



Rua Juiz Alberto Nader, 11. Charitas, Niterói
Entrega Novembro 2027
TABELA: DEZEMBRO 2025



UNIDADE	TIPOLOGIA	M ²	VAGA	VALOR	Entrada	Entrada 30D	Entrada 60D	20 Mensais	3 Semestrais	Financiamento
2 QUARTOS COM VAGA										
209	2QUARTOS	87,22	1 R\$	1.318.970,36	R\$ 131.897,04	R\$ 26.379,41	R\$ 26.379,41	R\$ 5.275,88	R\$ 42.866,54	R\$ 857.330,73
309	2QUARTOS	88,85	1 R\$	1.353.378,29	R\$ 135.337,83	R\$ 27.067,57	R\$ 27.067,57	R\$ 5.413,51	R\$ 43.984,79	R\$ 879.695,89
409	2QUARTOS	90,46	1 R\$	1.387.786,21	R\$ 138.778,62	R\$ 27.755,72	R\$ 27.755,72	R\$ 5.551,14	R\$ 45.103,05	R\$ 902.061,04
609	2QUARTOS	93,32	1 R\$	1.456.602,05	R\$ 145.660,21	R\$ 29.132,04	R\$ 29.132,04	R\$ 5.826,41	R\$ 47.339,57	R\$ 946.791,33

DUPLEX COM VAGA										
102	DUPLEX SALA&QUARTO	49,86	1 R\$	842.994,11	R\$ 84.299,41	R\$ 16.859,88	R\$ 16.859,88	R\$ 3.371,98	R\$ 27.397,31	R\$ 547.946,17
103	DUPLEX SALA&QUARTO	49,94	1 R\$	848.728,76	R\$ 84.872,88	R\$ 16.974,58	R\$ 16.974,58	R\$ 3.394,92	R\$ 27.583,68	R\$ 551.673,69
104	DUPLEX SALA&QUARTO	50,23	1 R\$	854.463,41	R\$ 85.446,34	R\$ 17.089,27	R\$ 17.089,27	R\$ 3.417,85	R\$ 27.770,06	R\$ 555.401,22
105	DUPLEX SALA&QUARTO	50,23	1 R\$	860.198,06	R\$ 86.019,81	R\$ 17.203,96	R\$ 17.203,96	R\$ 3.440,79	R\$ 27.956,44	R\$ 559.128,74
106	DUPLEX SALA&QUARTO	50,23	1 R\$	865.932,72	R\$ 86.593,27	R\$ 17.318,65	R\$ 17.318,65	R\$ 3.463,73	R\$ 28.142,81	R\$ 562.856,27
107	DUPLEX SALA&QUARTO	50	1 R\$	871.667,37	R\$ 87.166,74	R\$ 17.433,35	R\$ 17.433,35	R\$ 3.486,67	R\$ 28.329,19	R\$ 566.583,79
108	DUPLEX SALA&QUARTO	49,67	1 R\$	877.402,03	R\$ 87.740,20	R\$ 17.548,04	R\$ 17.548,04	R\$ 3.509,61	R\$ 28.515,57	R\$ 570.311,32
109	DUPLEX 2 QUARTOS	98,7	1 R\$	1.261.623,83	R\$ 126.162,38	R\$ 25.232,48	R\$ 25.232,48	R\$ 5.046,50	R\$ 41.002,77	R\$ 820.055,49
110	DUPLEX + 2 QUARTOS + SPA	84,76	1 R\$	1.261.623,83	R\$ 126.162,38	R\$ 25.232,48	R\$ 25.232,48	R\$ 5.046,50	R\$ 41.002,77	R\$ 820.055,49
111	DUPLEX SALA&QUARTO + SPA	64,04	1 R\$	894.605,99	R\$ 89.460,60	R\$ 17.892,12	R\$ 17.892,12	R\$ 3.578,42	R\$ 29.074,69	R\$ 581.493,89

STUDIOS SEM VAGA										
201	STUDIO	35,86	0 R\$	516.118,84	R\$ 51.611,88	R\$ 10.322,38	R\$ 10.322,38	R\$ 2.064,48	R\$ 16.773,86	R\$ 335.477,25
202	STUDIO	35,18	0 R\$	516.118,84	R\$ 51.611,88	R\$ 10.322,38	R\$ 10.322,38	R\$ 2.064,48	R\$ 16.773,86	R\$ 335.477,25
203	STUDIO	35,18	0 R\$	516.118,84	R\$ 51.611,88	R\$ 10.322,38	R\$ 10.322,38	R\$ 2.064,48	R\$ 16.773,86	R\$ 335.477,25
204	STUDIO	35,18	0 R\$	516.118,84	R\$ 51.611,88	R\$ 10.322,38	R\$ 10.322,38	R\$ 2.064,48	R\$ 16.773,86	R\$ 335.477,25
205	STUDIO	35,18	0 R\$	516.118,84	R\$ 51.611,88	R\$ 10.322,38	R\$ 10.322,38	R\$ 2.064,48	R\$ 16.773,86	R\$ 335.477,25
211	STUDIO	31,59	0 R\$	470.241,61	R\$ 47.024,16	R\$ 9.404,83	R\$ 9.404,83	R\$ 1.880,97	R\$ 15.282,85	R\$ 305.657,05
212	STUDIO	35,84	0 R\$	493.180,22	R\$ 49.318,02	R\$ 9.863,60	R\$ 9.863,60	R\$ 1.972,72	R\$ 16.028,36	R\$ 320.567,14
301	STUDIO	35,86	0 R\$	527.588,15	R\$ 52.758,82	R\$ 10.551,76	R\$ 10.551,76	R\$ 2.110,35	R\$ 17.146,61	R\$ 342.932,30
302	STUDIO	35,18	0 R\$	527.588,15	R\$ 52.758,82	R\$ 10.551,76	R\$ 10.551,76	R\$ 2.110,35	R\$ 17.146,61	R\$ 342.932,30
303	STUDIO	35,18	0 R\$	527.588,15	R\$ 52.758,82	R\$ 10.551,76	R\$ 10.551,76	R\$ 2.110,35	R\$ 17.146,61	R\$ 342.932,30
304	STUDIO	35,18	0 R\$	527.588,15	R\$ 52.758,82	R\$ 10.551,76	R\$ 10.551,76	R\$ 2.110,35	R\$ 17.146,61	R\$ 342.932,30
310	STUDIO	33,58	0 R\$	447.302,99	R\$ 44.730,30	R\$ 8.946,06	R\$ 8.946,06	R\$ 1.789,21	R\$ 14.537,35	R\$ 290.746,94
311	STUDIO	31,59	0 R\$	470.241,61	R\$ 47.024,16	R\$ 9.404,83	R\$ 9.404,83	R\$ 1.880,97	R\$ 15.282,85	R\$ 305.657,05
312	STUDIO	35,84	0 R\$	493.180,22	R\$ 49.318,02	R\$ 9.863,60	R\$ 9.863,60	R\$ 1.972,72	R\$ 16.028,36	R\$ 320.567,14
401	STUDIO	35,86	0 R\$	539.057,45	R\$ 53.905,75	R\$ 10.781,15	R\$ 10.781,15	R\$ 2.156,23	R\$ 17.519,37	R\$ 350.387,34
402	STUDIO	35,18	0 R\$	539.057,45	R\$ 53.905,75	R\$ 10.781,15	R\$ 10.781,15	R\$ 2.156,23	R\$ 17.519,37	R\$ 350.387,34
411	STUDIO	31,59	0 R\$	470.241,61	R\$ 47.024,16	R\$ 9.404,83	R\$ 9.404,83	R\$ 1.880,97	R\$ 15.282,85	R\$ 305.657,05
412	STUDIO	35,84	0 R\$	493.180,22	R\$ 49.318,02	R\$ 9.863,60	R\$ 9.863,60	R\$ 1.972,72	R\$ 16.028,36	R\$ 320.567,14
501	STUDIO	35,86	0 R\$	550.526,76	R\$ 55.052,68	R\$ 11.010,54	R\$ 11.010,54	R\$ 2.202,11	R\$ 17.892,12	R\$ 357.842,39
511	STUDIO	31,59	0 R\$	481.710,92	R\$ 48.171,09	R\$ 9.634,22	R\$ 9.634,22	R\$ 1.926,84	R\$ 15.655,60	R\$ 313.112,10
612	STUDIO	35,84	0 R\$	516.118,84	R\$ 51.611,88	R\$ 10.322,38	R\$ 10.322,38	R\$ 2.064,48	R\$ 16.773,86	R\$ 335.477,25
711	STUDIO	31,59	0 R\$	504.649,53	R\$ 50.464,95	R\$ 10.092,99	R\$ 10.092,99	R\$ 2.018,60	R\$ 16.401,11	R\$ 328.022,19
712	STUDIO	35,84	0 R\$	527.588,15	R\$ 52.758,82	R\$ 10.551,76	R\$ 10.551,76	R\$ 2.110,35	R\$ 17.146,61	R\$ 342.932,30
810	STUDIO	33,58	0 R\$	516.118,84	R\$ 51.611,88	R\$ 10.322,38	R\$ 10.322,38	R\$ 2.064,48	R\$ 16.773,86	R\$ 335.477,25
811	STUDIO	31,59	0 R\$	539.057,45	R\$ 53.905,75	R\$ 10.781,15	R\$ 10.781,15	R\$ 2.156,23	R\$ 17.519,37	R\$ 350.387,34
812	STUDIO	35,84	0 R\$	561.996,07	R\$ 56.199,61	R\$ 11.239,92	R\$ 11.239,92	R\$ 2.247,98	R\$ 18.264,87	R\$ 365.297,45

NOTAS: 1) TODOS OS VALORES ESTÃO EXPOSTOS EM REAIS 2) A PARCELA DO SINAL SERÁ FIXA 3) VERIFIQUE ATUALIZAÇÃO DAS DEMAIS PARCELAS E SEU CONTRATO 4) OS CUSTOS PARA OBTEN FINANCIAMENTO BANCÁRIO, INCLUINDO ITBI, RGI, E DEMAIS TAXAS E ENCARGOS, SÃO DE RESPONSABILIDADE DO CLIENTE 5) ESTA TABELA DE PREÇOS PODERÁ SER ALTERADA PELO INCORPORADOR SEM AVISO PRÉVIO 6) EMPREENDIMENTO COM PATRIMÔNIO DE AFETAÇÃO. 7) DATA PREVISTA PARA CONCLUSÃO DA OBRA: 30/11/2027.