



NS
MALL

BELVEDERE



EXPERIENCES, CONNECTIONS AND AFFECTIVE SPACES



During lifetime, people want more than just business transactions. They are looking for fascinating experiences, convenience that simplifies things, moments of leisure capable of inspiring, remarkable flavors and a nourishing well-being.

Therefore, Belvedere will soon receive **NS Mall**, which is much more than a shopping center, but a place where nature and elegance meet to create unique and remarkable experiences.

We invite you to be part of this universe of possibilities, placing your business at the center of convenience and human connections in the neighborhood.



PICTURE FOR ILLUSTRATION PURPOSES ONLY



WHERE EXCELLENCE FINDS PURPOSE

The three main pillars of the business combination of **NS Mall** are family, health, and convenience.

In addition to offer high quality services, we want to provide a new meeting point where people can share moments and build good memories.

PICTURE FOR ILLUSTRATION PURPOSES ONLY

EVERYTHING YOU NEED IN **BELVEDERE**

Belvedere, with all its tradition and purchasing power, deserves the best in terms of services and stores. In a recent survey we conducted, we have identified a significant gap in what is offered to residents and visitors to the region.

More than ever, this is the perfect time and place for you to open or expand your business.



BIG NUMBERS OF THE REGION:*



240 thousand inhabitants (approx.)



1.788 billion total monthly income (approx.)



109 thousand adults (approx.)



124 thousand men (approx.)



48 thousand elderly people (approx.)



38 thousand children (approx.)



48 thousand young people (approx.)



116 thousand women (approx.)



41 thousand class A domiciles (approx.)



30 thousand class A domiciles (approx.)

*Within a radius of 4 km around the enterprise.

Source: Economapas

BELVEDERE MATCHES YOUR BUSINESS

Our qualitative research conducted by ESAG/UDESC revealed several opportunities waiting to be explored in Belvedere and surroundings. Among the needs identified by residents and visitors of different age groups, one of them can certainly be met by the excellence of your business.

Bakery

Restaurants

Confectionery

Fresh Produce

Ice cream parlor

Snack bar

Coffee shop

Clothing store

Sports Essentials

Cosmetics

Linens

Home utilities

Car wash

Toy store

Bookstore

Semi-precious jewelry

Kids space

Source: ESAG/UDESC

PICTURE FOR ILLUSTRATION PURPOSES ONLY

A STRATEGIC LOCATION

2 accesses:

- Av. Celso Porfírio Machado
- Rua Jornalista Djalma Andrade

Lagoa Seca do Belvedere is an extremely green and pleasant area, with a walking and running track, which attracts more than 2,500 people per day. A real magnet for families, sports enthusiasts and nature lovers looking for outdoor experiences, especially on weekends.

A few meters away from this scenario, the NS Mall is becoming a reality. There will be approximately 12 thousand m² of built area to offer people new and lifetime experiences.











WHERE YOUR BUSINESS
MEETS WELL-BEING

100 stores for lease

FROM **45 M²**

FLEXIBLE PLANTS
3 floors | Ceiling height of 4.5 meters

-  Open and bold architecture designed by Lucy Volpini
-  Interior design created by David Guerra, making the space unique and full of life
-  Differentiated landscaping project that will enhance the stores and the surrounding area
-  Lighting project that will stimulate the visual experience and well-being of customers
-  Design garage with approximately 200 extremely comfortable spaces and Valet Parking service
-  1,000 m² of outdoor living square with green area

EXPECTED START OF OPERATIONS: AUGUST 2024



PICTURE FOR ILLUSTRATION PURPOSES ONLY



DECK FOR EVENTS



A PLACE WHERE EVENTS

A PLACE WHERE EVENTS COME TO LIFE

The square of NS Mall is an example of welcoming architecture that invites you to linger and explore. Each element has been carefully designed to create a sense of belonging. With a remarkable landscaping, musical performances, parades, sporting and gastronomic events will take place here.

More than just a flow of people, this place is an epicenter of experiences, moments, and connections.



PICTURE FOR ILLUSTRATION PURPOSES ONLY



EVENT SQUARE

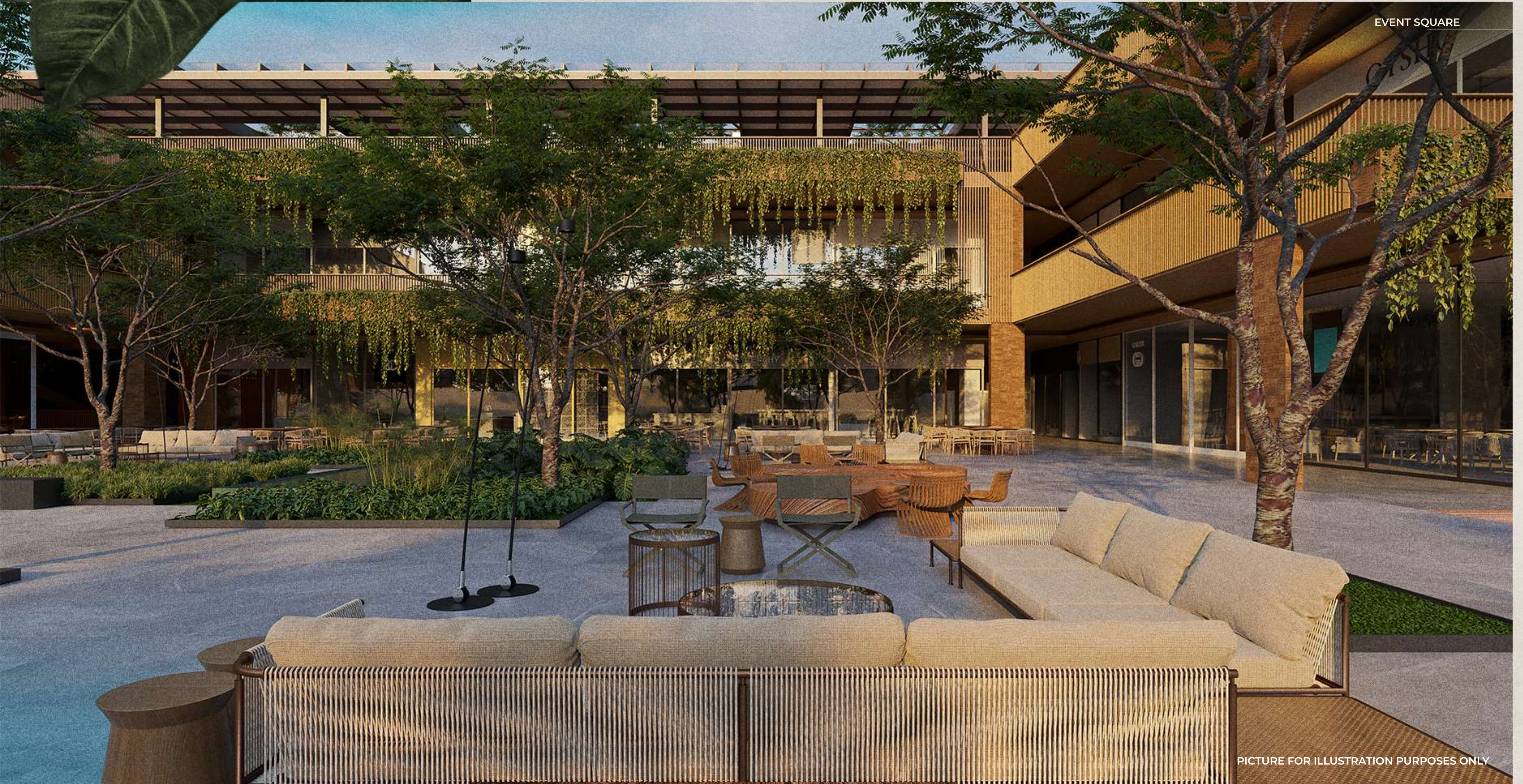


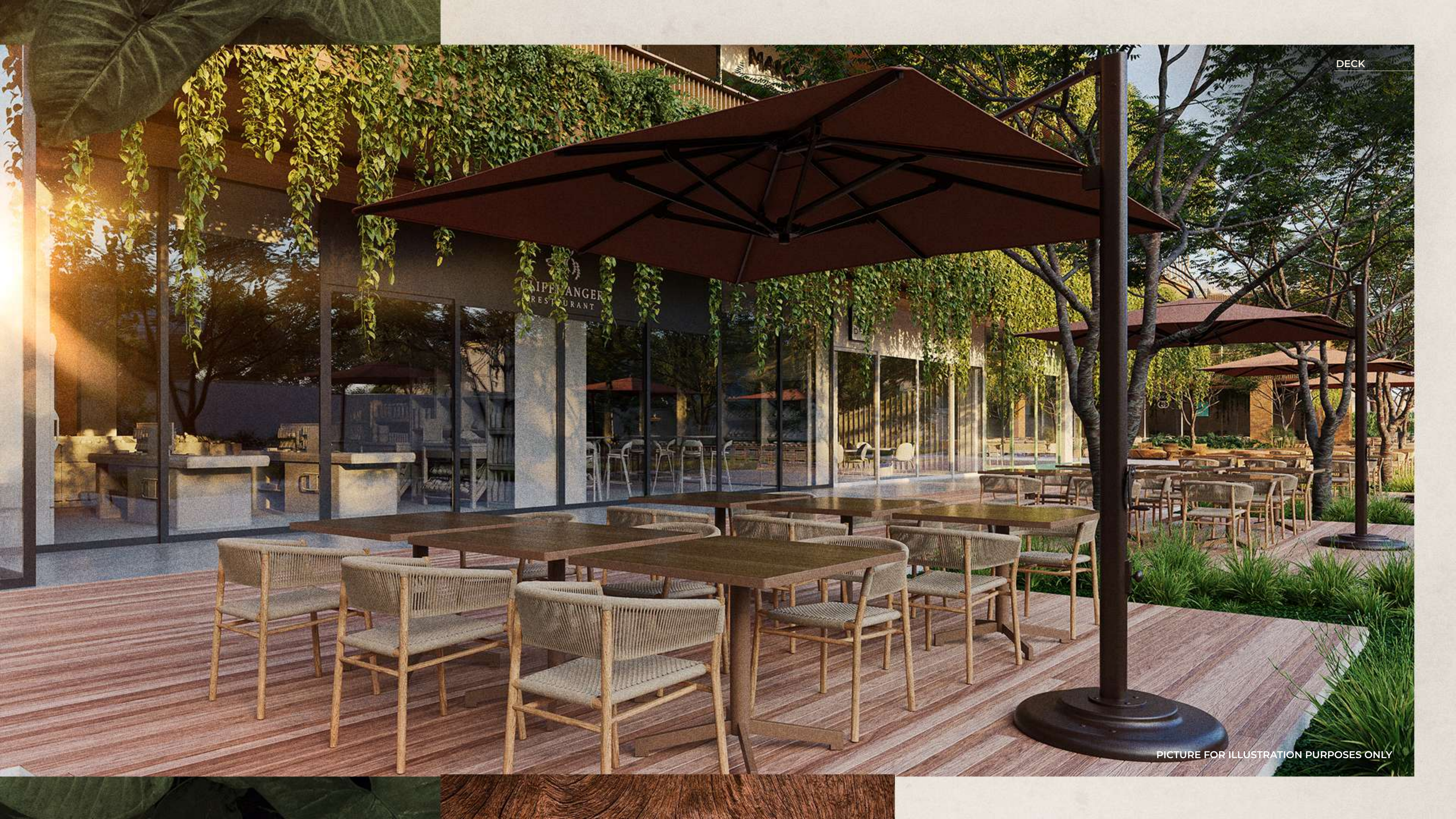
PICTURE FOR ILLUSTRATION PURPOSES ONLY

EVENT SQUARE



PICTURE FOR ILLUSTRATION PURPOSES ONLY





DECK

KIPF LANGER
RESTAURANT

PICTURE FOR ILLUSTRATION PURPOSES ONLY

DECK



PICTURE FOR ILLUSTRATION PURPOSES ONLY



ROOFTOP WITH VIEWS TO SERRA DO CURRAL

This rooftop is filled with inspiration, with the beautiful view of Serra do Curral, stimulating the relationship between people and nature.



ROOFTOP

ROOFTOP



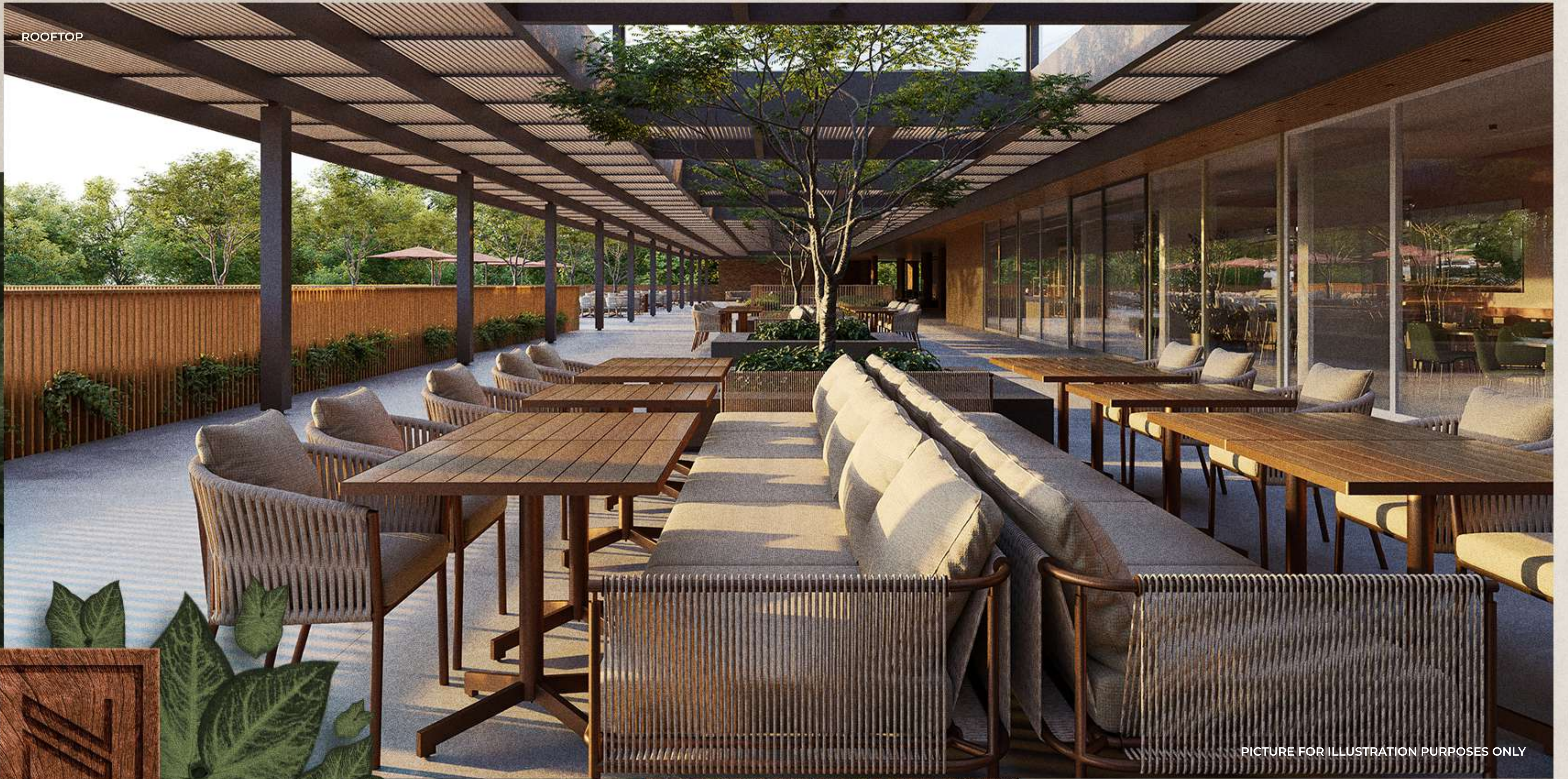
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ROOFTOP



ROOFTOP



PICTURE FOR ILLUSTRATION PURPOSES ONLY





COZY

INDOOR LOUNGE

The Indoor Lounge of **NS Mall** adds new features of modernity and sophistication to the project, adding even more comfort and tranquility to its customers' experiences.





PICTURE FOR ILLUSTRATION PURPOSES ONLY





**GARAGE DESIGN: A
DETAIL-ORIENTED**

PROJECT

A design garage means providing an inviting, modern and cozy experience from the first moments. After all, the garage is often the first contact of the customer with the mall.

In addition to a unique design, our parking spaces are extremely comfortable. Not to mention that we have a valet parking service for greater convenience for visitors.



PICTURE FOR ILLUSTRATION PURPOSES ONLY

DIFFERENTIALS THAT ENHANCE **YOUR BUSINESS**



Privileged location



Access for vehicles and pedestrians through 2 different entries



Ceiling height of stores with 4.50 meters high



Flexible plants



Approximately 200 parking spaces



Space for loading and unloading



Stores with exhaust ventilation option



Set of two generators to serve store owners and common areas



Individual billing of water, gas and electricity



Water, gas, energy and sewage points



Infrastructure for air conditioning systems in stores



Own condominium administration



Highest standard of finishing



Employee's break room



Locker room for employees



Power substation



Garbage deposit (ARS)



Lighting designed to stimulate the visual experience of spaces



DIFFERENTIALS THAT DELIGHT **YOUR CUSTOMERS**



Common area square with green area



Rooftop with beautiful view of Serra do Curral



Dazzling and sophisticated landscaping that will emphasize the surroundings



Outdoor spaces and connection with green areas



Design garage with comfortable spaces



Valet Parking service for convenience



Escalators and elevators for access to all floors



Covered circulation between stores



Accessibility for PwD



Ambient sound



24-hour security



Sanitary facilities and baby changing facilities on all floors



Charging station for electric vehicles



Bike rack



Water fountains for pets





SUSTAINABILITY

IN FOCUS



LED lighting in common areas



LED elevators and escalators, with reduced energy consumption



Rainwater collection tanks



Natural gas supply



More than 2,000 m² of permeable green area

PARKING



APPROXIMATELY 200 PARKING SPOTS, INCLUDING 9 FOR PwD



"LAGOA SECA" LEVEL

STORES STARTING FROM 45 M²



- 01 Vehicle entrance and exit
- 02 Design Garage
- 03 Covered circulation
- 04 Internal lounge
- 05 Elevator hall
- 06 Maintenance
- 07 Female WC
- 08 Male WC
- 09 PwD WC
- 10 Social square
- 11 Deck
- 12 Pedestrian access
- 13 Loading and unloading
- 14 Escalator
- 15 Baby changing room
- 16 Covered parking

45 TO 221 M²



AVENUE LEVEL



- 01** Covered circulation
- 02** Elevator hall
- 03** Maintenance
- 04** Female WC
- 05** Male WC
- 06** PwD WC
- 07** Pedestrian access
- 08** Vehicle access
- 09** Escalator
- 10** Baby changing room

45 TO 96 M²



"SERRA DO CURRAL" LEVEL



- 01 Covered circulation
- 02 Elevator hall
- 03 Maintenance
- 04 Female WC
- 05 Male WC
- 06 PwD WC
- 07 Covered terrace
- 08 Uncovered terrace
- 09 Family space
- 10 Baby changing room
- 11 Escalator

45 TO 93 M²





FIND YOUR PLACE

Connect your brand to a place that will provide unique and memorable experiences.

Our plants are flexible and adapt to the needs of your business.





PEOPLE IN CHARGE FOR THE PROJECT



— **Organized by:**
NS Participação
Investimentos S/A

— **Built by:**
Eleven Construtora

— **Technical Responsible:**
Alexandre Batista Ribeiro

— **Architectural Design:**
Lucy Volpini and Thiago
Junqueira

— **Structural Design and Foundations:**
Gustavo Vasconcellos (FG
Consultoria)

— **Installation Projects:**
Projelet

— **Landscaping Design:**
Forma Garden

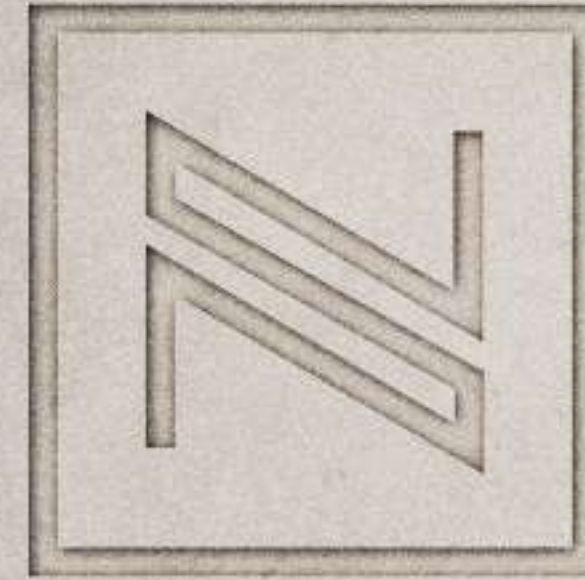
— **Lighting Project:**
Atiaia Lighting Design

— **Interior Design:**
David Guerra

— **Real Estate Marketing:**
300 Comunicação

— **Images and Video:**
Casa Digital

— **Sales:**
Valore Imóveis



NS
MALL

STORES FOR LEASE | MAKE YOUR RESERVATION NOW:

 (31) 98302-7873

Built by:

eleven

Exclusivity:

 **VALORE**
IMÓVEIS