



## Estate of 14 Colonial-Style Houses for Sale in Canavieiras, Bahia, Brazil



### Information de l'agent

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Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 3,228,559.13

#### Location

Pays:	Brésil
État/Région/Province:	Bahia
Ville:	Canavieiras
Indicatif régional:	45860-000
Soumis:	09/02/2026

#### Description:

Estate of 14 Colonial-Style Houses for Sale in Canavieiras, Bahia, Brazil

Esales Property ID: es5554945

Estate of 14 colonial-style houses,

all located in the port of Canavieiras,

Bahia, Brazil

Prime Real Estate Portfolio: 14 Colonial Houses in the Heart of Canavieiras

An exceptional investment opportunity has emerged in the historic port district of Canavieiras, Bahia, Brazil. This meticulously maintained real estate package consists of 14 colonial-style houses situated in a prime location by the harbor. Representing a significant portion of the city's architectural heritage, this



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portfolio offers a total building area of approximately 2,070 m<sup>2</sup>.

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## A Turnkey Investment in the 'Crab Capital'

The properties are located within the most vibrant part of the city, where the historic charm of the cocoa trade era meets modern tourism. The package is diverse in its utility, currently comprising:

\*

13 Restaurants: Well-positioned to capture the foot traffic of the busy harbor area.

\*

11 Apartments: Ideally suited for the growing demand for short-term holiday rentals.

\*

1 Clinic: Providing essential services and steady commercial value.

All houses have been extensively renovated, preserving their iconic colonial facades while ensuring they meet contemporary standards for tenants. Currently, all properties are occupied under short-term leases. While these provide a consistent income stream, the current owner notes that the return is largely speculative, as the region experiences a steady, year-on-year increase in international and domestic tourism.

## Transparency and Legal Standing

As the sole owner, a 77-year-old expatriate seeking to divest due to retirement, I am offering these properties for immediate sale. This is not a complex corporate divestment, but a straightforward transaction from a private owner.

Potential buyers can move forward with high confidence due to the clean legal status of the portfolio:

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Direct Ownership: All properties are registered exclusively in the owner's name at the land registry and with the local council.

\*

Low Holding Costs: The annual municipal taxes (IPTU) for the entire portfolio are remarkably low, totaling approximately 10,000 Reais (roughly €1,500).



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Future Expansion: While properties #3 and #13 are currently the owner's private residences and are excluded from the initial sale, the buyer will be granted a Right of First Refusal on these units, allowing for the eventual completion of the entire harbor block.

## Location and Accessibility

Canavieiras is a hidden gem on Bahia's 'Cocoa Coast.' The town is famous for its 'Crab Capital' status, its proximity to the Atlantic Blue Marlin fishing grounds, and its safe, laid-back atmosphere.

For international investors and travelers, the nearest major airport is Ilhéus Jorge Amado Airport (IOS). Located roughly 115 kilometers to the north, it provides the primary gateway to the region, with the drive to Canavieiras taking about two hours through lush tropical scenery.

## Why Invest Now?

The 2026 market in Bahia is seeing a 'flight to quality,' where buyers are seeking authentic, historic assets rather than generic new builds. This portfolio represents a rare 'monopoly' on the harbor's commercial and residential landscape. It is a ready-made business ecosystem perfect for an investor looking to capitalize on the booming eco-tourism and digital nomad trends currently sweeping through Northern Brazil.

## ABOUT THE AREA

Canavieiras, located on the southern 'Cocoa Coast' of Bahia, is a serene coastal town where the Pardo River meets the Atlantic Ocean. Known for its extensive stretches of untouched beaches and lush mangrove forests, it offers a tranquil escape from Brazil's more crowded tourist hubs. The town is famous for its colorful colonial architecture and its historical significance as a major port for the cocoa trade, a heritage that is still visible in the well-preserved buildings of the historic center.

The local culture is a vibrant blend of Bahian traditions, celebrated through lively festivals and a world-class seafood scene. Canavieiras is often cited as the 'Crab Capital' due to the abundance of blue crabs in its estuaries, and visitors can enjoy traditional dishes like moqueca in charming waterfront restaurants. Beyond the food, the area is a haven for eco-tourism, offering boat tours through winding river channels and opportunities for world-class deep-sea fishing, particularly for Atlantic Blue Marlin.

Nature lovers are drawn to the nearby Ilha de Atalaia, a sprawling island just across the river from the town center that features miles of sandy beaches like Praia da Costa and Praia do Atalaia. The region is part of the Atlantic Forest biome, providing a home to diverse wildlife, including exotic birds and monkeys. Whether you are strolling along the palm-lined shores or exploring the quiet cobblestone streets, the pace of life here remains refreshingly slow and authentic.

For those traveling by air, the nearest major airport is Ilhéus Jorge Amado Airport (IOS), located approximately 115 kilometers (about 70 miles) to the north. The drive from the airport to Canavieiras



takes roughly two hours via the BA-001 highway, offering a scenic route through the heart of the cocoa-producing region. While there is a small local airfield (Canavieiras Airport) for private or domestic charters, most international and domestic visitors arrive through Ilhéus.

## MAiN FEATURES:

- \* 2070m<sup>2</sup> of living space
- \* 14 Bedrooms
- \* 14 Bathrooms
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Brazil
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Commun**

Chambres:	14
Salle de bains:	14
Pied carré fini:	2070 m <sup>2</sup>
Dimesions du lot:	2070 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.158.962

