



PUBLIC TARIFF 2027

S 9°48'58" W 35°52'29" · BARRA DE SÃO MIGUEL · ALAGOAS · BRAZIL



LOCATION

A pioneering, eco-chic design resort. Embraced to the north by the resplendent panorama of kilometers of virgin Atlantic forest and to the west by the turquoise enchantment of the open sea, Kenoa is as wondrous as it is private — a place where luxury is defined by its earth-given beauty, recognized by The MICHELIN Guide 2025 with 1 MICHELIN Key, among the finest hotels in Brazil.

SITE DESCRIPTION

The design incorporates a kaleidoscope of architectural facets: rustic African plaster facades, a dry grove of eucalyptus trunks, hand-carved stone walls and the ever-present natural piaçava thatched roofs enveloping the entire complex, forging a harmonious union with the environment.

ACCOMMODATIONS · 23 SUITES AND VILLAS, ALL WITH STUNNING SEA VIEWS

The harmonious connection with nature is present in all 23 accommodations, between Suites and Villas. Some with an ofuro on the balcony and others with private solar-heated infinity-edge pools — a personalized, secluded setting designed for complete well-being.

APOENA SUITE 10 UNITS · 45 M²

Elevated above the natural reserve, it opens onto the ocean. It spans 45 m² — bedroom, bathroom with an internal garden, closet and a balcony with an ofuro — suspended between the forest and the sea. Access is by stairs.

MARAJÓ VILLA 8 UNITS · 70 M²

Right on the beach, the Marajó extends the sea into a private infinity-edge pool, naturally heated by the sun to 28°C. It spans 70 m² facing the ocean: bedroom, living room, bathroom with an internal garden, closet and a deck where the day winds slowly down.

JAOBI VILLA 3 UNITS · 78 M²

The Jaobi has private access to the beach. It spans 78 m² facing the sea — bedroom, living room with a wine cellar, bathroom with an internal garden, closet — and a solar-heated private infinity pool where the landscape carries on.

THE RESORT

Kenoa's service style is intimate without being intrusive, delivered by trained attendants who capture your preferences and needs without you noticing. Kenoa Exclusive Beach Spa & Resort offers a world-class experience, a distinct hideaway that only a fortunate few can enjoy, and that Brazil is proud to present.

FACILITIES

Kaamo — restaurant, wine bar & lounge led by the renowned chef César Santos —, the Kenoa SPA and fitness center, bazaar, pool and beach club, common room, wireless internet and exclusive tours, plus a variety of other services specially designed for a unique experience.

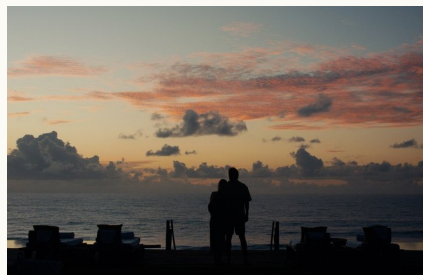
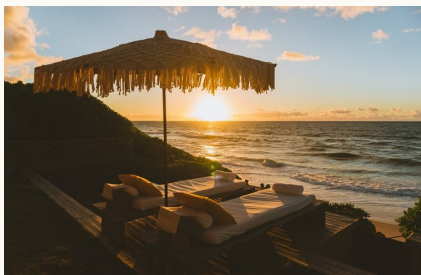
ARAXÁ SUITE 1 UNIT · 63 M²

The only Kenoa accommodation with two bedrooms, it holds two independent suites with panoramic ocean views, private bathrooms and a living room opening onto a balcony with an ofuro. It spans 63 m², elevated above the natural reserve. Access is by stairs.

KENOA VILLA ONE OF A KIND · 200 M²

One of a kind. 200 m² that reveal themselves slowly: indoor and outdoor living rooms, bedroom, closet, ofuro, private outdoor shower, lookout point, and a garden with a private heated infinity-edge pool. Here, silence has a view.

All accommodations feature Egyptian cotton sheets and goose-feather pillows, Smart TV with USB connection, air conditioning, minibar and safe — some with a wine cellar and a Nespresso coffee machine — and all the expected amenities.

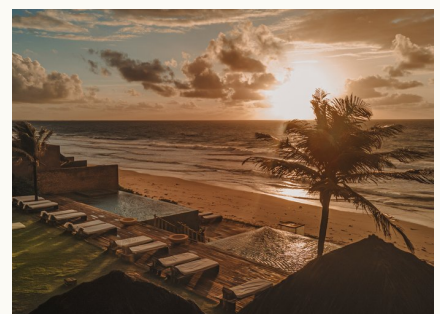
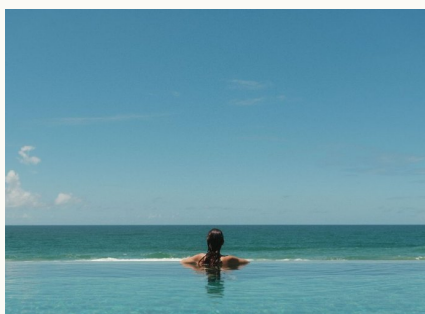


DAILY RATES PER ACCOMMODATION · IN BRL, PER NIGHT

RATES & SEASONS

ACCOMMODATION	PROMOTIONAL	LOW	HIGH	NATIONAL HOLIDAYS	CARNIVAL	NEW YEAR'S EVE 2026/27
APOENA SUITE 45 M²	3.597	3.960	4.715	5.060	7.993	10.465
MARAJÓ VILLA 70 M²	5.665	6.160	7.360	7.865	11.845	15.295
JAObI VILLA 78 M²	6.985	7.590	8.970	9.526	14.605	18.193
KENOA VILLA 200 M²	10.120	11.132	13.225	13.750	20.620	26.945
ARAXÁ SUITE 63 M² · UP TO 4 GUESTS	6.787	7.436	8.798	9.185	15.030	18.193
MINIMUM STAY	2 nights	2 nights	3 nights	see calendar	5 nights	7 nights
DATES	Feb 10 – Aug 31 except holidays	Sep – Dec 14 except holidays	Jan 02 – Feb 05	see calendar	Feb 05 – 10	Dec 26 – Jan 02

- Rates are charged per accommodation in **double occupancy** and include breakfast, access to the Kenoa SPA (relaxation area with whirlpool and dry and steam saunas) and fitness center. For the Araxá Suite, rates correspond to the daily rate for 4 guests.
- **Christmas dinner** (drinks not included), on the night of December 24th, is included. **New Year's Eve dinner and party** (drinks not included) are included in the New Year's package.
- During New Year's Eve and Carnival, Kenoa Resort is **closed to arrivals** outside the start dates of these periods.
- Add **3.5% ISS tax** to the daily rates.
- Rates are expressed in Brazilian reais (BRL), the official Brazilian currency. For payments in foreign currency, conversion follows the exchange rate in effect on the payment date, adopting the rate most favorable to the property.
- Private transfer in & out and exclusive tours — please consult rates.
- Rates subject to change without prior notice. **Valid from December 15th 2026 to December 14th 2027.**



CALENDAR · NATIONAL HOLIDAYS

HOLIDAY	YEAR	DAY	DATE	MINIMUM STAY
CHRISTMAS	2026	Thursday	Dec 24	2 nights (Dec 24 – 26)
NEW YEAR'S EVE	2026/2027	Thursday	Dec 31	7 nights (Dec 26 – Jan 02)
CARNIVAL	2027	Tuesday	Feb 09	5 nights (Feb 05 – 10)
EASTER	2027	Friday	Mar 26	3 nights (Mar 25 – 28)
CORPUS CHRISTI	2027	Thursday	May 27	3 nights (May 27 – 30)
INDEPENDENCE DAY	2027	Tuesday	Sep 07	3 nights (Sep 04 – 07)
NOSSA SRA. APARECIDA	2027	Tuesday	Oct 12	3 nights (Oct 09 – 12)
ALL SOULS' DAY	2027	Tuesday	Nov 02	3 nights (Oct 30 – Nov 02)
REPUBLIC DAY	2027	Monday	Nov 15	3 nights (Nov 12 – 15)

CHECK-IN & CHECK-OUT · INFORMATION

- Check-in from **2:00 pm** · Check-out until **12:00 pm** (noon). Early check-in 10 am–2 pm or late check-out 12–6 pm: half the daily rate. Before 10 am or after 6 pm: one full daily rate. Subject to prior availability check.
- **Extra guest:** rates are based on double occupancy; each additional guest in the same room incurs a surcharge of **40% on the daily rate**. For the Araxá, rates cover four guests, with the same surcharge for extras. Please check the limits for each room type.
- **Non-smoking:** Kenoa is a non-smoking environment — lobby, accommodations, balconies and decks. If this policy is not respected, a deep-cleaning fee corresponding to one daily rate will be charged.
- **Corkage fee:** we only accept wine brought in by guests, subject to a fee of R\$ 150.00 per bottle, for consumption in the hotel's common areas. Other outside beverages are not permitted.
- **Reduced mobility:** the terrain's layout may make it difficult for guests with reduced mobility to get around. **Children:** under 3 stay free (one per accommodation); from age 4, guests are considered adults with a 40% surcharge. Kenoa is an open-sea design hotel with no infrastructure for children.
- **Events with full exclusivity:** minimum stay of 3 nights on weekdays and 4 on weekends; full advance payment, non-refundable; outside vendors require prior approval.
- **Documents:** at check-in we ask for the original personal documents of all guests and for the registration form to be completed, if not done in advance — which implies agreement with our privacy policy and authorization to use images and documents, in accordance with the LGPD (Brazilian data protection law). Children must present a birth certificate, ID or passport; when travelling unaccompanied by their parents, a notarized authorization from their legal guardians.
- **Privacy:** drone flights are not permitted on the property, nor the use of personal sound equipment inside or outside the accommodation. Access by outside professionals working directly with guests (photographers, for example) requires prior authorization from the hotel, subject to a negotiated fee.

PAYMENT · GUARANTEE · CANCELLATION

- Reservations are confirmed with **50% of the total** daily rates + taxes; the balance is settled at check-out. For online reservations, the hotel may charge the full amount. The credit card must belong to the reservation holder and be presented at check-in. PIX/bank transfers are confirmed upon proof of payment.
- **Carnival and New Year's Eve:** advance payment of 100%; non-refundable in case of cancellation or change, and does not generate credit. **National holidays:** irrevocable no-show guarantee — full amount charged.
- Cancellations in writing to info@kenoaresort.com. **More than 15 days** before check-in: 25% of the total. **Less than 15 days:** 50% of the total as a penalty.
- The amount of the stay, less the fee, remains available as credit for up to 12 months from the original check-in date; after that, it expires. Refunds are possible by partial card reversal or to the holder's bank account, within the stated deadlines. Force majeure follows specific legislation. Early check-out: full charge of the agreed daily rates/package.

RESERVATIONS

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We remain at your full disposal for any further information

