



## Luxury 3 Bed Beach Villa for Sale in Barra de Sao Joao Rio de Janeiro 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 927,447.41

### Localização

Country:	Brasil
State/Region/Province:	Rio de Janeiro
Cidade:	Barra de Sao Joao
CEP:	28860-000
Adicionado:	30/03/2026

Informação adicional:

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Esales Property ID: es5554985

1. Lambari, 256 – Barra de São João, Casimiro de Abreu – RJ, 28860-000, Brazil

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Contemporary Coastal Luxury: 3-Bedroom Beach Villa in Barra de São João

Location: Barra de São João, Rio de Janeiro, Brazil

Property Type: Freestanding Luxury Villa

Land Area: 700 m2



Position: Beachfront (Approx. 40m from the South Atlantic Ocean)

Introduction: Where the River Meets the Atlantic

Discover an unparalleled lifestyle opportunity in Barra de São João, one of the most poetic and preserved coastal stretches of the State of Rio de Janeiro. This magnificent freestanding villa, set on a generous 700 m<sup>2</sup> plot, offers the rare luxury of true beachfront living. Positioned just 40 meters from the shoreline, the property is separated from the South Atlantic Ocean only by a pristine dune and a protected 'green zone,' ensuring your view remains as nature intended.

This residence is a masterclass in blending high-tech utility with coastal relaxation. Whether you are looking for a permanent residence, a high-end holiday retreat, or a lucrative investment in Brazil's growing 'Costa das Ostras' region, this villa delivers on every front.

Sophisticated Architecture & Living Spaces

The villa is designed to maximize both scale and comfort. The ground floor is anchored by a massive 77 m<sup>2</sup> living room, providing a grand stage for entertaining or family life. Large windows and open layouts invite the sea breeze, while the transition to the outdoor amenities is seamless.

The kitchen is a chef's delight, fully equipped and supported by a comprehensive service wing that includes a deposito (storage room), a dedicated laundry, and a functional workshop. For the automotive enthusiast or frequent host, the property features a spacious open garage capable of housing two large vehicles with ease.

Private Sanctuary: The Upper Level

The sleeping quarters are located on the upper floor to prioritize privacy and panoramic views:

- \* The Master Suite: A true retreat facing the sea. Wake up to the sound of the Atlantic in a suite that features a private luxury bathroom equipped with a double sink, toilet, shower, and a premium jacuzzi.
- \* Guest Accommodation: Two additional spacious bedrooms share a large, modern bathroom featuring a high-volume shower, toilet, and sink.
- \* The Command Center: Also located on this level is a dedicated home office. Outfitted with high-speed internet and the hub for the property's CCTV system, it is the perfect space for remote work in a secure environment.

Technical Excellence & Modern Comfort

In Brazil, technical specifications can make or break a luxury experience. This villa has been engineered to European standards to ensure absolute convenience:

- \* Power & Electricity: While the local standard is 127V, this property features a 3-phase connection, providing 230V for heavy consumers such as the induction cooktop and the air conditioning units



throughout the house. All outlets and systems are clearly marked for ease of use.

\* **Water Pressure:** The home maintains a constant water pressure of approximately 3 bar, ensuring high-performance showers and a rapid fill-rate for the master jacuzzi.

\* **Climate Control:** To ensure year-round comfort in the tropical climate, all primary rooms are fully air-conditioned.

## Outdoor Oasis & Security

The outdoor area is designed for the quintessential Brazilian 'Churrasco' lifestyle. A private swimming pool with an integrated filter unit serves as the centerpiece of the garden, complemented by a fully equipped BBQ area. The 700 m<sup>2</sup> grounds offer plenty of space for lounging while remaining remarkably private.

Security is paramount. The entire property is fully walled and protected by a sophisticated network of security cameras and a professional security service, providing total peace of mind for both residents and lock-up-and-go vacationers.

## ABOUT THE AREA

Barra de São João is a hidden gem on Brazil's 'Costa das Ostras,' located in the municipality of Casimiro de Abreu, Rio de Janeiro. Stepping into this coastal village feels like traveling back in time, as it is one of the few places in the region that has preserved its colonial DNA. The town is famously situated where the dark, calm waters of the São João River meet the turquoise Atlantic Ocean, creating a striking natural contrast that has inspired poets and artists for generations.

The heart of the village is the 'Beira Rio,' a scenic riverside path lined with century-old flamboyant trees and colonial architecture. This area is home to the 17th-century Chapel of St. John the Baptist, perched on a small hill overlooking the river mouth. It is also the birthplace of the renowned Romantic poet Casimiro de Abreu; his former residence has been converted into a museum, allowing visitors to explore the literary history that permeates the town's quiet, cobblestone streets.

Nature lovers are drawn to Barra de São João for its dual-threat geography. You can spend the morning bathing in the gentle freshwater of the river and the afternoon surfing or sunbathing at Praia do Abricó or Praia de Santa Irene. The area is also a gateway to the Union Biological Reserve, a protected Atlantic Forest habitat that is one of the last strongholds for the endangered Golden Lion Tamarin, making it a vital spot for eco-tourism and wildlife photography.

For travelers flying in, the nearest major gateway is Cabo Frio International Airport (CFB), located approximately 40 km (25 miles) south, which handles domestic flights and seasonal charters. For a wider range of international connections, Rio de Janeiro/Galeão International Airport (GIG) is the primary hub, situated about 160 km (100 miles) to the west. From Galeão, the drive typically takes 2.5 to 3 hours along the BR-101 highway, offering a scenic transition from the bustling metropolis to the tranquil shores of the Lagos region.

## MAiN FEATURES:



- \* 368m<sup>2</sup> of living space
- \* 700m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 4 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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## **Comum**

Quartos de dormir:	3
Banheiro:	4
Pés quadrados acabados:	368 m <sup>2</sup>
Tamanho do lote:	700 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.287.690

