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OAD Construtora

DEVELOPER REVIEW 2026

Grupo OAD Incorporações — sustainability leader in
Florianópolis, 800+ units delivered, "Lixo Zero" certified, Makai
Beachfront developer

DATA-DRIVEN INVESTMENT INTELLIGENCE

OAD Construtora — Developer Review

Grupo OAD Incorporações is a Florianópolis-based developer and construction company focused on mid-to-high-end residential projects in the south of the island, particularly in Campeche, Novo Campeche, and Porto da Lagoa. Founded in 2021, OAD has grown rapidly to 51-200 employees and has delivered over 800 residential units. The company distinguishes itself through its sustainability commitment — it was the first developer in Santa Catarina to receive the “Lixo Zero” (Zero Waste) certification, and its Makai Beachfront construction site is the largest in Brazil with this commitment. OAD uses a hybrid construction model with off-site prefabrication (partnering with Cassol Pré-Fabricados) for faster, more efficient delivery.

Company Facts

Metric	Details
Founded	2021 (headquartered in Florianópolis)
Employees	51-200
Units Delivered	800+ residential units
Focus Areas	Campeche, Novo Campeche, Porto da Lagoa (South Island)
Segment	Mid-to-high-end residential
Certification	First SC developer with "Lixo Zero" (Zero Waste) certification
Construction Model	Hybrid: traditional + off-site prefabrication (Cassol Pré-Fabricados)

Business Model & Approach

OAD’s business model centers on sustainable, high-quality development in growing neighborhoods. The company focuses on the south of Florianópolis island — an area experiencing rapid growth due to lifestyle migration and infrastructure investment. OAD’s “Lixo Zero” commitment includes waste management, cigarette butt recycling, reusable cups on construction sites, and environmental impact reduction. The company also contributes to urban legacy projects — notably donating land for a public square and funding drainage improvements on Av. Campeche as part of the Makai Beachfront development. This approach differentiates OAD from competitors who focus purely on profit.

Project Portfolio

PROJECT	LOCATION	TYPE	STANDARD
Makai Beachfront	Novo Campeche	Beachfront luxury condos	High-end, eco-certified
Natura	Porto da Lagoa	Residential condos	Mid-to-high, first "Lixo Zero" site in SC
Campeche Hills	Campeche	Hillside residential	Mid-standard
Las Lunas Los Mares	South Island	Residential	Mid-standard
Mobby	South Island	Residential	Mid-standard

Delivery Track Record

OAD has delivered 800+ residential units since its founding in 2021, indicating a strong delivery track record. The company uses hybrid construction with off-site prefabrication, which typically reduces construction time by 20-30% compared to traditional methods. The Makai Beachfront project is OAD's flagship — described as the largest construction site in Brazil with "Lixo Zero" certification. No public data on delays or customer complaints was found, but the company is relatively young (founded 2021), so long-term track record is still being established.

Plan B Developer Score

Delivery

8.5/10

Quality

8.0/10

Stability

7.5/10

Satisfaction

8.0/10

Reputation

8.0/10

Transparency

7.5/10

★ Overall Score

8.0/10

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

★ OAD Developer Verdict

OAD Construtora is a **solid mid-to-high-end developer** with a strong sustainability commitment and growing reputation in south Florianópolis. The "Lixo Zero" certification and hybrid construction model differentiate OAD from competitors. With 800+ units delivered since 2021, the company has demonstrated execution capability. Best for buyers who value environmental responsibility, modern construction methods, and south island growth potential. The company is relatively young — monitor delivery quality over the next 2-3 years as more projects complete. Makai Beachfront in Novo Campeche is OAD's flagship and best indicator of quality.

✓ RECOMMENDED for eco-conscious buyers, south island focus

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