

SHIRLEY MAIA-CUSICK

**Brazilian-American Entrepreneur
International Broker
Founder of Mama Bear Foundation
Community Leader
Business & Real Estate Connector**

With over 20 years of experience in immigration consulting, international relations, and advocacy, Shirley Maia-Cusick has built a strong reputation for connecting people, opportunities, and global business initiatives.

As a businesswoman, founder of the Mama Bear Foundation, and respected leader within immigrant communities, Shirley combines strategic vision, multicultural communication, and international networking to support investors, families, and entrepreneurs across borders.

Fluent in English, Portuguese, and Spanish, she integrates business, real estate, and humanitarian impact with professionalism, trust, and a global perspective.

SHIRLEY MAIA-CUSICK
INTERNATIONAL BROKER & GLOBAL
BUSINESS CONNECTOR



CONTACT INFORMATION



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Explore Strategic Investment Opportunities.
Schedule a private presentation to learn more about Pipatoa, partnership opportunities, and international business connections.

SCAN QR CODE



To explore our conceptual presentation.



SHIRLEY MAIA-CUSICK
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GLOBAL BUSINESS CONNECTOR

Leisure and Tourism Complex Pipàtoa

Pipa Beach - Rio Grande do Norte - Brazil



Where Vision, Investment & Lifestyle Meet

An International Luxury
Development Opportunity
in Brazil.

COMPLEX PIPÁTOA



The Asset

- 7.8 Hectares (19.3 acres) of Prime Oceanfront.



Strategic Location

*Address: Avenida Baía dos Golfinhos, s/n,
Municipality of Tibau do Sul.*

- Positioned approximately 50 miles from Natal International Airport, in Pipa Beach, Brazil.



Structured for Sustainable Development

- Nature, Luxury & International Opportunity



Development & Legal Status

- Registered land documentation
- Environmental licensing process in progress
- Preliminary Environmental License issued by IDEMA-RN
- Coastal tourism development concept
- Masterplan designed for hospitality and lifestyle integration

STRATEGIC ADVANTAGES

- ✓ Natural coastal land with preserved vegetation and existing internal access roads.
- ✓ Year-round tourism, boutique hospitality ecosystem, consistent international visitation.
- ✓ High-potential project. Official legal and environmental steps are underway.

DEVELOPMENT CONCEPT

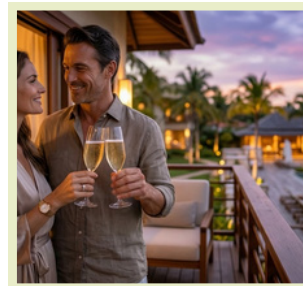


Eco-Luxury Integration



A conceptual proposal for a luxury beachfront resort or residential condominium designed to illustrate potential use and positioning.

- Wellness: Spa facilities integrated directly with nature.
- Leisure: Infinity pool overlooking the Atlantic Ocean.
- Dining: High-end restaurant and bar concepts capitalizing on the ocean views.



- Luxury beachfront villas and suites designed for privacy.
- Chalet-style lodging units that blend with the natural topography.
- Architecture that emphasizes indoor-outdoor living, typical of the high-end tropical market.

All architectural images and masterplans are conceptual renderings for investment visualization purposes.

STATUS: UNDEVELOPED / READY FOR CONSTRUCTION

THE LAST REFUGE

Most of the remaining coastal land in Pipa is small, fragmented, or already heavily urbanized. Pipatóa offers an area of 7.8 hectares.

A rare and scarce scale that allows for a **comprehensive master plan, impossible to replicate anywhere else in the region.**



DISCLAIMER

All architectural images, renderings, and development scenarios presented are conceptual and illustrative only. Final development is subject to detailed architectural/engineering design and the issuance of subsequent environmental (Installation License) and construction licenses. Subject to municipal, state, and federal approvals. This document does not constitute an offer or solicitation of securities.