

An aerial photograph of an industrial facility, likely a refinery or chemical plant, featuring large storage tanks, processing units, and a complex piping system. The facility is situated in a semi-arid landscape with sparse vegetation. A large, semi-transparent green diagonal overlay covers the right side of the image, serving as a background for the text.

# eco 238

SETE LAGOAS



# Industrial and Logistics Development

**eco 238**  
SETE LAGOAS

*Strategically located in the northern industrial zone of Sete Lagoas, MG, the development covers an area of 4,400,000 square meters, featuring flat land requiring minimal vegetation removal and offering complete infrastructure. It is situated next to renowned companies such as IVECO and AMBEV.*

*Eco 238 is an Industrial and Logistics Development designed for companies seeking high efficiency and agility in their operations.*





## eco238

**1 |** First phase of development has 600,000 m<sup>2</sup>, with **220,000 m<sup>2</sup> of areas available for immediate implementation. Plots starting at 20,000 m<sup>2</sup>.**

**2 |** **More than 3,800,000 m<sup>2</sup> of land available** for the establishment of large industries.

**3 |** Area for residential development.

**4 |** **Campo de Bagatelle Executive Airport.**

 **New access routes approved by DER.**

IVECO

ambev



# WHY Sete Lagoas?

- *Industry is the city's main economic driver*
- *Ample support from the municipal government*
- *Promptness for project approval according to the economic freedom decree*
- *Extensive education network for the training of skilled labor*
- *Railway Terminal with connection to the main ports of Brazil*
- *Optimized logistics with access via BR-040 and MG-424*
- *Proximity to Belo Horizonte (72 km) and Confins International Airport (44 km)*
- *Commercial and Industrial Association (ACI) offers total support for companies*







# Sete Lagoas in numbers



Total Population:  
**230,000** inhabitants

Population in Surrounding  
Municipalities: **434,000** inhabitants

Average Family  
Income

**R\$ 3,384.69**

**YOUNG**  
Workforce

**49%** of the economically  
active population between  
**25 and 39** years old

Education & Training

**47** research and technical/  
higher education institutions





# Why eco 238 SETE LAGOAS ?



*Lands with excellent topography*



*Low need for vegetation clearing*



*Electrical power system (CEMIG) with capacity to meet high demands*



*Water supply via artesian wells or by the municipal utility (SAAE)*



*Telephone and data system with the main operators*



*Piped gas system by the company (GASMIG)*



*First phase of development with a road system designed to handle high traffic*



*Located 12 km from the city center, with easy access via a bypass road*



*Predominantly industrial zone*



*Availability of public transport with regular routes*



# Business

flexibility



## **Built to Suit**

Tailored project  
and long-term  
lease contract.



## **Commercialization of Industrial Land**

starting from 20,000 m<sup>2</sup>.

# High Speed Implementation

## **DSM-Firmenich CASE**

From 0 to 100 km/h in 1 year and 4 months

**06/16/23 - Initial visit**

07/07/23 - Contract signing

10/01/23 - Start of works

**10/17/24 - Inauguration**





↑ BRASILIA



BRAZIL | MINAS GERAIS | SETE LAGOAS




 **Sete Lagoas** City Center – MG

 **Belo Horizonte**

 **Tancredo Neves International  
Airport – Confins**

 **Multilift Rail Terminal**

 **72 km** from Belo Horizonte to Sete Lagoas

# Optimized Logistics

with access via  
**BR-040 and MG-424**

Bypass road

MG-238

MG-424

BR-040

Railway



# First development phase

IVECO

ambev

1 | Sold

8 | MEDCOM  
DISTRIBUIDORA DE MEDICAMENTOS

2 | SETE LAGOS TRANSPORTES  
A solução que você busca

9 | Santa Helena Galpões  
Na medida do seu negócio

3 | RAILOC  
ANDAIMES, ESCORAMENTOS E MAQUINARIA

10 | dsm-firmenich

4 | MMW&A

11 | GREENCAR  
VEÍCULOS ESPECIAIS

5 | VIMASTER  
Produtos para Sinalização Viária

12 | Ecological Park

6 | SG Ompi

13 | Access Road

7 | Available for commercialization  
220,883m<sup>2</sup>



# Why Minas Gerais?

## Strong and Diversified Economy

Historically, Minas Gerais was known for its mineral wealth. Today, it shows strength in strategic sectors such as solar energy, e-commerce, infrastructure, food and beverages, and much more.

## Strategic Geographical Location

Distance in km between Belo Horizonte and the capitals of the Southeast and Federal District (DF):

**BH > SP:** 583.9 km (1h by Plane)

**BH > RJ:** 441.8 km (1h by Plane)

**BH > DF:** 729.0 km (1h by Plane)

## Consumer Potential in Minas Gerais

2nd largest consumer market in the country:

**R\$682 billion**  
in 2023

**10%**  
of the national  
market

## Tax Incentives

Minas Gerais offers innovative solutions for companies that intend to invest or expand in the state. The incentives cover sectoral tax treatments, financing options, professional training, and much more.

Investment Attraction Agency – **Invest Minas**, with strong presence in the state, offering the best RET (Special Tax Regime), one of the lowest ICMS rates in the country, and full support for establishing your company in the state.

## Pro-investment Structure

The state has various entities that work synergistically to meet demands related to implementation, establishment of partnerships, or business expansion.

**JUCEMG**  
Junta Comercial do Estado de Minas Gerais

**CODEMGE**  
Companhia de Desenvolvimento de Minas Gerais

**BDMG**  
BANCO DE DESENVOLVIMENTO  
DE MINAS GERAIS

**GA|MIG**

**CEMIG**

**FAPEMIG**

**COPASA**



# We are Aurea Finvest



We are **investors and developers** of extraordinary Real Estate projects. We were created to build, together with our investors, partners, and collaborators, projects that will leave new legacies for multiple sectors.

A partnership with a track record in various specialties and extensive experience in the real estate and financial markets, guaranteeing assertive and innovative solutions.

## Strategic Management of Real Estate Assets



VALUE CREATION







# eco 238

SETE LAGOAS

## Contact Us

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