MARAKEY
PARADISE ON EARTH

"THE BEST MIXED USE DEVELOPMENT OF THE AMERICAS"
2,000+ hotel rooms managed by a unique offer of international brands
312,000+ direct tourists per year and 150,000 indirect tourists per year
118,000 passengers per year in Maricá’s airport

ROCK IN RIO,
AUTOGRAPH COLLECTION

A unique resort on a spectacular front beach lane of fine sand, where it will be possible to enjoy the best musical and cultural experiences.

MARAEN, A RITZ-CARLTON RESERVE & THE RESIDENCES AT MARAEN

An eco-boutique luxury hotel in the heart of the RPPN that will offer the most pleasurable stay in harmony with the environment.

KUAA RESORT & BRANDED RESIDENCES

Luxury hotel designed to become the best convention resort in Latin-American

JW MARRIOTT AT MARAEN & BRANDED RESIDENCES

Exuberant hotel, with sea and lagoon views, located in the 18-holes golf course with high quality sport facilities.
LIVE IN PARADISE...
Residential complex of low occupation density and the highest construction standards. Based in sustainability, innovation and technology.

Unique offer for first and second dwelling in a privileged environment.

Exclusive project, with dwellings and buildings with a maximum of four floors.

Multiple multifamily residential typologies: multifamily, duplex, detached houses and villas.

Residents and visitors with direct access inside the complex to education services, health, commerce, sport facilities, leisure and business.

Maximum security in the MARAEY area.
MARAЕY
EVERY SERVICE AT YOUR FINGERTIPS
MARAHEY has a wide range of quality services:

- The Maria Esther Bueno Tennis & Sports Club offers the best sporting and cultural experience.

- A Hospital, equipped with cutting-edge technology and top quality services focussing on what really matters: people and well-being.

- International Educational Center from pre-school age to the pre-university stage.

- Hotel Management and Haute Cuisine Maraey Campus, by the hand of a prestigious Hospitality University.

- The Maraey Experience Shopping Center will offer every kind of shops, supermarkets, cinemas, restaurants and experiences.

- An Innovation and Business Cluster aims to attract technology and state-of-the-art companies.

- The Maraey 18-hole Golf Course, with the GEO Certified Pre-certification, as an example of sustainability and social responsibility.

- The Maraey Equestrian Center includes an indoor ring, two grass and two sand rings, a veterinary clinic and a riding school, as well as a restaurant and shopping area.

- An Oceanographic designed by the Pritzker architecture prize winner Oscar Niemeyer.
MARAЕY, a worldwide paragon of Sustainable Development - EESG (Environmental, Economic, Social and Governance)
MARAEY acknowledges that the United Nations Sustainable Development Goals provide an essential framework in which to develop its business strategy, and sees ESG values as the perfect tool for making a positive impact on the environment and on society, helping to reinforce its role as an example of Socially Responsible Investment.

MARAEY plays its part in fulfilling the SDGs by helping to shape a brighter future:

- Caring for the environment
- Promoting responsible tourism
- Boosting the economy and employment
- Supporting education
- Mitigating climate change
- Spearheading Good Corporate Governance
- Appreciating culture, diversity and heritage
- Taking care of people
Live restinga, minimum occupancy, unique environment
MARAEGY bets on its natural heritage
6.6% building occupancy

81% of the development area will be preserved with native vegetation

Creation of the second biggest natural patrimony private reserve (RPPN) of restinga in the Rio de Janeiro State, with 437 hectares.

Environmental Research Center for Maricá’s fauna and flora studies development, including the participation of some of the main Universities in the country, such as UERJ, UFRJ, UFF, UFRRJ, UFES, FURG, and prestigious ONG acting in the environmental studies area.
Integrated community, preserved culture, guaranteed fishing.
Zacarias foundational regulation, with final assignment of the property deeds, for the inhabitants inside the boundaries established by the State

Creation of the handmade fisher house

Rescue program and dissemination of the family and cultural memory of Zacarias

Recuperation project of the Maricá’s lagoon and resettlement with native species

Urban participatory design, with the same census as the project

Creation of leisure areas and sport centers

Sewage water treatment with tertiary technology
Hospitality and Cooking: from learning to excellence in one place.
Creation of MARAEY University Campus, for 700 students of higher-level education, led by the first certified university of The EHL Group in Latin America, with the recognition as the best Hospitality and Leisure Management university in the world, number one in the QS World University Rankings for five consecutive years.

Hospitality Education Center of Maricá, with 3,000 students in job training

Training for all professional levels in the hospitality sector

Unique group of hotels, with the most important hotel chains in the world

Consolidation of a high quality educational hub
Energy efficiency, new technologies use and creative capacity.

MARAEX advances the future.
A Smart City complex, with extensive implementation of Information and Communication Technologies

Positive Ecological Footprint: initiatives that guarantee a balanced use of the natural resources, generating less impact on the environment than calculated for the whole complex

Distributed Generation, with many electricity connection points

Smart Buildings, with material and techniques that reduce significantly the human impact on the environment

E-Mobility, a local transportation system through electric models, contributing to the reduction of fossil fuel vehicles, avoiding carbon emissions

Smart Citizen, an initiative that connects the smart city with the inhabitants and visitors through collaborative technology to carry out the sustainability MARAKEY fulfillment
MARAEY pursues its goal of making mobility safe, environmentally friendly and highly efficient.
Together with BMW, MARAHEY will be working like no other urban development in the world to promote the use of electric and hybrid cars, aiming for 55% of its fleet to be sustainable vehicles.

MARAHEY will have the biggest bikeway in a real estate development in Brazil, spanning 20 km long. This micro-mobility solution, connected to the Maricá bikeway network, will be developed according to the quality and sustainability parameters of the SITES Gold certification.
MARA EY aims to become the safest tourist-residential destination in Latin America by relying on the Smart City philosophy, in collaboration with PROSEGUR group.

MARA EY will provide a comprehensive sustainable security system, endowed with the most advanced technology, in all of the project’s phases, from construction to full operation, which will contribute to the development of MARA EY’s innovative Smart Destination model, focused on sustainability.

- 24-hour remote SOC security
- 360° Security Solutions
- Surveillance services
- Cybersecurity
- Electronic Security Systems (ESS)

Innovative technology: CCTV, access control, PCI, Intrusion detection, maintenance, etc.
MARAELY rises as a worldwide exemplary development in terms of quality, innovation and sustainable integration.
MARAHEY is the first private initiative project in the world to have gained the BIOSPHERE certification in the “Sustainable Tourism Destination” category. Considered the most important international seal of Sustainable Tourism Destinations, is endorsed by UNESCO and by the UNWTO.

MARAHEY has won the 2021 Leadership Award for Latin America, awarded by the USGBC, because of the project’s leadership in the creation of a more sustainable and healthy community. Also, MARAHEY has won the Americas Property Awards 2022 in the Mixed-Use Development category, for Brazil.

MARAHEY has achieved SITES Gold pre-certification, managed by GBCI, making it the first mix-use project in South America with this rating. SITES is the most internationally recognized seal concerning conception, development, infrastructure, maintenance and sustainable communities.

MARAHEY has achieved GEO Sustainable international Pre-certification, as environmental and social excellence acknowledgement, for its 18-holes golf course.

In addition to the most important certifications in Brazil and around the world, MARAHEY has its own “green paper” on sustainability and efficiency: MARAHEY ECO ARCH, which will guarantee the highest standards of bioclimatic construction and demanding design requirements are observed in all the projects undertaken in this unique development.
MARAEY, a strategic economical project for the sustainable development of Maricá and the whole Rio de Janeiro State.

An important source of income, investments and jobs.
R$ 11 BILLIONS of private investment in 14 years during project construction

R$ 7.32 BILLIONS in direct and indirect taxes collected during the construction and consolidation of the project, according to KPMG

R$ 1 annual BILLION of public collection during the operational phase

R$ 1.76 annual BILLION generated by the estimated consume of residents, tourists and visitors

36,000+ direct and indirect jobs per year during the operational phase (18,000+ direct and 18,000+ indirect)

52,000 direct jobs during the construction phase
MARALEY: the numbers of an unparalleled development

- 8.5 km of beaches
- 312,000+ direct tourists/year
- R$1,000 million + taxes/year once in operation
- 800+ animal species
- 45 km from Rio de Janeiro
- R$11,000 million + investment
- 12 km of lagoon shores
- 6.6% building footprint
- 680 ha environmental research center
- 4 km from Maricá airport
- R$7,000 million + taxes in the construction
- 118,000+ passengers/year Maricá airport
- 840 ha total surface area
- Training for 3,700 people
- 81% protected area with native vegetation

www.maraey.com
MARAEY - PROJECTS PHASE 01

JUNE 2023
MARAEGY, A RITZ-CARLTON RESERVE
& BRANDED RESIDENCES
MARAHEY, A RITZ–CARLTON RESERVE

3D MODEL
MARAHEY, A RITZ-CARLTON RESERVE

3D VIEWS
THE RESIDENCES AT MARAEY, A RITZ-CARLTON RESERVE

3D MODEL
JW MARRIOTT AT MARA EY & BRANDED RESIDENCES
JW MARRIOTT at MARAEY

3D MODEL
ROCK IN RIO AUTOGRAPH COLLECTION
ROCK IN RIO AUTOGRAPH COLLECTION

3D MODEL
ROCK IN RIO AUTOGRAPH COLLECTION

Rock in Rio Music Arena
MARAELY HOSPITALITY BUSINESS SCHOOL

3D VIEWS
3D VIEWS
MARAEGY HEADQUARTERS

DESIGN REFERENCES
ENVIRONMENTAL REFERENCE CENTER