

PORTO MARAVALLEY

A decorative graphic on the left side of the slide. It features a vertical column of colored squares: white, black, light blue, green, white, orange, light blue, and dark blue. To the right of these squares is a network of thin white lines connecting small white dots, forming a geometric pattern across the blue background.

RIO AS THE CAPITAL OF INNOVATION
AND HAPPINESS

City Hall of Rio de
Janeiro

Economic development,
innovation and
simplification

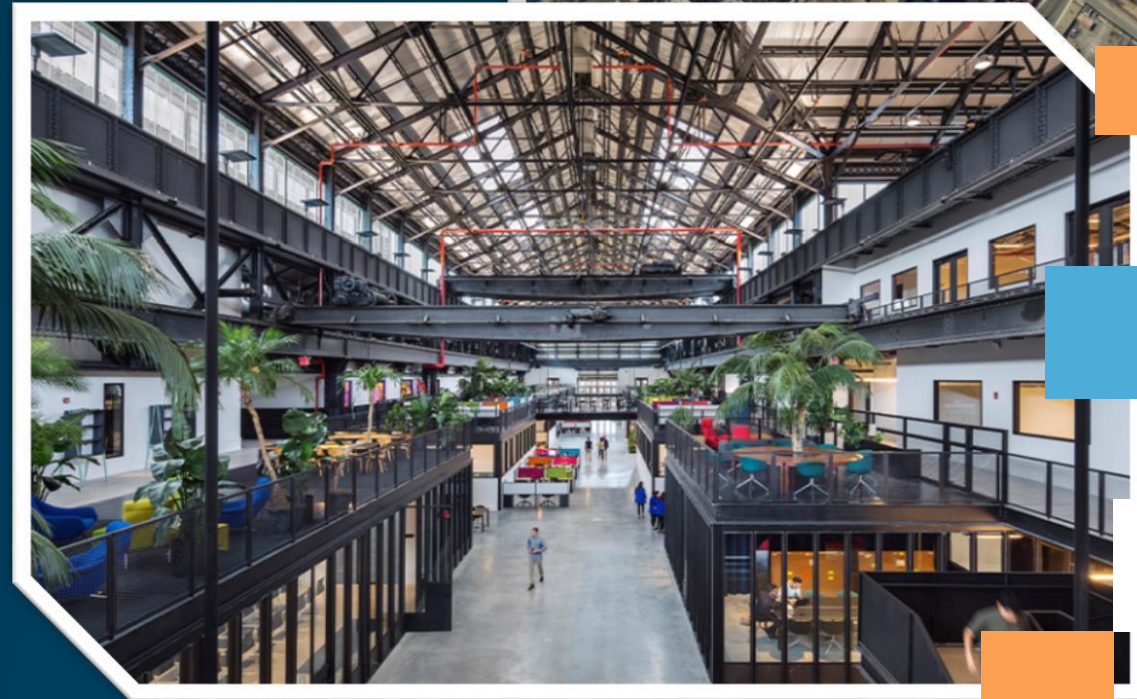
INVEST.Rio

A NEW REALITY

THE WORLD GROWS FROM INNOVATION

BROOKLYN NAVY YARD

- LARGEST TECHNOLOGY CLUSTER OF NY OUTSIDE OF MANHATTAN
- MOVES USD 3 BILLION/YEAR
- 520 TECH AND DESIGN COMPANIES
- 310,000m²
- 20,000 JOBS



1980



**SHENZHEN CITY, IN CHINA, WAS COMPLETELY REVOLUTIONIZED
BY THE INNOVATION PROCESS**

2015



THE WORLD HAS ALREADY FIGURED IT OUT

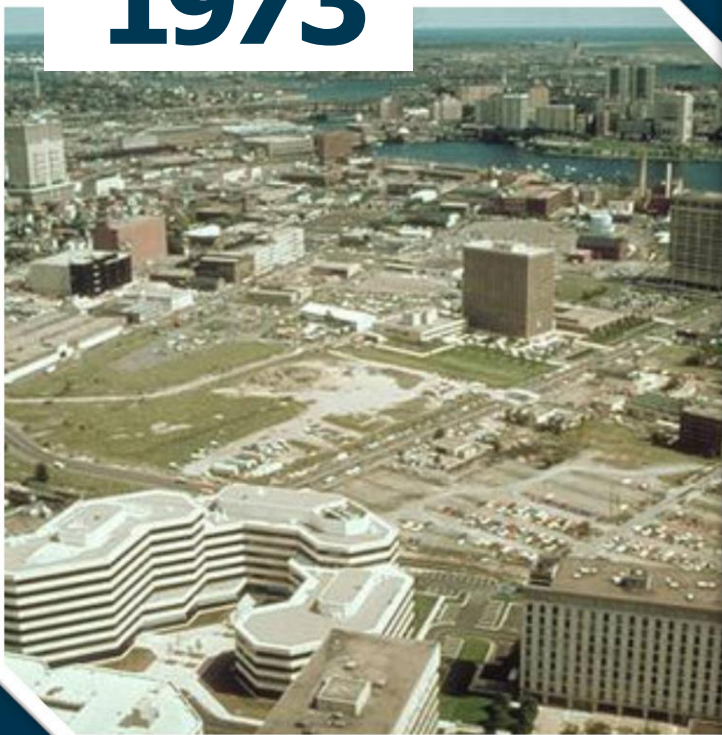
**IN LONDON, THE RISE OF THE STARTUPS
HAS NOT ONLY STIMULATED THE TECH
SECTOR, BUT ALSO THE REAL ESTATE
MARKET**



GLOBAL BENCHMARKING | KENDALL SQUARE/MIT

INNOVATION ECOSYSTEM WHICH TAUGHT THE WORLD ABOUT THE TRANSFORMING POWER OF STARTUPS.

1973



2010



**30,200 ACTIVE
COMPANIES**

4.6 MILLION EMPLOYED PEOPLE

\$ 1.9 TRILLION OF ANNUAL REVENUE

ALL IN ONE SINGLE PLACE PORTO MARAVALLEY

PORTO
MARAVALLEY

We will bring together the best education, the top investors, the most *carioca* (it means “from Rio”) entrepreneurs and the most advanced technology in the best city of the world.



WHAT WE WANT TO SOLVE



**LOW CONVERSION
OF ACADEMIC ACTIVITY
INTO BUSINESS**



**ABSENCE OF A
COMMUNITY
MEETING POINT**



**LACK OF STARTUPS
IN THE CITY**



**GAP IN THE TECH
WORKFORCE
TRAINING**



ICATU

enel

Bolder



amil



americanas



MAYER
BROWN

PATEO
NAZARETH



TECH SERVICE TAX

Reduction of the service tax rate from 5% to 2% for **tech and innovation** companies settled in the **Maravalley Port** region.

EASY ACCESS TO THE REGION



TERMINAL GENTILEZA
*(KINDNESS
TRANSPORT
TERMINAL)*



VLT
(TRAMWAY)



INFRASTRUCTURE FOR RIO'S FASTEST INTERNET



REAL ESTATE DEVELOPMENT



PORT 2022

REAL ESTATE DEVELOPMENT



6 NEW CONDOS

15,000 NEW RESIDENTS
RESIDENTS

STARTING IN 2024

IMPA (*Institute of Pure and Applied Mathematics*)

THE MARAVALLEY PORT WILL HAVE THE GREATEST OF ALL DIFFERENTIALS IN A BRAZILIAN HUB

▶ A UNIVERSITY OF **EXCELLENCE** IN THE PORT'S HEART.

▶ **EXTREMELY QUALIFIED** HUMAN RESOURCES.

▶ A DEGREE EXCLUSIVELY FOCUSED ON
TECH AND INNOVATION.



INNOVATION HUB

IMPACT TARGETS:

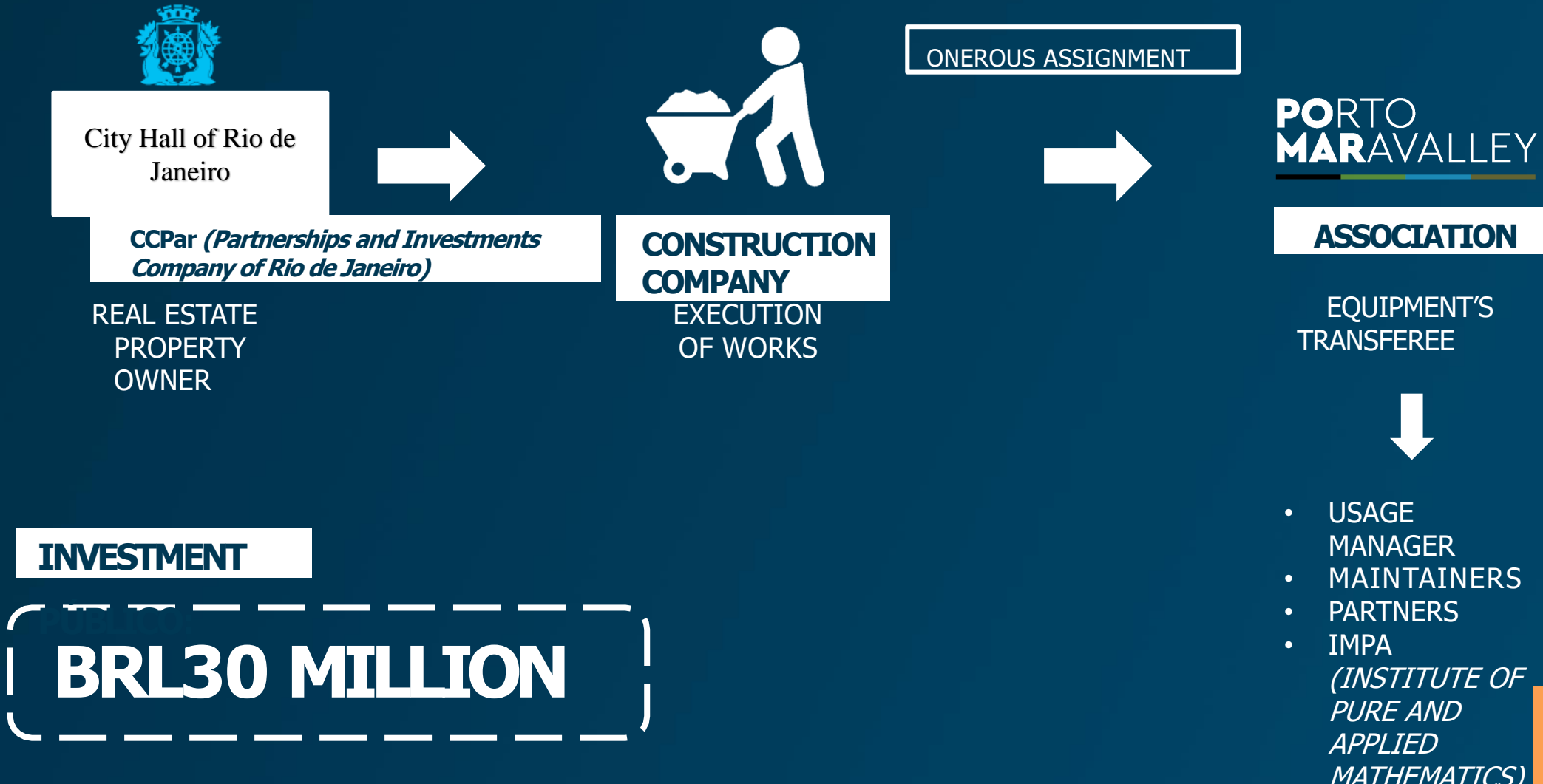
- ▶ OVER 200 STARTUPS
- ▶ 1,000 ENTREPRENEURS
- ▶ OVER 5,000 JOBS
- ▶ FUTURE NOBEL PRIZE

10 VERTICAL

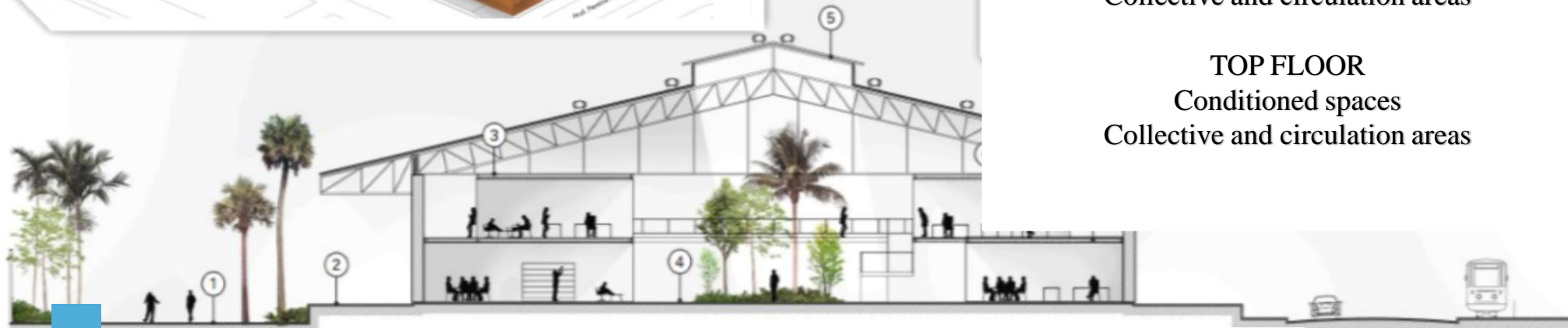
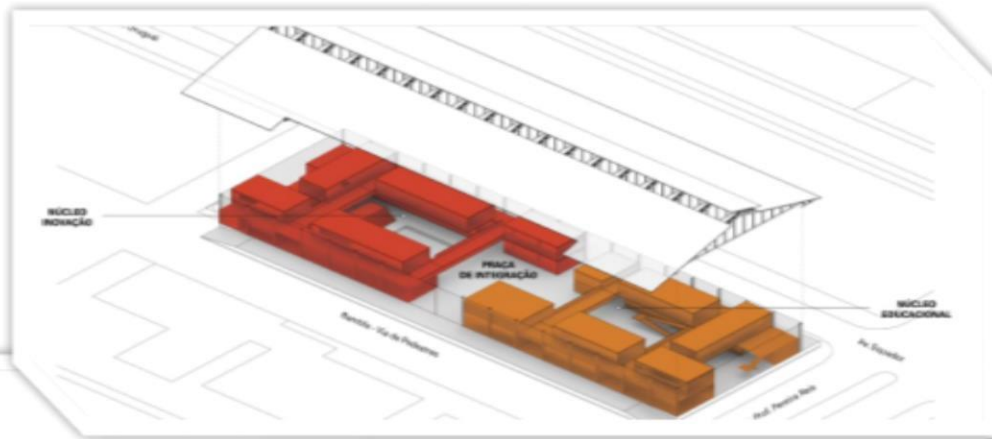
- ▶ POWER
- ▶ BIOTECH
- ▶ TECH
- ▶ FINANCES
- ▶ HEALTH
- ▶ RETAIL
- ▶ EDUCATION
- ▶ TELECOM
- ▶ TOURISM
- ▶ CREATIVE ECONOMY



MODELING



ARCHITECTURE



Maravalley balconies

Maravalley Port's
Warehouse

Maravalley balconies

Via Binário - Av. Equador
+ VLT

SUMMARY TABLE:

WAREHOUSE AREA (Ground Floor)

Educational Program
Innovation Program

Total

OCCUPATION BY FLOOR

GROUND FLOOR

Integration area
Conditioned spaces
Collective and circulation areas

TOP FLOOR

Conditioned spaces
Collective and circulation areas

THE PROJECT



COMPANIES THAT HAVE BEEN PART OF THE PROJECT

AMERICANAS

INSTITUTO DE MOBILIDADE E DESENVOLVIMENTO SOCIAL (*MOBILITY AND SOCIAL DEVELOPMENT
INSTITUTE*)

INSTITUTO VISAGIO (*VISAGIO INSTITUTE*)

MOVIMENTO BRASIL COMPETITIVO (*COMPETITIVE BRAZIL MOVEMENT*)

REDE DOR

TRANSFERO



PORTO MARAVALLEY



- ▶ **INNOVATION**
- ▶ **WEALTH GENERATION**
- ▶ **INVESTMENTS**
- ▶ **EDUCATION**
- ▶ **JOB**
- ▶ **URBAN RENEWAL**
- ▶ **ECONOMIC DEVELOPMENT**

THE CITY OF RIO DE JANEIRO IS CONNECTED AT MARAVALLEY PORT

THANK YOU

