 7 parking spaces

Rua 254-A, 892  
Meia Praia, Itapema - SC

# TRAJANO RESIDENCE

📍 Rua 254-A, 892 - Meia Praia, Itapema - SC



Living Room Apt 01



Garden Space



Heated Swimming Pool

**Become an investor,**  
maximize your assets and  
guarantee a solid future.

---



[www.kochconstrutora.com.br](http://www.kochconstrutora.com.br)

 48 99830-4362