TERRA / MANGLAR
THE WORLD IS CHANGING
WE ARE NOT THE EXCEPTION.
A Conscious Village in which the Business of Respect makes Biocentric Evolution possible.
Creating spaces

IN SERVICE TO NATURE

The BioHub is an INNOVATIVE HUMAN SETTLEMENT that nurtures mutually beneficial relationships between human communities and the natural environment.

The BioHub serves as a LEARNING AND INNOVATION SPACE. It aligns with the dynamic energies found in nature with our shared human potential to create a harmonious balance between natural and built environments.
INTERNATIONAL AIRPORT IN JERICOCOARAN:

29 national flights per week.

EXCLUSIVE AIR TAXI SERVICE

Jericoacoara's domestic airport offers a private jet and helicopter service that transports travelers between Jericoacoara and Fortaleza in just 40 minutes. The service can also be used to travel to a number of tourist points of interest in the area.

FORTALEZA INTERNATIONAL AIRPORT:

14 international flights per week.

15 national flights per week.

WE ARE CARBON NEUTRAL

Carbon footprint generated by transport used to arrive to Terra Manglar will be offset by our mangrove regeneration program.
CEARÁ IS A SPECIAL PLACE.

1. Vast Biodiversity
2. Economic Growth
3. Perfect Wind Sports Conditions
4. Accessibility
5. Rooted Community
RELEVANT STATS & DATA.
Trends in adventure & sustainable tourism.

BRAZIL IN FORBES ECOTOURISM INDEX

1st out of 50 countries
with a score of 94.9 / 100

JERICHOACOARA'S NATIONAL PARK RECEIVED

1,700,000 visitors
ranking third on the conservation travel tables in 2021

REMOTE WORK & B-LEISURE TRAVEL

1 out of 2 global travelers
said they take the opportunity to extend a work trip. Brazil has approved a DIGITAL NOMAD VISA in January 2022. This is a residence permit that allows foreign workers to live in Brazil and work remotely for a year.

Source: Ministry of Tourism, Brazil y People Nueva, Sep 2021
THE SITE
Terra Manglar spans across 135 hectares of land with 800 meters of shoreline.

AND THERE’S MORE…
- 25 minutes to Jericoacoara International Airport
- 80 hectares of protected mangroves
- Fresh water lagoons and sandy dunes
- Kite spot

DISCLAIMER:
- We already own the deeds to this land.
- Future Expansion
THE PROJECT MASTERPLAN
Self-Sustaining COMMUNITY

Even if the lights go out and production shuts down everywhere else in the world, Terra Manglar will have the power and resources to just keep going...

— Biodiversity Regeneration
— Energy & Food Independence
— Biomimetic Architecture & Design
— Sustainable & Bioclimatic construction
— Cultural Integration

Our construction methods are CARBON NEUTRAL
The main features of this **BIOHUB** are:

**MANGROVE FOREST**
The Seva Institute¹ has its center in this area which is immersed in mangrove forests and intense vegetation where our regeneration and community integration program starts.

**ESTATES & RESIDENCES**
Spacious estates for 24 unique residences with hotel-like services, distributed among sandy dunes, intense vegetation and a small fresh water lagoon.

**OCEAN HUB**
At the top, the project spans over 80 hectares of land and offers 800 meters of virgin beach shoreline. With constant winds, it provides the perfect conditions for kitesurfing and other wind sports.

**KITE & ADVENTURE LODGE**
We propose the development of a kite & adventure 20-rooms lodge with a purpose, focused on mangrove regeneration. Set within a 80-hectare natural reserve, this hotel will offer personalized services, tailored activities, and a high level of comfort and security.

**THE BIO CAMPUS**
At the base of the project, the BioCampus resonates with the zeitgeist of our era, capturing a generational shift where young digital nomads migrate from outdated measures of success in pursuit of a meaningful life rooted in community and nature.

---

¹ The Seva Institute is a foundation that designs eco-efficient technologies and strategies to obtain positive environmental benefits for living ecosystems.
Located in northern Brazil, in the state of Ceará, the world’s best wind sports region.

— 20 private villas - 16 double + 4 quadruple - nestled in nature.
— Inspired by local heritage in its designed and well equipped with creature comforts.
— Communal area for social activities.
— Organic food; farm-to-table, local producers.
— Empowered by local culture and community.
EXPERIENCES / WIND SPORTS
AREA 1

Ocean Hub

- Ocean Hub on the seafront, equipped with a lounge
- Outdoor showers and changing rooms
- Kitesurfing School
- Wind sports activities
What makes Terra Manglar the perfect spot for wind sports?

THE SPACE
One of the top three kitesurfing destinations in the world. With guaranteed shallow waters, it’s perfect for wind sports from June to January.

THE WIND
The wind is perfect, free to run without obstacles. With very good winds from June to January, averaging at around 20 knots, it’s the perfect climate for windsurf and kitesurf lovers.

THE TERRAIN
There are no rocks on our coastline, so the wind sports field is practically infinite.

THE SCHOOL
We are developing the best wind sport school in the world that will have the largest infrastructure ever seen in the area.

THE CLIMATE
Ceará is one of the warmest regions in Brazil with an average daily high temperature of 33 degrees. It’s hot and tropical all year long, with minimal rainfall in general.

THE WIND FIELD
Our beach is a 7 kilometers stretch of calm, shallow waters. It’s an “always-stand-up” beach, free from obstacles, making it the perfect wind field for kitesurfing classes and easy to come and go in ATVs, vans, electric bikes, or regenerative vehicles that use wind power.

Source: Windsurfing in Jericoacoara, Brazil - Times of India Travel.
AREA 2

Estates

— Plots of land, for the construction of estates, spanning 3,500 m².
— Space to build houses of approximately 400 m² in size.
— The option to offer hotel-style services to residents.
— Private access and open spaces for communal use next to the central dune.
— Rental pool system managed by administrators, allowing exclusive asset management, and generating revenue during unused periods.
The Bio-Campus

INCLUDES:

— 4 macro-lots, for the construction of 600 condominiums
— Co-living (100 rooms)
— Co-working
— Seva Institute's Regeneration Academy
— Mangrove Lab & Museum
— Sports & Recreation area
— Agroforestry
— Organic Restaurants & Convenience Stores
— Services

IT IS DESIGNED TO HOST:

— Active travelers and eco-tourists that look for a lively place where to set the base to explore Ceará.
— Digital nomads, looking for longer stays where to enjoy our work-life-nature interplay and learn about regeneration.
— Companies seeking talent retention and a seamless transition interested in turnkey solutions and training programs.
— Students, researchers and artists.
The Bio Campus at Terra Manglar is an educational space designed for the new generation of **digital nomads**, for **companies** that intend to integrate nature consciousness into their value proposition and for **local and foreign tourists** that enjoy unique spaces. Companies and teams will be able to use the 600 rooms that make up the Bio Campus to train and educate their people in Regeneration via the Executive Training Program.

For companies, our Bio Campus offers a unique proposition to enhance **talent retention**. These programs not only enrich skills but also foster a sense of belonging and purpose. Employees and digital nomads will explore and enjoy the freedom of merging life, work, and travel.

Here, the traditional boundaries of work and travel dissolve, giving rise to a vibrant community in which **networking is key**. Our campus serves as a hub where like-minded nomads and professionals unite, forging connections that transcend geographical boundaries.

Nestled in a strategic location, our campus has the **perfect time zone** alignment that allows professionals to collaborate effortlessly with global partners without risking their work-life equilibrium.
PRINCIPLE 1: THE BIO CAMPUS
A BioHub hosts a dedicated laboratory or educational institution that emphasizes regenerative design and sustainable development. It drives innovation in solving global problems and cultivates a culture of lifelong learning, fostering consciousness expansion.

PRINCIPLE 2: BIOME RESTORATION AND REGENERATION
Every BioHub is founded on a native biome that it endeavors to restore and regenerate, reflecting its commitment to heal and protect the natural environment.

PRINCIPLE 3: COMMUNITY-CENTRIC APPROACH
A BioHub’s success is deeply rooted in recognizing and aligning with the local context. It emphasizes understanding local social challenges, educating the community about their role in site regeneration, and actively engaging local individuals to enhance nature conservation and communal well-being.

PRINCIPLE 4: REGENERATIVE AGRICULTURE
A BioHub integrates regenerative agriculture, involving its residents in local food production and ecosystem stewardship. This interaction fosters a symbiotic bond between human communities and the natural world.

PRINCIPLE 5: ENTREPRENEURIAL ENGAGEMENT
BioHubs offer co-working spaces to encourage entrepreneurial activities that align with the principles of regeneration. They foster a work culture that is adaptable to telecommuting, continuous learning, and sustainable business practices.

PRINCIPLE 6: TOKENIZATION OF ECOSYSTEM SERVICES
BioHubs deploy innovative technologies such as blockchain to tokenize ecosystem services, creating bio-assets that counterbalance environmental degradation. This novel approach embodies the interlinkage of environmental management and financial value creation.

PRINCIPLE 7: ADOPTION OF RENEWABLE ENERGY
BioHubs champion the adoption of renewable energy sources, highlighting their commitment to sustainable operations and minimizing environmental impact.
CARBON NEUTRAL BUILDING PHILOSOPHY
— inspired by nature.

Including biomimetics architecture and bioclimatic construction and supported by the design decisions at Terra Manglar, our construction practice complement and work alongside the natural environment to ensure that the abundance of nature and the land's incredible biodiversity is PROTECTED AND STRENGTHENED as we build and intervene.
Leadership — TEAM

Federico — ROSBACO

He is the CEO of Rosbaco Partners since 2007, a real estate development company dedicated to building infrastructure and architecture. The group has extensive experience in managing real estate assets with over 500,000 m² built in the last 15 years. Member of the building chamber in Argentina and member of the Contractors Association of Housing and real estate developments, he has attended numerous specialized masters in management of construction companies and real estate.

Juan — ALLENDE

Currently dedicated to personal business projects, Juan Allende is Co-Founder of AnandaPampa, a company dedicated to the introduction of industrial hemp in South America; Founder of Nest, a conscious real estate company focused on positive impact; and Co-Founder of Seva Institute, a foundation dedicated to creating spaces that build life. During his 20 years of big law practice at Allende & Brea law firm, he advised foreign and local companies in legal aspects related to Natural Resources, Corporate Law, Mergers, and Acquisitions & Finance.

Ernesto — VAN PEBORGH

Ernesto van Peborgh creates systemic interactive ecosystems, using social technology and Living Systems Theory. He is an entrepreneur, writer, filmmaker, and agricultural engineer, with an MBA from Harvard University. He is the Founder of The Seva Institute, a non-profit think tank that will transform the way we imagine and structure our living spaces and communities, and Co-Founder of Rehumans, a co-creative innovation lab that operates in the U.S., Brazil and Mexico, to support and scale high impact social innovations. As Director of the Capital Institute Innovation Lab, he designed the institute’s Regenerative Economy course in 2022.

Rafael — VASCONCELLOS

Rafael Vasconcellos combines executive and entrepreneurial experience in financial services, sales, product development, risk management and modeling, and innovation. He is an active angel investor and entrepreneur within the technology industry, as well as a consultant for innovative organizations that focus on design thinking and service design. Highly strategic, his passions are firmly rooted in entrepreneurship, innovation, service design, business modeling, venture investment and development, and team building.
Bill Reeds is a principal member of Regenesis Group, Inc., a founding board member of the U.S. Green Building Council, a founder of the LEED rating system, author of many articles, contributor to multiple books - including co-authorship of the seminal work, “Integrative Design Guide to Green Building”. He has advised on hundreds of building and master planning projects, integrating and harmonizing complex infrastructures, the ecology, and community dynamics - demonstrating that it’s possible for people and nature to thrive together.

Charbel Capaz Goulart graduated from Universidade Federal Fluminense, holds an MBA in Business Management from IAG at PUC Rio. He joined the team at DEF in 1999 and became General Director for Rio and São Paulo in 2018. He has developed more than 150 million m2 in urban planning projects, including Cidade Center Norte, Pier 57- NY, and Vila Tasca Palermo, and his international experience includes Italy, the U.S., Lebanon, and Uruguay. He co-founded EMEDOS Desenvolvimentos in 2014 and was Advisor to the Institute for Research and Innovation in Urbanism (IPIU) between 2014 and 2018.

Malik Lakoubay is an investor, adviser and former capital markets executive with 15 years of experience in New York City. Until June 2022, he was an Executive Director with Bank of America Securities. His core competency includes originating, structuring and distributing global capital markets offerings. Mr. Lakoubay has recently relocated to Buenos Aires, Argentina, with his wife and two children, where he continues to advise non-profit foundations, Web3 ventures and consumer startups. Since 2022, Malik and his family are proud owners of Domaine de Manzac, a 1890 estate turned into a French luxury countryside getaway, Malik holds a Master in Management from HEC Paris business school and a BA in Economics from Ozenne School, France.

Ezequiel Lopez Zubiri is a dynamic entrepreneur and Co-Founder of three thriving companies: Buenos Aires Players, Spirit Kite Beach, and Elefante Developments. Leveraging his business acumen and unconventional thinking, Ezequiel has turned these startups into solid companies, driving growth and contributing significantly to the sports and entertainment industries. He is a highly skilled Kitesurf and Wingfoil Instructor, blending his passion for adventure with his talent for instruction, and living proof that with passion and perseverance the extraordinary is possible.

Ezequiel Lopez Zubiri is a dynamic entrepreneur and Co-Founder of three thriving companies: Buenos Aires Players, Spirit Kite Beach, and Elefante Developments. Leveraging his business acumen and unconventional thinking, Ezequiel has turned these startups into solid companies, driving growth and contributing significantly to the sports and entertainment industries. He is a highly skilled Kitesurf and Wingfoil Instructor, blending his passion for adventure with his talent for instruction, and living proof that with passion and perseverance the extraordinary is possible.

Architect and Urban Planner, Charbel Capaz Goulart graduated from Universidade Federal Fluminense, holds an MBA in Business Management from IAG at PUC Rio. He joined the team at DEF in 1999 and became General Director for Rio and Sao Paulo in 2018. He has developed more than 150 million m2 in urban planning projects, including Cidade Center Norte, Pier 57- NY, and Vila Tasca Palermo, and his international experience includes Italy, the U.S., Lebanon, and Uruguay. He co-founded EMEDOS Desenvolvimentos in 2014 and was Advisor to the Institute for Research and Innovation in Urbanism (IPIU) between 2014 and 2018.

Malik Lakoubay is an investor, adviser and former capital markets executive with 15 years of experience in New York City. Until June 2022, he was an Executive Director with Bank of America Securities. His core competency includes originating, structuring and distributing global capital markets offerings. Mr. Lakoubay has recently relocated to Buenos Aires, Argentina, with his wife and two children, where he continues to advise non-profit foundations, Web3 ventures and consumer startups. Since 2022, Malik and his family are proud owners of Domaine de Manzac, a 1890 estate turned into a French luxury countryside getaway, Malik holds a Master in Management from HEC Paris business school and a BA in Economics from Ozenne School, France.

Ezequiel Lopez Zubiri is a dynamic entrepreneur and Co-Founder of three thriving companies: Buenos Aires Players, Spirit Kite Beach, and Elefante Developments. Leveraging his business acumen and unconventional thinking, Ezequiel has turned these startups into solid companies, driving growth and contributing significantly to the sports and entertainment industries. He is a highly skilled Kitesurf and Wingfoil Instructor, blending his passion for adventure with his talent for instruction, and living proof that with passion and perseverance the extraordinary is possible.

Malik Lakoubay is an investor, adviser and former capital markets executive with 15 years of experience in New York City. Until June 2022, he was an Executive Director with Bank of America Securities. His core competency includes originating, structuring and distributing global capital markets offerings. Mr. Lakoubay has recently relocated to Buenos Aires, Argentina, with his wife and two children, where he continues to advise non-profit foundations, Web3 ventures and consumer startups. Since 2022, Malik and his family are proud owners of Domaine de Manzac, a 1890 estate turned into a French luxury countryside getaway, Malik holds a Master in Management from HEC Paris business school and a BA in Economics from Ozenne School, France.

Ezequiel Lopez Zubiri is a dynamic entrepreneur and Co-Founder of three thriving companies: Buenos Aires Players, Spirit Kite Beach, and Elefante Developments. Leveraging his business acumen and unconventional thinking, Ezequiel has turned these startups into solid companies, driving growth and contributing significantly to the sports and entertainment industries. He is a highly skilled Kitesurf and Wingfoil Instructor, blending his passion for adventure with his talent for instruction, and living proof that with passion and perseverance the extraordinary is possible.
Our team is leading the greatest shift toward bio evolution living on the planet.

WHO WE ARE

Developer, Masterplanning, Architecture & Landscaping
- ROSBACO
- DEF
- M2
- PABLO LUNA STUDIO
- ECOMIMESIS

Regenerative Design
- REGENESIS
- SEVA INSTITUTE

Marketing & Communication
- CONWAY & PARTNERS
- PROFILE
- MARCELO MAGLIONE