PLAN B BRAZIL

INDEPENDENT INVESTMENT ADVISORY

STV Construções — Developer Review 2026

THE DEVELOPER THAT MOVED ITS HEADQUARTERS TO PORTO BELO

A classic incorporadora, a proven 300% appreciation case, and a personal interview with the founder about his 50-year strategy.

PREPARED BY PLAN B BRAZIL

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Not every developer takes the leap of moving its head office from the state capital to a fast-emerging coastal town. STV did exactly that in 2025 — a bet on the same trend we've covered in detail in our own Porto Belo guide: the large-scale urban transformation of Balneário Perequê.

2009	R$100M	40+	8.4/10
founding year	registered capital	projects delivered in Florianópolis	Plan B Overall Score

Company Overview

STV Construções was founded in 2009, with registered capital of **R$100 million**. The company is run by Stevan Parmegiani and Ana Claudia Espindola Parmegiani. For 16 years the company built in Florianópolis — over **40 delivered projects**.

In 2025, STV moved its headquarters from Florianópolis to **Porto Belo**, specifically Balneário Perequê — the heart of the urban transformation we've covered in a separate article (beach widening, Perequê river mouth jetties, a mobility and tourism master plan).

Flagship Project — Nautik Class

The company's first Porto Belo project, delivered November 8, 2025: 19 floors, 12,000 m² of built area, 56 three-bedroom units, a few meters from the sea.

A REAL ROI CASE STUDY

Units sold in pre-launch in 2021 for R$400K, today valued at over **R$2 million** — a potential gain of **up to 300%**. All units are already sold.

Amenities: 568 m² of leisure space (delivered furnished and decorated), balconies with charcoal churrasqueiras, automated blinds, two private parking spots plus a hobby box per unit, individual water/electricity/gas meters, two custom next-generation elevators.

Active Project Pipeline

Three major construction sites running simultaneously — **Downtown Boulevard**, **The Level**, **Pier Monte Carlo** (towers of 25-30 floors). For 2026, **Summit** is set to launch — 30 floors, 72 three-bedroom units, already **95% reserved** before construction begins.

In the planning stage: an ambitious 32,000 m² beachfront complex, described as one of the boldest projects on the "Costa Esmeralda," with 3, 4, and 5-bedroom units.

Market Context

Porto Belo wasn't a random choice for the headquarters move. The city led Santa Catarina in real estate launches in 2024, its population grew from 16,000 to 27,000 over 12 years, and regional VGV exceeds **R$10 billion**. Mayor Joel Lucinda directly credits private construction investment with this growth.

A First-Hand Story — Why Stevan Bet on Porto Belo

The company originally comes from Gramado (Rio Grande do Sul) — it built there and in Florianópolis before betting specifically on Porto Belo. Stevan Parmegiani personally walked me through the logic behind that decision.

About 10 years ago, he saw that Balneário Camboriú, Meia Praia, and Itapema had nowhere left to grow — either up (complex and expensive) or out. The market took the simple path and started expanding north, toward Porto Belo and Perequê. The timing coincided with the city's approval of a new master plan, permitting towers up to 30 floors, and land at the time cost a fraction of Florianópolis prices.

A SPECIFIC NUMBER

A 300-400 m² plot that could sell for R$7-8 million today was bought back then for R$200-300K. Stevan built up enough land reserves for the next 30-40 years — no need to think about buying land for decades to come.

SPE vs Classic Incorporadora

Per Stevan's own observation, roughly 90% of the Florianópolis market today operates via SPE schemes (cooperative/shared construction). We've covered this structure in detail in a separate article on SPE risks — the key point worth repeating here: sales in such a scheme can start before the architectural project is approved, before construction permits are issued, and even before the land itself is registered to the developer. The project's risks are legally shifted onto the buyers themselves as co-owners — this is confirmed by Article 58 of Lei 4.591/64, which specifically governs this format ("regime de administração," "preço de custo").

STV WORKS DIFFERENTLY — A CLASSIC INCORPORADORA

STV, like most Porto Belo and Perequê developers, operates as a classic incorporadora — building on its own capital or with bank financing, not on buyers' money from day one. Under Lei 4.591/64, in this model liability falls on the developer itself as the "incorporador" — legal protection for the buyer is significantly stronger than under SPE schemes. A detailed breakdown of the patrimônio de afetação mechanism and its limits is in our separate SPE article.

That's exactly why the Porto Belo and Perequê market builds fast and confidently, delivers on time — and gives clients a real, not just paper, potential for 300% growth in 4-5 years, as the Nautik Class case demonstrated.

> When I asked whether he'd want to go back to building on the island, Stevan smiled and said: "The game has changed, the balance of power has shifted — Porto Belo wins now." He sees big potential for the city over the next 50 years.

Plan B Investment Score

Metric	Score
Delivery	8.0/10
Quality	**8.4/10**
Stability	**9.0/10**
Satisfaction	7.0/10
Reputation	**9.0/10**
Transparency	**9.0/10**
Overall	**8.4/10**

The lower Satisfaction score isn't due to customer complaints — nearly all five of the company's current projects are over 90% sold, some before construction has even started. The figure reflects limited availability for new buyers, not dissatisfaction with service.

Plan B Verdict — STV Construções

✅ **RECOMMENDED.** A stable developer with unusually strong deal-structure transparency and a proven ROI case (Nautik Class, up to 300% in 4-5 years). A classic incorporadora, not an SPE — significantly stronger legal protection for the buyer under Brazilian law.
Of the company's five active projects, there's almost no availability left — the market has already voted. But I have insider information on STV's next project, currently in the approval process — and it's genuinely a strong one. Whoever holds the information holds the leverage: call me, and I'll tell you where to park your hard-earned money. Prices are still very appealing, and as always, there's room to negotiate — where, as usual, I'm on the buyer's side.

Your Path Forward

1

Consultation

I'll share insider details on STV's next project.

2

Property Selection

From the active pipeline or an upcoming launch.

3

Deal Support

Including negotiation — I'm on the buyer's side.

YOUR PERSONAL ADVISOR

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