



## Charming Boutique Hotell / Inn for Sale in Ilhabela, Brazil



### Ügynök információ

Név:	Niall Madden
Cégnév:	Esales Property Limited
Ország:	United Kingdom
Experience since:	2002
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	English
Weboldal:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 997,464.88

### Elhelyezkedés

Ország:	Brazil
Állam/Régió/Tartomány:	Sao Paulo
Város:	Ilhabela
Irányítószám:	11630-000
Feladta:	2025. 11. 18.

Leírás:

Charming Boutique Hotell / Inn for Sale in Ilhabela, Brazil

Esales Property ID: es5554868

Av. José Pacheco do Nascimento 7313  
17 suites  
Ilhabela  
São Paulo  
11630-000  
Brazil

A Tropical Masterpiece: Exclusive Boutique Inn for Sale in Ilhabela, Brazil

This represents a truly rare and immediate turn-key opportunity to acquire a charming, fully operational boutique inn nestled in one of Brazil's most exclusive and sought-after island destinations: Ilhabela (The Beautiful Island). The location is, quite simply, unparalleled. The property is situated just 150 meters (a



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one-minute walk) from Curral Beach, widely recognized as one of the finest and most beautiful beaches on the São Paulo coast. This prime proximity to the sea guarantees consistent, high-demand bookings and premium rates throughout the year. Beyond the beach access, the inn is gracefully surrounded by the lush Atlantic Forest, one of the planet's most biodiverse ecosystems. This positioning provides guests with an exceptional balance of coastal glamour and tropical serenity, with easy access to scenic trails, waterfalls, and natural streams. This harmonious blend of sea and rainforest appeals directly to the affluent Brazilian and international tourism segments that prioritize natural beauty and tranquility, cementing the inn's status as a top-tier destination property.

This property is not merely a collection of rooms; it is a meticulously designed and continually refined hospitality asset. The construction utilizes a sophisticated mixed wood and masonry technique, creating a rustic yet refined aesthetic that blends seamlessly with the natural surroundings and exudes authentic *pousada de charme* character. The physical scale of the property is substantial and perfectly suited for a profitable boutique operation: it sits on approximately 1,100 m<sup>2</sup> of private, landscaped land with a significant 750 m<sup>2</sup> of built area. The inn features 17 elegant suites, providing the critical mass required for excellent revenue generation while maintaining an intimate, high-service atmosphere. Guest amenities are comprehensive and fully operational, including a dedicated breakfast area, professional-grade kitchen, welcoming reception, secure private parking, and a visually stunning swimming pool with a unique design that serves as a central social and photographic highlight for guests. The property has been meticulously maintained and continually updated, ensuring it is ready to operate at the highest standards of hospitality without immediate capital expenditure.

This is a rare opportunity for a genuine turn-key investment. The inn is not just a building; it is a fully operational, successful business with a strong, established reputation and a loyal client base. Current ownership, motivated by a desire to relocate abroad, is offering the unique option for the new investor to acquire the business along with its trained and experienced staff. This ensures an exceptionally smooth and seamless transition, allowing the new owner to begin generating revenue immediately without the typical operational challenges of a start-up. The inn is ideally positioned to capitalize on strong market demand, with the added advantage of possessing excellent potential for private events. Its beautiful setting, ample space, and well-designed communal areas make it an ideal venue for high-value weddings, corporate retreats, and exclusive gatherings, further diversifying and maximizing its income stream and profitability.

Acquiring this inn represents a strategic investment in a resilient and rapidly maturing Brazilian luxury tourism market. Ilhabela is a highly valued asset market due to strict environmental protections (over 85% of the island is preserved parkland), which severely restricts new development, thus ensuring the enduring value and scarcity of existing, fully licensed hospitality properties. This scarcity premium protects the investor's capital and drives long-term appreciation. This rare opportunity allows the new owner to combine a profitable investment with an extraordinary coastal lifestyle in one of Brazil's most desirable island destinations, offering the chance to own a piece of paradise that is both secure and immediately profitable.

## ABOUT THE AREA

Ilhabela, whose name literally translates to 'Beautiful Island' in Portuguese, is a stunning archipelago



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situated off the coast of São Paulo State, Brazil. It is the second-largest maritime island in the country, officially known as Ilha de São Sebastião, and is renowned for its unique geography. Over 85% of its territory is protected as part of the Ilhabela State Park, making it a paradise for eco-tourists. The island's dramatic landscape is characterized by steep, lush mountains covered in the Atlantic Forest, which descends into more than 40 beautiful beaches. While the western side facing the mainland is calm and developed, the eastern side is rugged, remote, and accessible only by boat or challenging 4x4 trails, offering pristine, untouched nature.

Activities on Ilhabela are deeply rooted in its natural environment, appealing to both adventurers and those seeking relaxation. The island is considered the 'Capital of Sailing' in Brazil, hosting major international nautical events and offering ample opportunities for sailing, windsurfing, and kitesurfing. For land-based exploration, the dense jungle is crisscrossed with trails leading to over 300 waterfalls, with highlights including the tall Cachoeira do Gato and the accessible Cachoeira da Toca. Adventurous travelers often opt for a Jeep tour to the remote Castelhanos Beach, while divers and snorkelers flock to spots like Ilha das Cabras and the island's many historic shipwrecks.

The local food scene is a flavorful reflection of its coastal location and caipirinha (traditional coastal community) culture. Fresh seafood dominates the menus, with staples like grilled fish, fresh oysters, and shrimp-filled Pastel de Camarão—a crispy fried pastry found at beachside kiosks—being must-try items. The island also offers Brazil's famous dishes, including Moqueca, a rich fish stew cooked in coconut milk and palm oil. The culinary diversity extends from rustic, traditional eateries known for large, affordable Brazilian plates to sophisticated, internationally-influenced restaurants, particularly concentrated in the charming historical center known as Vila. No visit is complete without enjoying an authentic Caipirinha made with local cachaça by the sea.

For visitors arriving by air, Ilhabela requires a final transfer by a frequent car ferry from the mainland town of São Sebastião. The nearest major international airport is Guarulhos – Governor André Franco Montoro International Airport (GRU) in São Paulo, located approximately 120 kilometers away. While São José dos Campos Regional Airport (SJK) is geographically closer, GRU offers the fastest and most numerous international connections. Travel from GRU involves a scenic drive to the ferry terminal, typically taking around 2 to 3 hours, after which the ferry ride completes the journey to this beautiful island retreat.

## MAiN FEATURES:

- \* 742m<sup>2</sup> of living space
- \* 1072m<sup>2</sup> plot
- \* 17 Bedrooms
- \* 19 Bathrooms
- \* Stunning Views
- \* Pool
- \* 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



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\* Rental Potential through Airbnb and Booking.com

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## Gyakori

Hálósobák:	17
Fürdőszobák:	19
Kész négyzetméter:	742 nm
Telekméret:	1072 nm

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.859.916

