



Excellent Estate of land for sale in Lucena Brazil



Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
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Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	English
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 5,867,440.46

Posizione

Nazione:	Brazil
Stato / Regione / Provincia:	Paraíba
Città:	Lucena
Cap:	58315-000
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Descrizione:

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Esales Property ID: es5554923

RUA MARIANO DE SOUZA FALCAO
Lucena, State of Paraíba, 58315-000, Brazil

Prime Development Opportunity: 150-Hectare Eco-Luxury Estate in Brazil

Representing a rare convergence of untouched tropical wilderness and pristine Atlantic coastline, Fazenda Bom Sucesso offers an unparalleled investment opportunity in the Brazilian real estate market. This expansive 150-hectare (approximately 370-acre) land plot is now available for acquisition, positioned as the premier site for a world-class luxury eco-resort or an exclusive residential development.

Strategically located and naturally gifted, the estate is owned by EVNI, a company structured specifically



to hold this singular asset. The offering consists of a 100% share sale of EVNI, providing a streamlined and efficient path to ownership for international investors looking to capitalize on Brazil's growing luxury tourism sector.

A Topography of Natural Splendor

The land at Bom Sucesso is defined by its dramatic and diverse geography. Roughly rectangular in shape, the estate offers a transition of ecosystems that is increasingly rare to find in a single private holding:

- * **The Tropical Highlands:** The southern and upper portions of the property are draped in lush, dense tropical forest. This elevated canopy provides a natural sanctuary for local biodiversity and offers an incredible vantage point for architectural projects.
- * **The Ocean Descent:** From these heights, the land plummets elegantly toward the Atlantic Ocean. This natural slope ensures that any future construction—whether hotel suites or private villas—enjoys unobstructed, panoramic views of the sea.
- * **The Coastal Frontier:** The eastern border of the property is defined by a staggering 2 km stretch of private sandy beach. This direct ocean frontage is the estate's crowning jewel, providing a level of exclusivity and 'sea-to-canopy' lifestyle that is the hallmark of the world's most successful eco-resorts.
- * **The Western Border:** To the west, the property is flanked by vast sugarcane plantations, creating a peaceful, pastoral buffer that ensures long-term privacy and rural tranquility.

Vision for Development: The Ultimate Eco-Resort

With its combination of sun, sea, and primary forest, Bom Sucesso is the ideal canvas for a high-end sustainable development. The topography supports a 'low-impact, high-luxury' philosophy, where villas can be integrated into the forested hillsides while maintaining a central beach club and maritime activities along the shoreline. This is a unique location where the jungle literally meets the sea, catering to the modern traveler's desire for nature-centric, luxury experiences.

A Secure and Transparent Investment

The owners of EVNI prioritize absolute legal and fiscal integrity. This transaction is designed to be 100% transparent across all jurisdictions involved, including Brazil and Belgium. Potential investors can proceed with confidence knowing that:

- * **Debt-Free Status:** The property and the holding company are entirely free of debts, liens, or financial encumbrances.
- * **Professional Oversight:** Every stage of the sale will be meticulously documented through accredited notaries and international accounting firms to ensure compliance with global financial standards.
- * **Clear Valuation:** While the asking price is set at 33 million Brazilian Real (BRL)—to account for local currency fluctuations—the sellers are aiming for a target of approximately €4.5 million to €5 million, with terms remaining open to negotiation.

The sale is structured as a transfer of shares in EVNI, the sole owner of the Fazenda Bom Sucesso. This allows for a clean transition of the property deed, which is already fully registered to the company.



Investment Summary

- * Total Area: 150 Hectares (370 Acres)
- * Beach Frontage: 2 Kilometers of sandy coastline
- * Primary Assets: Tropical forest, beachfront, and ocean-view slopes
- * Investment Vehicle: 100% shares of EVNI (Holding Company)
- * Asking Price: 33 Million BRL (Negotiable)

This is more than a land sale; it is the acquisition of a legacy piece of the Brazilian coast. For further details and technical documentation, please visit www.brasilecovillas.com.

About the Area

Lucena is a picturesque coastal municipality located in the state of Paraíba, in the Northeast Region of Brazil. Situated just north of the state capital, João Pessoa, it is nestled between the Atlantic Ocean and the mouth of the Paraíba River. Known for its rustic charm and tranquil atmosphere, Lucena offers a serene escape from more crowded tourist destinations, characterized by its vast coconut groves—reportedly the largest in Brazil—and a coastline that stretches for approximately 15 kilometers.

The town's beaches are the primary draw for visitors, featuring warm, shallow waters and extensive sandbanks that emerge during low tide. Praia de Lucena is the most central and popular, while Ponta de Lucena is famous for the 'Caminho de Moisés' (Moses' Path), a natural sandbar that allows visitors to walk hundreds of meters into the ocean. The landscape is dotted with traditional fishing communities, and the area is a favorite for those seeking natural pools, buggy rides along the dunes, and the scenic beauty of where the Miriri River meets the sea.

Beyond its natural allure, Lucena possesses a rich colonial history. One of its most significant landmarks is the Church of Nossa Senhora da Guia, an 18th-century Baroque masterpiece sitting on a hill overlooking the coast. The church features intricate limestone carvings and serves as a testament to the region's religious heritage. The town's economy remains tied to its roots, driven largely by artisanal fishing, coconut farming, and a growing ecotourism sector that prides itself on preserving the area's 'hidden gem' status.

Accessibility to this coastal paradise is straightforward, though it often involves a scenic ferry crossing from the neighboring city of Cabedelo. For those traveling by air, the nearest airport is Presidente Castro Pinto International Airport (JPA) in João Pessoa, located approximately 45 to 50 kilometers away. This airport provides regular domestic connections to major Brazilian hubs like São Paulo, Rio de Janeiro, and Brasília, making Lucena an accessible retreat for both domestic and international travelers.

Main Features

- * Excellent location close to many amenities
- * 1500000 m2 of land for development (150 Hectares)
- * Stunning views.



* Huge Potential in the rental market if developed on.

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Comune

Finito piedi quadrati: 15000000 mq
Dimensione del lotto: 15000000 mq

Lease terms

Date Available:

Contact information

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