



## Excellent Plot of land for sale in Canoa Quebrada



### Info Agente

Nombre:	Niall Madden
Nombre empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English
Sitio web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 771,371.99

### Ubicación

País:	Brasil
Estado/Región/Provincia:	Ceará
Ciudad:	Canoa Quebrada
Dirección:	- Aracati
Código postal:	62800-000
Publicado:	24/07/2025
Descripción:	Excellent Plot of land for sale in Canoa Quebrada Brazil

Esales Property ID: es5554708

Property Location

Canoa Quebrada

Ceará

Brazil

Google map here – <https://maps.app.goo.gl/5SLYhYRjGGECHfgX7>



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## Property Details

### An Unparalleled Opportunity: Expansive Land for Development Near Canoa Quebrada, Brazil

Imagine the possibilities. Nestled just a short 10 to 15-minute drive from the vibrant heart of Canoa Quebrada, Brazil, lies an exceptional plot of land spanning an impressive 37,800 square meters. This isn't merely a parcel of earth; it's a canvas awaiting the brushstroke of vision, an investment ripe for transformative development, and a gateway to the unparalleled beauty and burgeoning potential of Brazil's Ceará coast.

Canoa Quebrada, famous for its dramatic red cliffs, pristine beaches, and bohemian charm, has long captivated both local and international visitors. Its laid-back atmosphere, vibrant nightlife, and array of water sports – from kitesurfing to paragliding – make it a perennial tourist magnet. The village, with its 'Broadway' street bustling with restaurants, bars, and artisan shops, offers a delightful blend of authentic Brazilian culture and modern amenities. The constant influx of tourists, coupled with a growing expat community, underscores the robust demand for accommodation, leisure facilities, and quality residential offerings.

The strategic location of this land parcel is, without doubt, one of its most compelling attributes. While offering the tranquility and space of a rural setting, it remains intimately connected to the pulse of Canoa Quebrada. A mere 10 to 15-minute drive ensures easy access to the village's amenities, its famous beach, and all the services one might require. This proximity strikes a perfect balance, providing residents or guests with a serene escape from the bustling center, while keeping its attractions well within reach. This makes it an ideal spot for a wide array of developmental projects, from a secluded resort to a residential community.

The sheer size of the property – 37,800 square meters, or approximately 3.78 hectares – presents an extraordinary scope for development. For a discerning investor or developer, this is an incredibly rare find in an area experiencing consistent growth. Such a substantial footprint allows for meticulous planning and the creation of a comprehensive, multi-faceted project without the constraints often encountered with smaller plots.

Consider the potential:

**Eco-Tourism Resort or Boutique Hotel:** With its proximity to natural beauty and the rising demand for sustainable travel, this land is perfectly suited for an eco-friendly resort. Imagine charming bungalows nestled amidst lush landscaping, a central pool area, a restaurant serving local delicacies, and perhaps even dedicated spaces for yoga or wellness retreats. Guests would benefit from the tranquility of the location while having easy access to Canoa Quebrada's attractions. The expansive land allows for careful planning to minimize environmental impact and maximize natural beauty.

**Residential Community:** As Canoa Quebrada continues to attract residents seeking a high quality of life, there's a growing need for well-planned residential developments. The land could be transformed into an exclusive gated community of villas or townhouses, each with ample space and privacy. Shared amenities could include a clubhouse, swimming pools, sports courts, and beautifully landscaped common areas,



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offering a secure and desirable living environment for families, retirees, or those seeking a holiday home.

**Mixed-Use Development:** Given the significant size, a visionary developer could even consider a mixed-use project. This might combine a residential component with a small commercial area catering to the community, or perhaps integrate a leisure facility like an equestrian center or an adventure park, capitalizing on the open space and natural surroundings.

**Agricultural or Permaculture Project:** For those with an interest in sustainable living or agricultural ventures, the fertile land offers the possibility of developing an organic farm, a permaculture project, or even an agri-tourism initiative, producing local crops and offering unique experiences to visitors.

Beyond the immediate development potential, the investment in this land is underpinned by the strong fundamentals of the Brazilian real estate market, particularly in desirable coastal regions. Ceará, with its year-round sunshine, stunning coastline, and improving infrastructure, remains a favored destination for both domestic and international tourism and investment. The increasing accessibility of the region, coupled with the charm of places like Canoa Quebrada, ensures sustained interest and appreciation in property values.

Utilities and infrastructure would be key considerations for any development, and preliminary assessments of water and electricity access are always recommended. However, the general development trajectory of the region suggests that necessary infrastructure connections are either available or can be facilitated.

This 37,800 square meter plot represents more than just land; it embodies an opportunity to be part of Canoa Quebrada's exciting future. It offers the space, the location, and the inherent potential to bring a significant and impactful development to life. Whether your vision is for a luxurious retreat, a vibrant residential community, or an innovative eco-project, this exceptional parcel provides the foundation for success. It is an invitation to invest not just in real estate, but in a lifestyle, a community, and the ever-growing allure of Brazil's breathtaking Ceará coast. Seize this moment to transform possibility into reality.

## About the Area

Canoa Quebrada, a gem on Brazil's northeastern coast, is renowned for its breathtaking natural beauty and vibrant, bohemian atmosphere. This former fishing village, located in the state of Ceará, is characterized by dramatic red cliffs that plunge into the turquoise Atlantic, creating a truly spectacular backdrop. The iconic crescent moon and star symbol, carved into the cliffs, serves as a whimsical emblem of the village and is visible from various vantage points. Beyond its visual allure, Canoa Quebrada offers a relaxed yet energetic vibe, attracting travelers from around the globe who come to unwind on its pristine beaches and soak in the unique cultural blend.

The village itself thrives around its main street, affectionately known as 'Broadway,' a lively hub teeming with restaurants, bars, and artisan shops. Here, visitors can savor fresh seafood, listen to live music, and immerse themselves in the local scene. By day, the beaches are alive with activities, from swimming and sunbathing to more adventurous pursuits. The consistent winds make Canoa Quebrada a haven for



kitesurfing and windsurfing, drawing enthusiasts from all corners. Dune buggy rides are a popular way to explore the expansive sand dunes and lagoons that surround the village, offering thrilling excursions and panoramic views.

Canoa Quebrada's appeal extends beyond just its natural beauty and lively center. It boasts a welcoming community, a blend of locals, Brazilian tourists, and a growing international expat presence, all contributing to its diverse and inclusive charm. The climate is a major draw, with sunshine virtually year-round and average temperatures hovering around 27°C, ensuring pleasant conditions for beach activities and outdoor exploration throughout most of the year. This consistent warmth and inviting atmosphere contribute to its status as a consistently popular tourist destination.

For travelers reaching Canoa Quebrada, the Pinto Martins – Fortaleza International Airport (FOR) is the primary gateway, located approximately 165 kilometers (about 102 miles) to the west. From Fortaleza, visitors can arrange private transfers, take intercity buses to Aracati (a nearby city just 9km from Canoa Quebrada) and then a local minivan, or opt for shared shuttle services directly to Canoa Quebrada. Additionally, the Aracati Airport (ARX), officially known as Canoa Quebrada Dragão do Mar Regional Airport, is closer to Canoa Quebrada at about 20 kilometers away. While this regional airport offers even more direct access, it currently does not have regular scheduled commercial flights, making Fortaleza the main airport for most international and domestic arrivals.

## Main Features

- \* 38700m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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