



WELCOME TO CONDURU IV

Conduru Group is proud to present
another new enterprise.



Always seeking to evolve and meet the desires of our customers, we are launching not just a condominium, but a unique beach club. The privilege of a house on a private beach, the security of a condo and the convenience of resort services at your fingertips. Welcome to Conduru IV, where every detail is designed to make your dream of a life by the sea come true.



Located in the charming and peaceful city of Itarema, Ceará, more precisely on Torrões Beach, the land covers 2.6 hectares, full of coconut trees, with 200 meters facing the sea. Its privileged altitude offers a stunning view: the turquoise ocean stretches ahead while an arm of the sea and a vast coconut grove at the right side complete the landscape like a natural frame.



Conduru IV is just 25 minutes from the charming Guajiru Island, 83 km from the iconic Praia do Preá, capital of Kitesurfing, 69 km from Jericoacoara Airport (about 60 minutes) and 226 km from the International Airport of Fortaleza Pinto Martins.



Torrões beach is blessed with trade winds, ideal for Kitesurfing and Wingfoil lovers. The natural variety of waters around the land allows the practice of these sports both at sea, with waves, and on the flat water, where the sea meets the Aracati Mirim River.

Fun fact: the name Itarema comes from Tupi-Guarani in reference to an obelisk-shaped stone visible only at low tide, meaning "scented stone" (ita: stone, rema: pleasant smell).

Conduru IV presents an innovative concept with 45 units of two floors, approximately 160 m² each, on the seafront. Each house has a private backyard surrounded by gardens ensuring privacy.



The rustic paths made of wooden logs and indirect lighting reinforce the connection with the nature. Designed by local architects, each unit was designed to harmonize with the environment: folded masonry, wooden and eucalyptus details, as well as natural lighting and continuous ventilation. The kitchen integrated into the living room has a bench and masonry and wood furniture. There is some dedicated space for fridge and washing machine, if the customer prefers not use the community laundry.





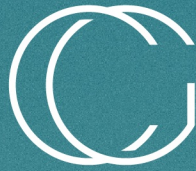
The three-bedroom floor plan with two suites on the upper floor and a bedroom on the ground floor accommodates comfortably and allows visitors. All rooms have a balcony with a wooden deck and pergola, as well as the exit from the external area, bringing rusticity and style to the project. On the upper balcony, the jacuzzi is perfect for relaxing after a day of activities or enjoying the sunset followed by the moonrise.



Conduru IV offers private parking, communal laundry, energy solar for common areas, equipment storage, 24-hour concierge and maintenance team. Furthermore, the Clube de Mar, accessible to residents and the public, includes a restaurant, bar, lounges, coworking, Kitesurf club and yoga space, all by the sea with design inspiration from Tulum.



The club is, without a doubt, the high point of convenience and leisure a few steps from your beach houses. A true stylish retreat, full of comfort and wellness by the sea, so you can enjoy the best of the Brazilian Coast in a breathtaking landscape.



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