

Invest Brasil

Guide For Real Estate Investment Opportunities

Brazil is focusing on a new cycle of sustainable growth, based on an extensive adjustment process and the adoption of measures to improve competitiveness and productivity.

The launching of this first edition of Guide on Land Investment Opportunities is aimed to support this new cycle of growth by identifying investment opportunities in the state of Alagoas.

The guide presents trustworthy, systematized and high level information to foreign investors about gaining a good return on investments.

Brazil offers a safe and outstanding investment environment, full of varied business opportunities. In the past years, Brazil has consolidated its position as a strong and attractive global player with a high degree of economic diversification. The country is currently the tenth largest economy in the world. With a privileged location in the east-central part of South America, it borders almost all other South American countries.

This allows companies to easily access Latin American and world markets. A stable financial system, tradition of respect for contracts and huge domestic market make Brazil a safe place for investment.

Alagoas is strategically located between two economic and population centers of Brazil's fastest-growing region, the Northeast.

The state benefits from an environment propitious to receive investment.

The state also has economic hubs well-suited to receiving companies .

Furthermore, it is worth taking into account the state's competitive advantages in energy, infrastructure and logistics infrastructure, including 2,402km of federal roads considered in good or excellent condition.

In addition, the state's human capital consists of a large number of competent professionals with technical training and university education in a wide array of areas.



Alagoas as one of the most attractive destinations in Brazil. Real estate market continues to expand and contributes a great amount to the states economic development.

With the growth of the real estate market its ideal for those looking for a place to live or invest, thereby generating thousands of direct and indirect jobs in the state, in addition to contributing significantly to the collection of municipal and state taxes.

In full expansion with paradisiacal landscapes and a growing demand for real estate, both from Alagoas residents and from outside investors, the sector has become a key part of the state's development.

The capital Maceió, for example, is among the cities with the highest real estate appreciation in the country, experiencing a good moment and standing out on the national scene.

The segment in Alagoas, especially in Maceió, has shown growth in recent years, driven mainly by tourism, infrastructure and quality of life.

According to the economist, the outlook for this year and next is for this phenomenon to continue. Firstly due to investment from Brazilians living in other states and secondly foreigners.

Since 2021 there is a massive investment by companies in new condominiums and loteamentos. With a leisure-oriented profile close to beaches and lagoons in the north and south coastal municipalities of Alagoas.



How to Invest in Land

Buying a big tract of undeveloped land is an option open to the wealthiest investors. People with a more modest stake can earn a reasonable return by investing in land that is already realizing its potential.

Sub-division land:

Investing in small subdivision developments has become an increasingly popular strategy for real estate investors looking to diversify their portfolios and capitalize on high returns.

Small subdivision developments involve dividing larger pieces of land into smaller lots for residential or commercial purposes. This allows developers to create individual homes or commercial buildings that can be sold or rented out for a steady stream of income.

Investing in small subdivision developments offers several advantages for investors. One of the key benefits is the relatively low initial investment expenditure required compared to large-scale real estate projects.

The lower upfront costs make these developments accessible to a wider range of investors and allow for greater diversification of investment portfolios.

Furthermore, small subdivision developments provide the opportunity for investors to generate multiple streams of income.

For example, an investor who purchases a piece of land and develops it, just into individual lots will earn sale income from each individual lots. Creating yet again a steady cash flow to offset the initial investment costs and provide a consistent return on investment.



Individual Lots: Residential or commercial lots may be a better choice as it offers a feasible entryway into land investment because an unlimited number of opportunities can be structured to meet an investor's capital and time constraints.

Investing in a lote of land in a Brazilian condominium, loteamento or residential can be a strategic financial move, especially considering the potential for appreciation and demand for housing in the region.

Brazil's real estate market, particularly residential land, offers a promising investment avenue. Condominiums, with their amenities and security, are increasingly popular in Brazil, making land within them attractive to buyers. Investing in a lote of land for a condominium, loteamento or residential under

construction by the sub-division developer provides an early entry investment opportunity that ensures you purchase at the lowest price and have the potential to earn the highest returns.

As construction progresses and major development milestones are reached, your investment will significantly increase in value. Plus you have the option to build on your lote to earn addition revenue through rental income.

Big sub-division developers offer the availability of interest free payment options from just 10% deposit of total value. Sometimes even less and also zero deposit. Also if you buy a lote of minimum 258m². Then divide that lote into two individual lotes and sell each you can also gain a good profit from your initial investment.

Conclusion: There are several variables to be identified that transformed Brazil into an even more favorable investment destination.

With significant returns and an advantageous currency exchange rate, 2025 appears to be the year to invest in Brazil real estate. Demand is currently strong from both foreign investors and Brazilian domestic purchasers.

The stock exchange in Brazil has seen a marked increase in buyers. It now has over 3,2 million individual and corporative investors, five times higher than four years ago. The devaluation and depreciation of the Brazilian Real is another reason behind the elevated interest from international investors in the Brazilian real estate market.

Brazil real estate also offers a cheaper and much more accessible option compared to properties worldwide.

A survey by Numbeo found that Rio de Janeiro and Sao Paulo were among the more affordable locations. While a square metre in the most expensive city (Hong Kong) cost US\$ 32,000, prices stood at US\$ 2,084 in Sao Paulo (in 287th position) and at US\$ 1,778 in Rio de Janeiro (330th position).of 500 cities in October last year.

Multilateralism, open markets and attractiveness for foreign private and corporative investors. Brazil is considered the most stable and crisis-resistant country in Latin America.

With low cost of living and maintenance in comparison to Europe



Analysts point to the double profit potential for foreign investors. They stand to benefit from the recovery of the Brazilian Real against the US Dollar and natural appreciation in the value of property, reinforced by geopolitical and institutional stability.

Hand-in-hand with the surge in demand for property goes the increase for secondary homes. Northeast Brazil is a particular hotspot for investment in this type of property and analysts expect the trend to strengthen during 2024 and 2025.

There is a favorable projection for high-end purchases, according to the Brazilian Chamber of Industry and Construction (CBIC). It is estimated that sales of residential properties will grow to 14 % in 2025. High and medium-standard homes are identified as the main responsible for this increase.

The main reasons why Brazil can nowadays be considered one of the world's best investment opportunities include, amongst others, a solid and shock-resilient economy, a clean energetic matrix and a large domestic market. As the world's ninth or tenth largest economy Brazil also plays a leading role in Latin American economy and politics, standing out with increased attractiveness in the global scene.

Our Services: Alagoas north east Brazil offers a safe and outstanding investment environment and we consider it our task to introduce international investors to the best available opportunities, based on professional consultancy and a wide range of services.

One of our principal goals is to create long-term value and build trusting relationships with our clients. To this end, we provide as many safeguards as possible when investing in property. We offer investors opportunities that we are absolutely confident will make a solid and sustainable return on investment. Depending on available capital at the time, we invest our own money first as evidence to investors of highly profitable Investments.

We can find investors a diverse mix of real estate investment options which can be from as little as a few thousand USD.

All property investments offered by Migjonela are freehold with full title deed. Investors in any of our opportunities are therefore guaranteed 100% ownership of their asset and are provided with all the necessary paperwork and ownership documentation.

We encourage transparency and openness continually sharing regular updates, images and market reports. We do not partner with foreign exchange money transfer services. Be cautious of real estate investment companies who partner or advise what money transfer services to use. Can be used for small transfers few hundred USD.

We assist our clients by having a bank account in Brazil to receive their transfers from abroad. Transfers fees will be a little higher but the quality of service will always be more secure than an online transfer service.

Our inspection trips allow investors to see their investment of interest. Our representative will accompany you throughout the trip and be on hand to answer all your queries. Languages spoken are portuguese, english, french and spanish.

The Brazilian government is actively encouraging foreign investment and one of its initiatives is the Real Estate Investment Visa. This allows foreign investors to purchase real estate assets and obtain a permanent visa.

Investors can do this by investing in land or property located in an urban area and can be spread across multiple assets. The minimum investment amount for

North and Northeast Brazil is R\$700,000 which is R\$ 300,000 less than other areas in Brazil. Which subsequently benefits to the real estate market in the region. Brazil will always be a buyer's market, offering opportunities to acquire land at favourable prices.

" Buy land, they're not making it anymore "

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