



## Condominium Aquiraz Estate With 4 Villas For sale in Aquiraz



### Agent Info

Naam:	Niall Madden
Bedrijfsnaam:	Esales Property Limited
Mistlampen:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefoon:	
Languages:	English
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 641,572.79

### Locatie

Aanbevolen Auto Onderdelen:	Brazil
Staat/Regio/Pronvincie:	Ceara
Plaats:	Aquiraz
Adres:	R. Tomás de Aquino, - Lot. Parque das Fontes
Postcode:	61700-000
Geplaatst:	05-04-2025
Omschrijving:	Condominium Aquiraz Estate With 4 Villas For sale in Aquiraz Brazil

Esales Property ID: es5554553

### Property Location

Aquiraz Brazil

### Property Details

A Coastal Oasis: Exclusive Estate with Four Modern Villas in Aquiraz, Brazil

This exceptional estate presents a unique opportunity to acquire four recently constructed, nearly identical villas within a private condominium in Prainha, Aquiraz, Brazil. Designed for luxurious coastal living, the property offers a harmonious blend of modern architecture, panoramic views, and proximity to pristine beaches and vibrant attractions.



## Architectural Harmony and Panoramic Vistas:

The estate comprises four symmetrical villas, each boasting 110 square meters of living space, contributing to a total constructed area of 468 square meters. A central swimming pool serves as the focal point, creating a communal space for relaxation and enjoyment. The villas are designed with an open-plan living concept, seamlessly integrating the living, dining, and kitchen areas. Expansive verandas and balconies offer breathtaking panoramic views of the sand dunes and the shimmering sea, capturing the essence of the Brazilian coastline.

## Modern Comforts and Thoughtful Design:

Each villa is thoughtfully designed to provide maximum comfort and functionality. The ground floor features an open-plan living area, a fully equipped kitchen, and a veranda. One villa includes a ground-floor bedroom and bathroom, while the others offer a convenient lavatory. The second floor comprises two spacious double bedrooms, each with an en-suite bathroom, ensuring privacy and convenience for residents and guests.

Recent renovations, including internal painting, external wood varnishing, exterior repainting (2022), boundary wall renewal, and electrical circuit upgrades, ensure the property is in pristine condition. The estate is offered fully furnished, allowing for immediate occupancy and enjoyment.

## A Coastal Paradise and Vibrant Surroundings:

The estate's prime location in Prainha, Aquiraz, offers easy access to the region's stunning natural attractions. The beautiful Prainha beach and lagoon, located approximately 1 kilometer away, are renowned kitesurfing destinations, attracting enthusiasts of all skill levels. Numerous kitesurfing schools in the vicinity cater to those seeking to learn or improve their skills.

The surrounding area offers a wealth of recreational and entertainment options. Buggy rides over the dunes, just 0.5 kilometers away, provide thrilling adventures along the coastline. The prestigious Aquiraz Riviera Golf Club, an 18-hole championship course, is located 3-4 kilometers away. The renowned Beach Park at Porto das Dunas, a popular water park, is just 7 kilometers away. The vibrant city of Fortaleza and the charming town of Aquiraz are also within easy reach, offering a diverse range of cultural and culinary experiences.

The region's stunning coastline, dotted with picturesque beaches and coastal towns, offers endless opportunities for exploration. Morro Branco, Canoa Quebrada, Praia do Futuro, Jericoacoara, and Aguas Belas are just a few of the enchanting destinations that line the northeastern shores. The Jaguaribe river estuary, a natural wonder, is also a must-visit attraction.

## Aquiraz: A Hub of Tourism and Investment:

Aquiraz, a city renowned for its high quality of living, is a thriving tourism destination in Ceará. The city boasts the second-largest hotel complex in the state, attracting visitors from around the world. Aquiraz's



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rich historical heritage, evident in its Portuguese baroque architecture and the Sacred Museum of São José de Ribamar, adds to its cultural appeal.

The city's strategic location, proximity to Fortaleza, and ongoing infrastructure development have attracted significant private and government investments. The Department of Tourism actively promotes the region, organizing events and attracting visitors to its stunning beaches and cultural attractions.

#### Important Considerations for Prospective Buyers:

This condominium, comprising the four villas, is offered exclusively for sale and is not available for rental. Prospective buyers are strongly advised to conduct a thorough property visit and due diligence to ensure informed decision-making. It is essential that buyers possess the necessary financial resources, as Brazilian financial institutions do not typically provide loans or mortgages to foreign nationals. Similarly, European and American banks rarely offer financing for real estate purchases in Brazil.

The buyer is not responsible for paying realtor commissions in Brazil; these are the seller's responsibility. However, the buyer is responsible for notary costs and the ITBI (property transfer tax), which ranges from 2 to 3 percent depending on the state.

#### Key Features:

- \* Location: Prainha, Aquiraz, Ceará, Brazil
- \* Property Type: Estate comprising four modern villas
- \* Living Space: 110 square meters per villa
- \* Total Constructed Area: 468 square meters
- \* Bedrooms: Two double bedrooms per villa
- \* Bathrooms: En-suite bathrooms per bedroom, lavatory on the ground floor
- \* Living Areas: Open-plan living, dining, and kitchen areas
- \* Outdoor Space: Verandas and balconies with panoramic views
- \* Amenities: Central swimming pool, fully furnished, recent renovations
- \* Proximity to Beach: Approximately 1 kilometer
- \* Surrounding Attractions: Kitesurfing, buggy rides, golf course, water park, coastal towns
- \* Location Benefits: High quality of living, tourism hub, rich cultural heritage

This estate offers a unique opportunity to acquire a luxurious coastal retreat in one of Brazil's most sought-after destinations

#### ABOUT THE AREA

Aquiraz, located in the state of Ceará, Brazil, is a captivating destination that blends historical charm with stunning coastal beauty. This city, one of Brazil's oldest, boasts a rich cultural heritage, evident in its well-preserved colonial architecture and historical landmarks. Beyond its historical significance, Aquiraz is renowned for its breathtaking beaches, attracting visitors seeking relaxation and recreation.

The city's coastline is a major draw, featuring long stretches of sandy beaches, lagoons, and dunes. These



natural attractions provide opportunities for various activities, including swimming, sunbathing, kitesurfing, and buggy rides. The proximity to Fortaleza, the state's capital, further enhances Aquiraz's appeal, offering easy access to urban amenities and entertainment.

Aquiraz is also increasingly recognized for its growing tourism infrastructure, which includes resorts, golf courses, and water parks. This development, combined with the city's natural beauty and historical significance, makes Aquiraz a desirable destination for both domestic and international travelers.

When traveling to Aquiraz, the nearest and most convenient airport is:

- \* Fortaleza Airport (FOR), also known as Pinto Martins International Airport:
- \* This airport is the primary gateway to the region, offering domestic and international flights.
- \* It is relatively close to Aquiraz, making travel to and from the city convenient.
- \* It is the airport that most people would use when travelling to Aquiraz.

## MAiN FEATURES:

- \* 468m<sup>2</sup> of living space
- \* 1000m<sup>2</sup> plot
- \* 9 Bedrooms
- \* 9 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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### **Algemeen**

Slaapkamers:	9
Badkamers:	9
Afgewerkte vierkante meter:	468 m <sup>2</sup>

### **Rental details**

Furnished:	Ja
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.786.503
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# IMLIX

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