



PLAN B BRAZIL

INDEPENDENT INVESTMENT ADVISORY

Hantei Incorporadora — Developer Review 2026

AN ESTABLISHED LUXURY DEVELOPER SINCE 1997

Professional assessment of one of Florianópolis's oldest luxury
developers — track record, projects, reputation, and investor outlook.

PREPARED BY PLAN B BRAZIL

SANTA CATARINA, BRAZIL

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The Short Version

Hantei Incorporadora is one of Florianópolis's oldest luxury developers, in the market since 1997. By the company's own account, it has specialized in the city's luxury segment for over two decades — not a "growing mid-segment" player, as general market overviews sometimes describe it.

1997

founding year

29

years in the market

4,000+

units delivered

7.5/10

Plan B Overall Developer Score

Company Overview

Hantei was founded in January 1997 by Nelson João de Moraes Filho, who remains the company's administrator to this day. Headquartered in the Ratones district of Florianópolis, with a registered share capital of R\$10 million. The company has built over 370,000–570,000 m² (sources vary slightly) and delivered more than 4,000 units.

A DIRECT QUOTE FROM THE COMPANY'S OWN WEBSITE

"For over two decades we at Hantei have been operating in the high-end market, specializing in the luxury segment in Florianópolis. We relentlessly pursue perfection, delivering developments that combine modern design, impeccable quality, and a unique architectural vision."

PORTFOLIO — SPECIFIC PROJECTS

Felipe Moraes Residence Club (João Paulo) — 78 luxury units, 130–164 m², sea and sunset views, named after the founder's son. Águas do Santinho (Praia dos Ingleses) — integrated with a preserved natural landscape, in a district we've covered in our separate Ingleses guide. Azure Home Club (Praia Brava) — beachfront units up to 4 bedrooms, 326 m². BOSC Ecovillage (Saco Grande) — compact, nature-integrated units. Hantei Office Building — commercial real estate downtown.

Track Record & Quality

Hantei demonstrates consistent delivery reliability — notable for a developer with nearly three decades of history, spanning several of Brazil's economic cycles, including the 2015–2016 recession.

Plan B Developer Score

Metric	Score
Delivery	7.5/10
Quality	8.0/10
Stability	7.0/10
Satisfaction	8.0/10
Reputation	7.5/10
Transparency	7.0/10
Overall	7.5/10

Plan B Expert Assessment — subjective evaluation based on market analysis. Not financial advice.

Strengths

- ✓

Nearly three decades in the market

Since 1997, having weathered several of Brazil's economic cycles, including the 2015–2016 recession — a rare level of proven resilience.
- ✓

Genuine luxury segment

Not just "quality finishes" — the company's own direct positioning as a Florianópolis luxury specialist.
- ✓

Diversified portfolio

From beachfront residential (Azzure, Águas do Santinho) to eco-integrated projects (BOSC) and commercial real estate (Hantei Office Building).
- ✓

Thoughtful design

Modern facades, quality materials, layouts that maximize natural light and views.

Areas to Consider

Family-led governance structure

The company is still administered by the founder and a related family entity — typical for the regional market, but worth factoring into due diligence.

Less internationally branded

Unlike some competitors who bring in architects at the Arquitectonica (Miami) tier, Hantei relies predominantly on local architectural expertise.

Some discrepancy in built-area data

Sources vary on the exact built-area figure (370K vs. 570K m²) — we recommend confirming current data directly when evaluating a specific project.

Plan B Verdict — Hantei Incorporadora

 **RECOMMENDED — for buyers who value architecture, quality, and a proven history.** Hantei isn't a "growing mid-segment developer," as general market overviews sometimes describe it — it's one of Florianópolis's oldest luxury-segment players, with nearly three decades of history and a portfolio of thousands of delivered units. Modern architecture, thoughtful layouts, and attention to detail are a durable part of the company's identity, not a recent pivot.

Best suited to buyers who value architecture and finish quality combined with a time-tested track record — a rare combination even among established developers. A diversified portfolio (residential, commercial, eco-integrated) offers flexibility for different investment goals.

This material is for informational purposes only and does not constitute investment advice. Assessment based on publicly available information, market data, and buyer feedback.

Your Path Forward

1

Consultation

We discuss whether Hantei fits your goals.

2

Property Selection

Beachfront, eco-integrated, or commercial Hantei projects.

3

Deal Support

From due diligence to registration.

YOUR PERSONAL ADVISOR



Konstantin Bievskikh

CRECI-SC 59616-F

+55 (48) 98811-7424

@KBIEVSKIKH · Telegram

kbievskikh@planbbrazil.com

planbbrazil.com

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