



Paio Eco Suítes for Sale in Paraty Brazil



Agent Info

Name: Niall Madden
Company: Esales Property Limited
Name:
Country: United Kingdom
Experience since: 2002
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English
Website: <https://esalesinternational.com>

Listing details

Property for: Sale
Price: USD 698,225.41

Location

Country: Brazil
ZIP code: 23970-000
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Description:
Paio Eco Suítes for Sale in Paraty Brazil

Esales Property ID: es5555012

Estrada do Bananal^ s/n
Cs 29
Paraty
RJ
23970991
Brazil

Paio Eco Suítes: A Premier Eco-Hospitality Estate in Paraty, Brazil

Nestled in the mist-covered mountains of the Atlantic Forest, Paio Eco Suítes offers a rare investment opportunity in one of Brazil's most coveted ecological corridors. Located just 10 km from downtown Paraty and 12 km from the world-renowned historic center, this estate is perfectly positioned to capture the growing 'slow-travel' and wellness tourism markets. Surrounded by lush forest and a network of pristine waterfalls, the property is a sanctuary of quiet exclusivity, bordered only by local access roads



and a vast, uninhabited nature reserve.

The Residences: Versatile and Sustainable Living

The estate features a sophisticated collection of dwellings designed for comfort, humidity resistance, and integration with the environment. Most structures are elevated on pillars—a critical architectural feature in the humid rainforest—to ensure longevity and natural ventilation.

* **Primary Guest Houses:** The property includes two distinct residential houses. The first serves as an ideal owner's residence or luxury suite, featuring an open dining room that invites the sights and sounds of the river indoors. The second house offers a more flexible layout with two bedrooms, each boasting its own private deck and an integrated living-kitchen area, perfect for small groups or families.

* **The Eco-Chalets:** Three high-performance chalets (28 m² each) provide the estate's core hospitality income. Each unit is a 'turnkey' luxury experience, equipped with air conditioning, a fireplace for cool mountain evenings, high-speed internet, and smart TVs. The highlight of these suites is the spacious bathroom, featuring a bathtub positioned with panoramic views of the tropical gardens.

* **Utility Infrastructure:** A versatile shed houses a staff bedroom with bunk beds, a fully equipped laundry facility, and specialized storage for professional gardening and maintenance equipment.

The Estate Grounds: A Private 'Mata Atlântica' Paradise

The construction is seamlessly woven into a vibrant garden filled with the rare flora of the Mata Atlântica. The landscape is dotted with typical regional fruit trees and meticulously maintained flower beds. At the heart of the property, a crystal-clear river flows through the grounds, featuring a small private swimming pool carved by nature. Nearby, a custom firepit area serves as a communal hub for guests to gather under the stars, undisturbed by neighbors or urban noise.

Location & Connectivity: The Best of the Costa Verde

While the property offers total seclusion, it remains within walking distance of Paraty's most iconic natural and cultural landmarks. Guests can easily hike to the Gold Trail, visit the Penha Church, or experience the famous Tobogã natural water slide and the historic Engenho de Ouro cachaça distillery. The artisan ceramics hub of Cunha is also a short, scenic drive away.

Accessibility for International Investors:

* **Rio de Janeiro International Airport (GIG):** Approximately 3.5 hours via the scenic Costa Verde highway.

* **São Paulo International Airport (GRU):** Approximately 3 hours away, providing a direct link to one of the world's busiest aviation hubs.

Investment Potential

In the 2026 market, Paiol Eco Suítes represents a high-yield 'lifestyle asset.' With the rise of the digital nomad and the eco-conscious traveler, this property is primed for high-occupancy Airbnb returns or a



boutique hotel conversion. It offers the rare combination of high-density biodiversity and modern, maintenance-minded construction in a region where such land is increasingly scarce.

This is more than a home; it is a legacy estate in the heart of Brazil's most beautiful coastal rainforest.

ABOUT THE AREA

Paraty, Brazil, is a breathtaking coastal town where the lush Atlantic Forest meets the turquoise waters of the Costa Verde. This UNESCO World Heritage site is famous for its remarkably preserved colonial center, where car-free, cobblestoned streets are lined with white-washed buildings and vibrant, colorful doorways. A unique quirk of the town's 18th-century design is that several streets are intentionally flooded by the tide during full moons, creating natural mirrors that reflect the historic architecture in a poetic, shimmering spectacle.

Beyond its architectural charm, Paraty serves as a gateway to some of Brazil's most pristine natural wonders. The surrounding bay is dotted with over 60 islands and 300 secluded beaches, ranging from the calm, emerald waters of Saco do Mamanguá—Brazil's only tropical fjord—to the rugged surf of Trindade. Visitors can spend their days hopping between hidden coves on traditional wooden schooners or hiking through the dense rainforest to discover hidden waterfalls like Cachoeira do Tobogã, a natural rock slide that spills into a refreshing swimming hole.

Culturally, Paraty is the artistic soul of the region, hosting world-renowned events such as FLIP (the Paraty International Literary Festival) and the lively Festival of Cachaça, which celebrates the town's long history of artisanal spirit production. The local dining scene is equally sophisticated, offering a fusion of traditional Caiçara seafood and contemporary Brazilian cuisine. Whether you are wandering through boutique art galleries or listening to live bossa nova in a candlelit square, the town moves at a deliberate, 'slow-living' pace that is deeply restorative.

While Paraty feels wonderfully secluded, it is accessible from Brazil's major urban centers. The nearest airport for major international and domestic travel is Rio de Janeiro-Galeão International Airport (GIG), located approximately 150 miles (240 km) to the northeast. Travelers typically reach the town via a scenic four-hour drive along the winding coastal highway, though a small local airfield also accommodates private light aircraft and helicopter transfers for those seeking a more direct arrival.

MAiN FEATURES:

- * 430m2 of living space
- * 7000m2 plot
- * 7 Bedrooms
- * 6 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
- * Rental Potential through Airbnb and Booking.com

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Common

Bedrooms:	7
Bathrooms:	6
Finished sq. ft.:	430 sq m
Lot Size:	7000 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.409.966

