



SANTOS DUMONT
AERONAUTICAL CONDOMINIUM



A MODERN PROJECT FOR WHO WAS BORN TO FLY

MADE SPECIALLY FOR
YOU TO ACHIEVE
YOUR DREAMS AND
BUSINESS WITH TOTAL

In large spaces of 520 m² to
1544 m² will be possible to
have your own hangar,
while you enjoy all infrastructure
and comfort of a space idyllic
that it's possible to be
personalized for your lifestyle.

An unique project beside the
biggest metropole of latin
america that counts with
infrastructure for those who
want tranquility, finesse and

GET TO KNOW SOME
DIFFERENTIALS OF THIS
PROJECT AND FIND OUT
THIS LIFESTYLE IS
DESIGNED FOR YOU.

Visit: www.sndd.com.br


SANTOS DUMONT
AERONAUTICAL CONDOMINIUM







A DIFFERENT CONCEPT FROM ANY OTHER AERONAUTICAL

THE SANTOS DUMONT
AERONAUTICAL CONDOMINIUM
ARRIVES IN CAMPINAS REGION
IN ELIAS FAUSTO CITY WITH AN
EXCLUSIVE AND SPECIALLY
PLANNED PROPOSAL FOR THOSE
WHO LOOK TO OPTIMIZE THE
DAY-BY-DAY WITHOUT GIVING
UP ON COMMODITY AND SOPHISTICATION.

With its unique structure located
in an area of 780 thousand m²,
the project was created in a different
plots format providing your own
multiuse space and being absolutely
flexible to your necessities, for professional,
leisure or both uses, connecting
people, lifestyle and your businesses.

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23°04'05" S, 47°19'26" W

**PRIVILEGED
LOCALIZATION
FOR THOSE
WHO ENJOY
AVIATION.**

Located in the subdistrict of cardeal, in elias fausto county, 8km of indaiatuba city. Santos dumont has an excellent topography free of obstacles, 11 miles away of viracopos airport.

BESIDES OF AN EXCELLENT LOCALIZATION, THE AIRPLANES IN TAKE- OFF AND LANDING OPERATIONS DON'T NEED AUTHORIZATION FROM THE ATC CONTROLLER, BECAUSE THEY ARE IN CLASS GOLF AIRSPACE.



NEARBY CITIES

- INDAIATUBA | 8 KM
- CAMPINAS | 28 KM
- ITU | 30 KM
- VALINHOS | 31 KM
- VINHEDO | 34 KM
- AMERICANA | 51 KM
- PIRACICABA | 60 KM
- SOROCABA | 62 KM
- JUNDIAÍ | 70 KM
- ATIBAIA | 105 KM
- SÃO PAULO | 127 KM

About ELIAS FAUSTO:

The city, considered very prosperous, has approximately 18,000 inhabitants (17,936) and is located in the metropolitan region of Piracicaba, which is undergoing rapid commercial and housing development.

MAIN HIGHWAYS

- Highway Castelo Branco
- Highway Dom Pedro I
- Highway Anhanguera
- Highway Bandeirantes

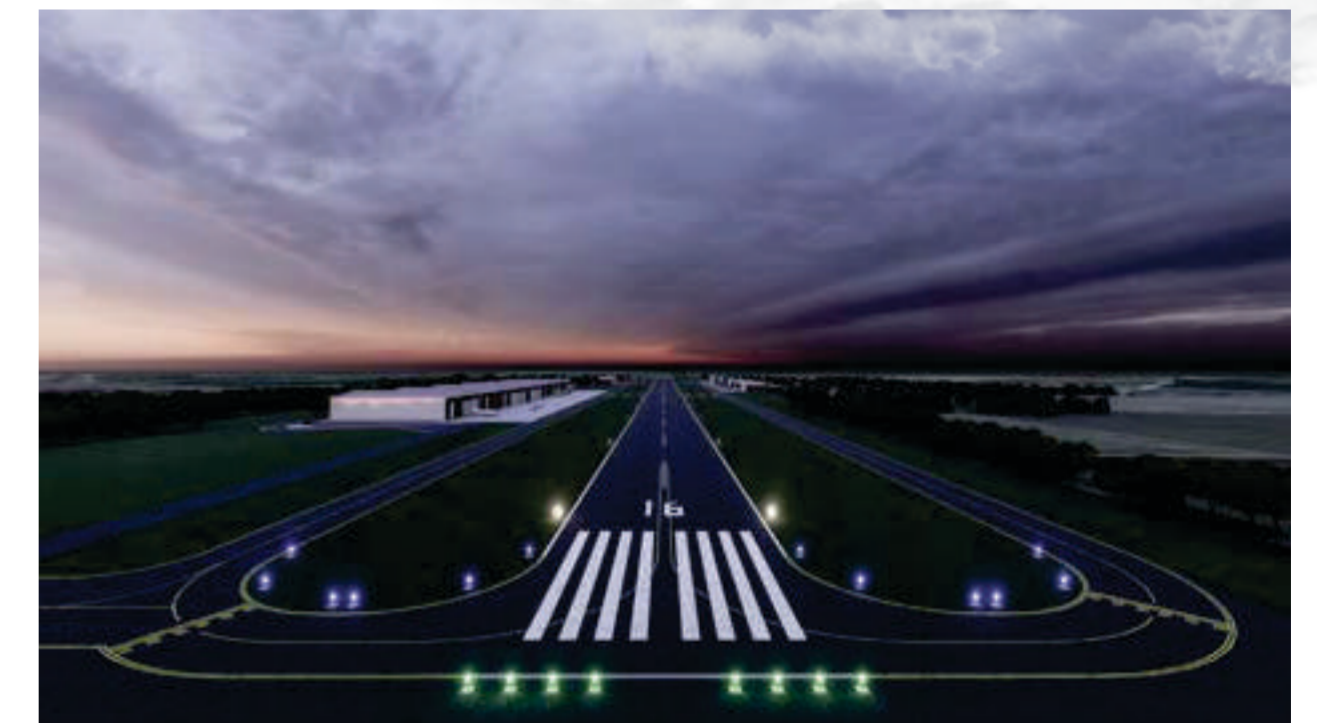




WHO CHOOSES THE DEPARTURE AND ARRIVAL TIME IS YOU.

THE AERONAUTICAL CONDOMINIUM
WILL HAVE OPERATION DURING
24 HOURS IN NIGHT OPERATION VFR.

The excellent methereological
Conditions of the region is a
Great differential, providing
Good visual conditions
During the whole year.



HOW DOES IT WORK?

The night marking could be activated
remotely from the airplane, coming from
an innovative and sustainable system,
using solar energy with low consumption
and monitored via telemetry 24 hours a day.

GET TO KNOW
THE PLOTS
AND CHOOSE
IT ACCORDING
TO YOUR
LIFESTYLE.

THE SANTOS DUMONT
CONDOMINIUM PLOTS
NUMBER IN 285 UNITS.



STANDARD PLOTS

Variable sizes from 520 to 1544 m².
The plots of this category
Accommodate hangars from 272 m² on,
Following the architetonic standards
Of the building rules.

AIMED AT EXPERIMENTAL,
SINGLE AND MULTI-ENGINE
AIRPLANES.

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TAXIWAY PLOT

Variable sizes from 938 to 1,654 m².

The plots of this category have Premium localization with direct Access to the main taxiway, Accommodating hangars of 650 m²

AIMED AT TURBO PROP AND JET AIRPLANES,
AND HELICOPTERS.

BUSINESS PLOTS

The condominium disposes of 19 plots

With business rent of variable sizes

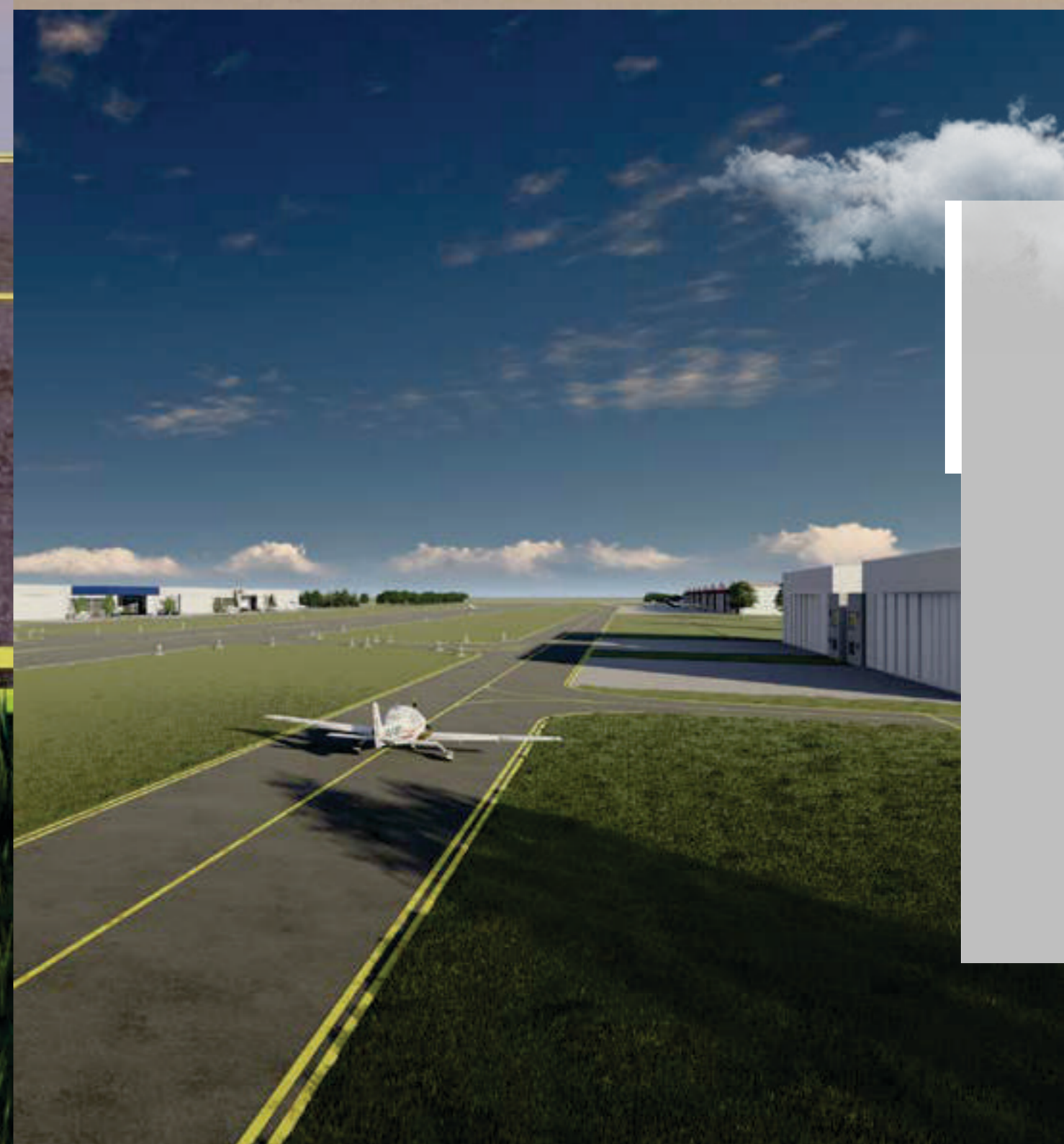
From 1,077 m² to 4,282 m².



AUXILIARY TAXIWAYS

All taxiways are independent of vehicles and people traffic ways providing a great level of security for the users.

Taxiway net assists all plots providing fast access and safe for the take-off and landing operations.



MAIN TAXIWAYS

Both runway parallel taxiways provide commodity and time optimization with fast exits along the runway, making the traffic clearance fast.

GET TO KNOW YOUR RUNWAY AND TAKE OFF TO THE INFINITY OF POSSIBILITIES.

The runway is 1,200m long and 30m wide,
paved and marked for the night VFR operation.

SNDD

ICAO

SNDD – GENERAL INFORMATION:

TYPE: Aerodrome
Operation: VFR NOT
Latitude: 23° 4' 5" S
Longitude: 47° 19' 26" W
Elevation: 654 M/2146 FT
Thresholds: 16-34
Runway length: 1,200m
Width: 30m

CERTIFICATIONS:

ANAC
DEFENSE MINISTER – Airforce
Elias Fausto City Hall
CETESB
Housing Secretary – GRAPROHAB



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SANTOS DUMONT
AERONAUTICAL CONDOMINIUM



A NEW SPACE IS
WAITING FOR YOU,
SAFE, PRACTICAL,
PRIVATE AND
COMFORTABLE.

The plot urban project was thought and designed in accordance with technical airplane necessities, the various hangar types serve experimental aviation, single and multi engine, turbo prop, jet and helicopters.





HANGAR STANDARD PLOT

- Plot from: 520m²
- Hangar from 195m²
- 24 hours operation



This concept was developed thinking of your hangar personalization and annexes, such as office, leisure, and housing, inside the standard and architectural rules of building.

**ALL STANDARD
PLOTS HAVE
TAXIWAY ACCESS
INDEPENDENT OF
VEHICLES AND
PEOPLE WAYS.**

HANGAR PLOT TAXIWAY

- Plot from 938m²
- Executive hangars from 650 m²
- 24 hours operation
- In front of the runway
- Parking lot



In front of the runway, these plots were developed for turbo prop and jet airplanes, and helicopters can operate with more safety and autonomy.

THESE HANGARS CAN HAVE ACCOMODATIONS, OFFICES, CREW REST LOCATION, OR EVEN DEVELOP A HANGAR HOUSE.



HANGAR BUSINESS PLOT

- Plot from 3.586 m²
- Hangars from 2.132 m²
- 24 hours operation
- In front of the runway
- Parking lot



STRATEGICALLY LOCALIZED,
THEY ARE HANGARS DEVELOPED
FOR COMPANIES THAT OPERATE
VARIOUS AIRPLANES,
MAINTANANCE CENTER, LOGISTIC
COMPANIES, AEROMEDICS
AND OTHERS.

HIGH LEVEL STRUCTURE FOR THOSE WHO KNOW WHAT THEY WANT

High level structure for those who know what they want besides the private space, the aeronautical condominium counts with an external space for events and customers and owners support service.



THE CONDOMINIUM WILL COUNT WITH AN APP TO SUPPORT THE CONDOMINIUM MEMBERS, SHOWING INFORMATION AND SERVICES AVAILABLE 24 HOURS A DAY.



Vehicle
Registration



Visitor
Registration



Visitor
Registration



Visitor
Registration



Hangar
Online

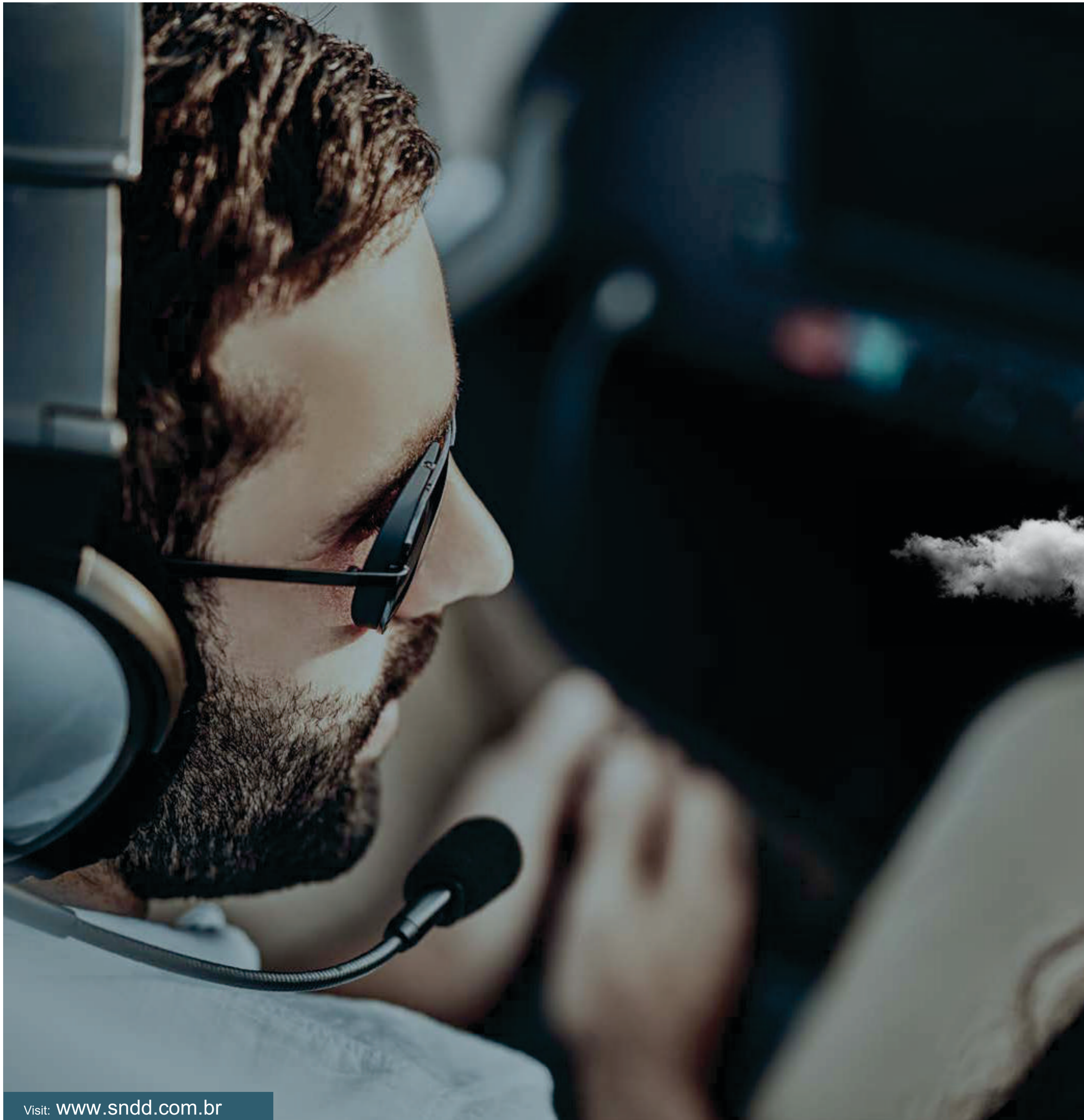


TALKING ABOUT SECURITY...

The Santos Dumont condominium counts with 24 hours entrance and access control, with remote control of the hangars and security cameras that follow all arrival and departures.

Offering even more autonomy for the owners, the condominium counts with AVGAS and JET-A1 refueling service, performed by certified companies.





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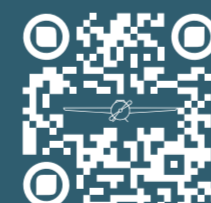




YOU WERE BORN TO FLY

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Incorporação no formato de condomínio de lotes sob registro R07 Matrícula 18.752 03/09/2021 no **Registro de Imóveis** da Comarca de Monte Mor - Aprovação **GRAPROHAB** no formato de condomínio de lotes sob nº 046/2021 - **CETESB** TCRA 9968-2021 e 10437-2021 26/02/2021 - **CETESB** Autorização para supressão nº 0000010696 / 2021 02/03/2021 - **Prefeitura de Elias Fausto** Decreto de Aprovação Municipal 4.655 de 25 de Maio de 2021 aprovando o empreendimento no formato de condomínio de lotes - Autorização **ANAC** - nº 65.000665-2014-72 - Portaria **DECEA** nº 130/ICA, de 30 Maio de 2016 - Aprova o Plano Básico de Zona de Proteção de Aeródromo (PBZPA) e o Plano de Zona de Proteção de Procedimentos de Navegação Aérea (PZPPNA) - **COMAER** Plano Básico Proteção - nº 67609003911-2016-96 - Portaria **ANAC** Nº 2.811/SIA DE 10 DE SETEMBRO DE 2018 inscreve o Aeródromo Privado Condomínio Aeronáutico Santos Dumont sob o código OACI: **SNDD**