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## Aratinga Inn For Sale in ILHA GRANDE Rio De Janeiro



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Niall Madden  |
| Nome della ditta: | Esales Property Limited   |
| Nazione:          | United Kingdom  |
| Experience since: | 2002  |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefono:         |   |
| Languages:        | English   |
| Sito web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Dettagli dell'inserzione

|                |                  |
|----------------|------------------|
| Proprietà per: | Saldi            |
| Prezzo:        | USD 1,520,826.13 |

### Posizione

|              |  |
|--------------|--|
| Nazione:     | Brazil   |
| Indirizzo:   | Rua Antonio Moreira 232                                    |
| Cap:         | 23968-000  |
| Pubblicato:  | 28/07/2023   |
| Descrizione: | Aratinga Inn For Sale in ILHA GRANDE Rio De Janeiro Brazil |

Esales Property ID: es5553537

Property Location

Rua Antonio Moreira 232

Abraao / Ilha Grande

Angra dos Reis

Rio De Janeiro Brazil

23968-000



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## Brazil

More details and the owner can be contacted directly here

<https://aratingailhagrande.com.br/bed-and-breakfast-for-sale-brazil-ilha-grande/>

### Property Details

Ilha Grande International Award-Winning B&B For Sale, Tropical Island Paradise, Your Rainforest Hideaway.

Located on the internationally renowned and stunningly beautiful Ilha Grande, just 2.5 hours south of Rio de Janeiro, is Aratinga inn, a charming boutique hotel in the village of Abraão. This award-winning B&B, nominated several times by Tripadvisor as one of The Top 25 B&Bs in Brazil, is for sale due to the current owner's retirement.

With its glorious natural scenery, excellent climate, welcoming culture, and excellent standards of living, Brazil is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Here is your once-in-a-lifetime opportunity to change your lifestyle, move to a quiet, charming Island paradise and become the owner of a stylish, yet unpretentious bed and breakfast on the Costa Verde coast. We are looking for a buyer who would love to live in the premises and run the B&B with the love and care that it deserves, in the true Aratinga tradition.

### Premises details:

The Property has a Plot Size of 1,068 square metres (0.26 acres).

Aratinga Inn has been built with certified Brazilian plantation hardwood timbers, with an eclectic mix of classic Portuguese colonial style architecture guest rooms and charming Balinese style chalets nestled in the tropical gardens. There are 9 bathrooms and 12 bathrooms in total.

The owners' house is built on two levels with a spacious master suite with sea views and a spacious en suite bathroom on the upper level.

Downstairs there is a large living room, with separate sitting, TV and dining areas, a fully equipped kitchen, laundry, walk in storage deposit and cleaning areas, a second bathroom and a private courtyard garden. There is a wide veranda with hammock.

The infrastructure of the inn includes:

4 x deluxe double chalets (bungalows) all with spacious en suite bathrooms

1 x standard double chalet with ensuite bathroom



2 x deluxe double guest rooms on the upper level with ensuite bathrooms

2 x standard double guest rooms on the garden level with ensuite bathrooms

An airy breakfast pavilion overlooking the tropical garden where hummingbirds abound

A comfortable, spacious fully furnished guest lounge with a full bathroom facility, overlooking the tropical garden

2 additional guest bathrooms/toilet facilities in common areas

2 fully equipped kitchens

A fully equipped commercial laundry

Office /Reception

Storage areas for bed linens and towels, cleaning materials, crockery and glassware, maintenance equipment.

55 KVA generator, providing independent power supply when necessary.

## Revenues and Cash Flow

The business can generate revenues of approx. USD 450k – 480k depending on the number of operational months per year and a cash flow of approx. USD 320k – 300k. The inn currently operates for just 9 months of the year, with 3 months closure for owner/staff holidays, property maintenance and just pure relaxation.

## ABOUT THE AREA

Angra dos Reis is the Bay of Kings, a Brazilian municipality 2.5 hours south of the city of Rio de Janeiro. It is a picturesque coastal city that invites you to enjoy beachcombing, sunbathing, and watersport activities at their best. A busy commercial center sits in the foothills of the Mantiqueira Mountains and looks out over a bay scattered with 365 islands.

Ilha Grande is the largest island and the Vila do Abraão is the island's main village, with restaurants, bars, shops and cafes and the St. Sebastian Church at its heart. Boats depart constantly from the Santa Luzia pier and the journey to Ilha Grande takes just 35 minutes. Hike rainforest trails to hilltop lookouts, waterfalls and beaches, fabulous surf beaches such as Lopes Mendes Beach, and go snorkeling at the Blue Lagoon. Other popular activities include bird watching, kayaking and sailing. Every year an off-road marathon race is held.

Large international airports close to Angra dos Reis are in Río de Janeiro or São Paulo. Public buses and



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private shuttles operate from both cities.

## MAIN FEATURES:

- \* 414m2 of living space
- \* 1067m2 plot
- \* 10 Bedrooms
- \* 13 Bathrooms
- \* Stunning Views
- \* Private Garden
- \* Private Parking
- \* Internationally reputation in the rental market. No. 1 on Tripadvisor for the past 10 years.
- \* Very highly ranked (9.6) on Booking.com.
- \* Massive potential to promote the inn further on Airbnb and with international tour agencies.
- \* Close to essential amenities like such as supermarkets and pharmacies
- \* Entrance via Rua das Flores
- \* Quiet location, away from the bustle of the village, but close to beaches, restaurants, shops,
- \* Tourist agencies and the main jetty
- \* Full, clean title to land.
- \* Built with certified Brazilian timbers, rendered cement, and glass, all in excellent taste, with an eclectic mix of
- \* Classic Portuguese colonial-style guest rooms and charming Balinese-style chalets.
- \* Owners house with a spacious bedroom with sea views, en suite bathroom, large living room, with separate TV and dining areas,
- \* Kitchen, laundry, private courtyard garden

Contact us today to buy or sell property in Angra dos Reis Brazil fast online

### Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 10     |
| Bagni:                 | 13     |
| Finito piedi quadrati: | 414 mq |

### Rental details

|            |    |
|------------|----|
| Furnished: | Sì |
|------------|----|

### Lease terms

Date Available:

### Informazioni aggiuntive

Virtual tour URL: <https://www.youtube.com/embed/ORg6uP2ZPOc>

### Contact information

IMLIX ID: IX4.693.452

