



## Stunning 3 Bed Penthouse For Sale in Ilha de Itamaraca Brazil



### Informações do Revendedor

Name:	Niall Madden
Nome da Empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	English
Website:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 76,276.73

### Localização

Country:	Brasil
State/Region/Province:	Pernambuco
Address:	R. João Lopes de Albuquerque
CEP:	53900-000
Adicionado:	22/01/2025

Informação adicional:

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Esales Property ID: es5553704

R. João Lopes de Albuquerque –  
Pilar, Ilha de Itamaracá –  
PE,  
53900-000,  
Brazil

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.

401 MORADA DO SOL – R\$355,000 (about £56,500, \$71,000, €65,000)



Tropical island, beachfront penthouse apartment, with 3 suites

The 5-storey building Morada do Sol ('Residence in the Sun') consists of just 11 apartments located right on the beach of the island of Itamaracá. This 72sqm apartment comes unfurnished, and is on the top floor facing the beach and the rising morning sun.

Built 40 years ago and now fully renovated to modern standards, including the installation of an elevator, the last few units are available to buy.

Features: prime beachfront location (literally step on to the sand), town centre location with all amenities close by, elevator, roof terrace, laundry, private beach access, off street parking, security cameras, electric gates, fully tiled exterior.

The condo fees include the caretaker, all water bills, elevator and grounds maintenance, and are currently R\$350 per month (about £56, \$70, €64). All paperwork up to date.

This is, quite simply, the best property in the best location on the island at the best prices.

## ABOUT THE AREA

Pernambuco is a state in northeast Brazil, on the Atlantic Ocean. Its modern capital, Recife, features a port, old town and popular beach area of Boa Viagem. Offshore, the volcanic archipelago of Fernando de Noronha has a jagged coastline, undeveloped beaches and a marine park. South of Recife, reef-protected Porto de Galinhas beach offers natural pools. North lies Olinda, a colonial town amid lush vegetation.

Pernambuco is one of the most exhilarating destinations in the Northeast. Among the earliest centers of Portuguese colonization in Brazil, it has developed rich cultural traditions melding European, African and indigenous influences, especially in music and dance.

Recife, Pernambuco's capital, is one of Brazil's biggest cities; it's a very urban place with a rich entertainment scene. By contrast its much smaller and calmer neighbor, Olinda, is a charming, historical town, full of picturesque churches and talented artisans. North and south of these centers stretches a short but glorious coast with dozens of palm-fringed sandy beaches, great waves and crystal-clear reef pools.

But Pernambuco's most glittering gem sits more than 310 miles (500km) out in the Atlantic. The archipelago of Fernando de Noronha is a tropical-island getaway to dream about, a fervently protected aquatic Eden with near-empty, postcard-perfect beaches, surrounded by warm, brilliantly clear waters that is one of Brazil's most awed destinations.

Ilha de Itamaracá is a tropical island and municipality in Pernambuco, Brazil on the Atlantic Ocean. Itamaracá means 'stone shaker' in Tupi, from the words itá ('stone') and mbara'ká ('shaker'). It is separated from the mainland by the Canal de Santa Cruz, a salt water channel both mouths of which are on the Atlantic Ocean, and is connected to the mainland by a long road bridge. Itamaracá has a total area of 66.68 square kilometres (25.75 sq mi) and had an estimated population of 26,672 inhabitants in 2020 according to IBGE.



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This is up from 16,000 in 2007, and reflects the increasing popularity of the island as a residential (rather than touristic) destination. It is located in the metropolitan area of Recife, the capital city of Pernambuco state, about an hour from Recife International Airport. The main activities of the population are fishing and, increasingly, tourism. Recife is located about 38 kilometres (24 mi) to the south whereas Olinda, another important town of Pernambuco and also UNESCO World Heritage, is 30 kilometres (19 mi) to the south. It was awarded city status on 1 January 1959.

The island has a number of historical and cultural attractions, including:

- Vila Velha, a 16th-century Portuguese settlement that is one of the oldest in Brazil.
- Fort Orange, a Dutch fort built in the 17th century.
- Coroa do Avião, a small island that is a popular destination for swimming, sunbathing, and surfing.
- Praia do Forte, a long stretch of beach that is popular with both locals and tourists.
- Praia de Itamaracá, a beautiful beach that is home to a number of restaurants and bars.
- Praia do Pilar, a small beach that is perfect for swimming and sunbathing.

In addition to its natural beauty, Ilha de Itamaracá is also home to a number of cultural attractions, including:

- The Itamaracá Museum, which houses a collection of artifacts from the island's history.
- The Itamaracá Arts and Crafts Market, where you can find a variety of handmade souvenirs.
- The Itamaracá Carnival, which is one of the largest and most popular carnivals in Brazil.

Ilha de Itamaracá is a beautiful and vibrant island that has something to offer everyone. Whether you're looking for a relaxing beach vacation, an adventurous outdoor getaway, or a cultural experience, you're sure to find it on Ilha de Itamaracá.

## MAiN FEATURES:

- 72m<sup>2</sup> of living space
- 3 Bedrooms
- 3 Bathrooms
- Private Balcony
- Close to essential amenities like 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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## **Comum**

Quartos de dormir:	3
Banheiro:	3
Pés quadrados acabados:	72 m <sup>2</sup>



Tamanho do lote: 72 m<sup>2</sup>

## Building details

Building Amenities: Elevator

## Rental details

Furnished: Não

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.617.836

