



Exclusive Beach Spa & Resort

Barra de São Miguel - Al, Brasil

Public Tariff Policies 2026

LOCATION – S9°48'58" W35°52'29" – Embraced north by a stunning panorama of miles of virgin Atlantic outback and east by the turquoise enchantment of open sea, Kenoa Resort is as wondrous as it is very private, a place where luxury is defined by its earth-given beauty.

BARRA DE SÃO MIGUEL – Framed by golden sands and turquoise Blue Ocean, the careful design can be appreciated in its small details, created to make dwelling a unique experience. The introduction of this carefully crafted inspiration gave birth to exclusivity. With contemporary art and unique signature elements, Kenoa Resort injects energy and life into complimentary environments that are seamlessly connected and engaged with nature, contributing to a unique lifestyle.

RESORT – Kenoa service style is best described as residential luxury. Intimate without being intrusive. Executed by impeccably trained attendants who capture your preferences and whims without perception, Kenoa – Exclusive Beach Spa and Resort delivers a world-class hideaway experience that only the fortunate few can enjoy, and that Brazil is proud to present.

ACCOMMODATIONS – Interconnection with nature is also present in our 23 accommodations, including suites and villas. Our suites offer a traditional Japanese ofuro on their balcony and the villas offer a private, infinity-edged border preheated pool and an external deck. Kenoa provides a unique atmosphere.

- Ten apoenas suites with 45m² standing above the neighboring natural reserve with a panoramic view of the Atlantic Coast. Apoenas suites also offer a traditional Japanese ofuro tub made of fragrant hand-planed cedar wood.
- Eight marajó villas with 70m² literally on the beach. Each villa offers a private, infinity-edged border pool with an external deck.
- Three jaobi villas with 78m² literally also on the beach. Each villa offers a private, infinity-edged border pool with an external deck and private direct access to the beach.
- One araxá suite with 63m² and it is singular. This suite had to be different. The araxá offers two private rooms, living room and a balcony with traditional Japanese ofuro tub made of fragrant hand-planed cedar wood. Araxá suite allows a comfortable stay for up to two couples or a small family.
- Kenoa villa is unique and eccentric. The 200m² offers its own infinity-edged plunge pool, a traditional Japanese ofuro tub made of fragrant hand-planed cedar wood, an outside deck in a private garden with beach grass and a private access to the beach.

All accommodation offer Egyptian cotton sheets, goose-feather pillows, double vanity bathroom basins, mini-bar, personal electronic safe, CD/DVD Player, LCD TV with USB connection, a memory card reader to enjoy photos on the TV screen, writing desk and Wi-Fi internet.

FACILITIES – Kenoa Resort is seeking to provide items of comfort and privacy. It is possible to enjoy: kaamo – restaurant, wine bar & lounge under the supervision of the renowned chef César Santos, Kenoa SPA and fitness center, pool & beach club, common room, exclusive tours, Wi-Fi internet and other services.





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	Promotional Season (per night)	Low Season (per night)	High Season (per night)	National Holidays (per night)	Carnival (per night)	Reveillon 2025/2026 (per night)
Apoena Suite	R\$ 3.270	R\$ 3.600	R\$ 4.100	R\$ 4.600	R\$ 6.950	R\$ 9.100
Marajó Villa	R\$ 5.150	R\$ 5.600	R\$ 6.400	R\$ 7.150	R\$ 10.300	R\$ 13.300
Jaobi Villa	R\$ 6.350	R\$ 6.900	R\$ 7.800	R\$ 8.660	R\$ 12.700	R\$ 15.820
Kenoa Villa	R\$ 9.200	R\$ 10.120	R\$ 11.500	R\$ 12.500	R\$ 17.930	R\$ 23.430
Araxá Suite	R\$ 6.170	R\$ 6.760	R\$ 7.650	R\$ 8.350	R\$ 13.070	R\$ 15.820
Minimum stay	2 nights	2 nights	3 nights	View below	5 nights	7 nights
Dates	18/feb-31/aug *view holidays	1/sep-14/dec *view holidays	2/jan- 12/feb		13-18/feb	26/dec - 2/jan

- Our rates are for single or double accommodation including breakfast, free access to the relaxing area of the Kenoa Spa (whirlpool, steam and hot sauna) and fitness center.
- Araxá suite, rates are valid up for 04 people.
- On New Year's, Carnival, and Easter Holiday we are closed to arrival other than the arrival dates referred above.
- Christmas special dinner on 24th of December included in the package.
- New Year's dinner and party are included in the package.
- Please add 3.5% ISS Federal Tax.
- Rates subject to change without prior notice. Validity from December 15th 2025 to December 14th 2026.
- All rates are in BRL - Brazilian Reais (R\$), The Brazilian national currency.
- Private transfer in & out is not included. For prices, please contact our Reservations Department.

NATIONAL HOLIDAY

	Year	Day	Date	Minimum stay
Natal	2025/26	Wednesday	24/dec	2 (24 a 26 dec)
Reveillon	2025/26	Wednesday	31/dec	7 (26 dec a 02 jan)
Carnaval	2026	Tuesday	17/feb	5 (13 a 18/feb)
Semana Santa	2026	Friday	03/apr	3 (2 a 5/apr)
Trabalhador	2026	Friday	01/may	2 (1 a 3/may)
Independência	2026	Monday	07/sep	3 (4 a 7/sep)
Nossa Sra Aparecida	2026	Monday	12/out	3 (9 a 12/out)
Finados	2026	Monday	02/nov	3 (30/out a 2/nov)

CHECK IN & CHECK OUT

- Check-in is at 2pm.
 - In case of an early check in after 10:00am until 2:00pm we will add 50% of a daily rate to your final balance.
 - In case of an early check-in from midnight until 10:00am we will add 100% of a daily rate to your final balance.
 - Policy applies upon availability.

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- Check-out is at 12pm.
 - In case of a late check-out after 12:00pm (noon) until 6pm, we will add 50% of a daily rate to your final balance.
 - In case of a late check-out after 6:00pm we will add 100% of a daily rate to your final balance.
 - Policy applies upon availability.

ADDITIONAL INFORMATION

- Rates are based on 02 people per accommodation; for each extra person in the same room there will be a 40% charge on the room rate. In our Araxa Suite, the rates are for 04 people and there will be a 40% charge on the room rate for each extra person in the suite.
- All rooms are nonsmoking. Smoking in public areas and accommodations is not allowed (including terrace and decks). This policy is a way to respect our guests. If you smoke inside the room, we charge a smoking fee for the daily rate of your accommodation.
- Corkage fee, R\$100,00 per bottle, should guests wish to bring and consume their own drinks, they may only be consumed inside the room. It is not allowed to consume of the bottle in any common area.
- People with physical limitations: we inform that the ground's morphology makes locomotion more difficult.
- For events such as weddings, anniversaries or other big celebrations, we ask to book the entire 23 hotel rooms. For such it is required a minimum stay of 3 nights during the week, and minimum of 4 nights on weekends. In case of an event during a national Holiday, please check the condition/minimum stay required above.
- All guests entering the Hotel must present their original personal documents upon check-in, as well as fill in the respective guest forms, if not filled in in advance.
- We do not allow access by professionals from any area for direct work to guests without prior authorization from the Hotel (photographers, for example) and we may charge a negotiated fee for release.
- We do not allow under any circumstances the flight of drones in our facilities, preventing them from interfering with the privacy of other guests, no use of sounds devices either inside or outside the rooms.

GENERAL POLICIES REGARDING CHILDREN

- Child until 3 years old has a free stay in the same accommodation of their parents (limit of 1 child per accommodation). Starting at the age of 4 years old, everyone is considered an adult for rate's purposes and each extra person per accommodation will be charged an extra 40% on the room rate.
- Kenoa Resort was built for couples. Due to our local landscape, we do not have structure or services for children. Supervision will be on entire responsibility of parents, in order to not affect the hotel environment and its tranquility.

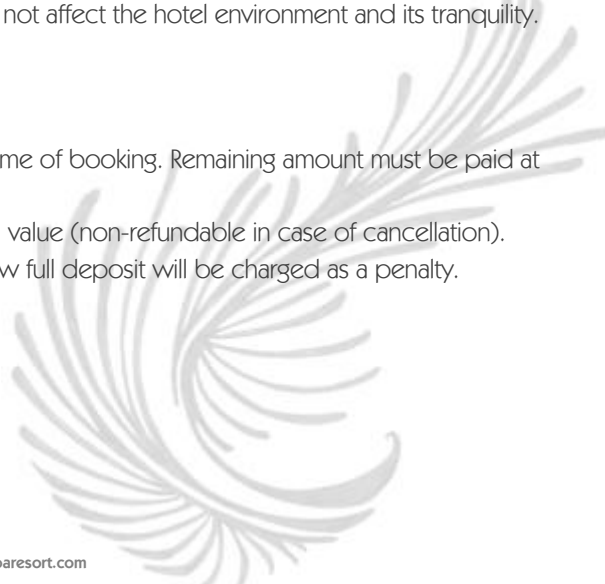
PAYMENTS AND NO SHOW GUARANTY

- All reservations require a deposit of 50% of total amount at the time of booking. Remaining amount must be paid at check-out time together with extra consumption.
- Carnival and New Year's: Payment of 100% of the package's total value (non-refundable in case of cancellation).
- National Holidays: No-show guaranty required. In case of no-show full deposit will be charged as a penalty.

RESCHEDULE AND CANCELLATION POLICIES

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- Carnival and New Year's: Non-refundable in case of cancellation and will not be available in any form of credit.
- All cancellation requests must be written and sent directly to our reservations department: info@kenoaresort.com.
- Cancellation or changes on bookings up to 30 days from check in: 5% charge on the deposit value will be made.
- Cancellation or changes on bookings up to 15 days from check in: 50% charge on the deposit value will be made.
- Less than 15 days, full deposit will be charged as a penalty.
- The value referred to the package **discounted** the cancellation/alteration fee, will be available for up to 12 months, from the date of the initial reservation confirmation, as a credit for future stay. After this limit, the credit will expire and no refund will be applicable to the customer. If it is in the interest of the customer, the value of the deposit can be reimbursable (when in the deadline referred above) through a partial credit card reversal (when applicable) or through a credit in account.
- Early check out: We will charge 100% of the daily rates and/ or package.

All requests should be sent to our reservations department.

E-mail: info@kenoaresort.com

Phone: +55 82 3272 1285/+55 82 98812-1000

 +55 82 3272-1285

We are available for any additional information that might be needed.

