



## 22 Acre Estate for Sale in Bahia Brazil



### Information de l'agent

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Nom:              | Niall Madden                                                                  |
| Nom de compagnie: | Esales Property Limited                                                       |
| Pays:             | Royaume-Uni                                                                   |
| Expérience since: | 2002                                                                          |
| Type de service:  | Selling a Property                                                            |
| Specialties:      |                                                                               |
| Property Type:    | Apartments                                                                    |
| Téléphone:        |                                                                               |
| Languages:        | English                                                                       |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 320,909.83 |

### Location

|                                         |            |
|-----------------------------------------|------------|
| Pays:                                   | Brésil     |
| État/Région/Province:                   | Bahia      |
| Indicatif régional:                     | 45689-000  |
| Soumis:                                 | 08/09/2026 |
| Description:                            |            |
| 22 Acre Estate for Sale in Bahia Brazil |            |

Esales Property ID: es5555210

Fazenda Redencao, Zona da Tibina, Distrito de Aritagua, Municipio de Ilheus, Bahia

Exclusive 22-Acre Natural Estate for Sale in Bahia's Cacao Coast, Brazil

Offered at USD \$320,000, this extraordinary 22-acre parcel of pristine, undeveloped land presents a rare opportunity to own a piece of paradise in the world-renowned cacao-producing heartland of South Bahia, Brazil. Celebrated internationally for its rich agricultural heritage and artisan chocolate craftsmanship, this region is home to master chocolatiers whose fine single-origin creations have earned global prestige—including top gold honors at the prestigious Salon du Chocolat in Paris, France.

Combining rich natural water sources, fertile soil, and ideal proximity to vibrant eco-conscious communities and coastal stretches, this property serves as an ideal canvas for a private sanctuary,



homestead, or eco-resort project.

## Land & Water Features

The land spans nearly 22 acres of lush subtropical terrain, surrounded by natural freshwater systems. A clear, flowing river borders over half the property's entire perimeter. Located just 100 meters from the site's residential footprint, the river features gentle cascades and natural stone pools that form ideal natural bathing spots.

In addition to the main perimeter river, the property benefits from a continuous internal water network. A road originating at the main entrance descends toward a small creek fed year-round by a neighbor's natural spring running along the entire length of the property. This clean spring source naturally feeds an existing pond and tank system specifically constructed for tilapia farming.

Key site developments include:

- \* **Unfinished Residential Structure:** A small unfinished house on-site provides an immediate footprint for expansion or complete custom redesign.
- \* **Cleared Land & Gardens:** Approximately 1/3 of an acre surrounding the house has been cleared and prepped, making it ready for organic vegetable gardens, fruit orchards, or open lawn areas.
- \* **Utilities & Connectivity:** Electricity is connected directly to the site, domestic water is supplied directly from the river, and high-speed internet access is established immediately across the street.

## Subtropical Climate & Agricultural Idealism

The southern coast of Bahia features one of the most balanced and enjoyable tropical climates in Brazil, boasting a comfortable year-round average temperature of 85°F (29°C), even during peak summer months. Unlike arid tropical zones, the region benefits from two primary rainfall systems annually—one in winter and one in summer.

This abundance of rainfall nurtures the surrounding rainforests and maintains the area's magnificent waterfalls, lakes, rivers, and swimming holes. For agriculturalists and homesteaders, these climate conditions create ideal growing cycles for cacao, tropical fruits, vanilla, coffee, and organic produce.

## Location, Accessibility & Nearby Amenities

Situated along Bahia's celebrated Costa do Cacau (Cocoa Coast), the estate balances secluded tranquility with convenient access to nearby coastal towns, beaches, and transit hubs:

- \* **Gaiana EcoVillage:** Located just a 5-minute drive away, providing a nearby community anchor focused on sustainable living.
- \* **Pristine Beaches:** Located just 20 minutes from local oceanfront stretches.
- \* **Serra Grande:** Situated 30 minutes away, serving as the local cultural and commerce hub.
- \* **City of Ilheus & Domestic Airport:** Located 45 minutes away, providing access to medical facilities, commercial centers, and Ilheus Jorge Amado Airport (IOS) for domestic connections.



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\* Future Infrastructure: A major commercial seaport and international airport complex are slated for development approximately 7 miles north of Ilheus, positioning the broader region for long-term equity growth.

## Community & Cultural Lifestyle of Serra Grande

The neighboring village of Serra Grande stands out as a unique international haven that draws residents from all over the world, including Germany, France, England, Switzerland, Italy, Taiwan, Romania, the United States, and across Latin America and Brazil.

Despite its intimate, small-town atmosphere, Serra Grande offers a rich array of eco-friendly and wellness-oriented services:

- \* Health & Organic Markets: Features three dedicated health food stores and a weekly farmer's market showcasing locally grown organic produce.
- \* Alternative Education & Therapies: Offers multiple alternative schooling options alongside yoga studios, holistic health practices, workshops, and wellness therapies.
- \* Monthly Cultural Faire: Held on the second Saturday of every month, bringing together local artisans, craft food producers, acrobats, and live Brazilian drumming, music, and dance performances.

## Investment Summary

- \* Asking Price: USD \$320,000
- \* Total Acreage: -22 Acres (Undeveloped with cleared garden footprint)
- \* Water Features: Bordering river with cascades, spring-fed creek, and tilapia pond/tank
- \* Key Distances: 5 minutes to Gaiana EcoVillage, 20 minutes to beach, 30 minutes to Serra Grande, 45 minutes to Ilheus Domestic Airport

## ABOUT THE AREA

Bahia's Cacao Coast (Costa do Cacau) is a breathtaking tropical region situated along the southern littoral of Bahia State in northeastern Brazil. Famous for its dense Atlantic Forest foliage, sprawling coconut groves, and pristine ocean beaches, the coast offers a idyllic blend of natural grandeur and historical charm. The area's unique landscape is defined by rolling green hills, winding freshwater rivers, and tranquil estuaries that open into the Atlantic Ocean.

Historically, the region was the heartland of Brazil's cocoa boom in the late 19th and early 20th centuries, giving rise to immense wealth and inspiring the world-renowned literature of Jorge Amado. Today, that legacy has evolved into a thriving movement centered on sustainable fine cacao cultivation, eco-tourism, and artisanal tree-to-bar chocolate production. Visitors flock to the coast to tour historic fazendas (estates), sample internationally award-winning single-origin chocolates, and experience the relaxed, eco-conscious lifestyle of towns like Serra Grande and Itacare.

Beyond its agricultural heritage, Bahia's Cacao Coast is a sanctuary for outdoor adventure and wellness. The region boasts exceptional year-round weather, two balanced annual rainy seasons that feed



spectacular rainforest waterfalls, and world-class surfing breaks along its golden sand beaches. Diverse international communities have settled throughout the coastal enclaves, bringing alternative educational initiatives, holistic health retreats, organic farmers' markets, and vibrant cultural arts to the local scene.

The primary commercial hub and nearest airport serving the region is Ilheus Jorge Amado Airport (IOS), situated directly in the coastal city of Ilheus. Located roughly 30 to 45 minutes south of key destinations along the coast like Serra Grande, the airport handles frequent domestic flights connecting the region to major Brazilian gateways, including Salvador, Sao Paulo, and Belo Horizonte.

## MAiN FEATURES:

- \* 88,967 m2 plot ( 22 Acres )
- \* 1 Bedroom ( more after redvelopment )
- \* 1 Bathroom
- \* 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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Tenanted: Oui

## Commun

Pied carré fini: 88967 m<sup>2</sup>  
Dimesions du lot: 88967 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.945.355

