



BRAZIL BAHIA PROPERTY

## A Quick Guide To Morro de Sao Paulo Real Estate



**Morro de Sao Paulo is just 40 miles from Salvador, but as it is located on an island, the only way to reach the place is by boat or by air.** Having a holiday home on an island, away from the crowd of the city and untouched by pollution, is a far-fetched dream for most people.

However, if you have the right budget, Morro de Sao Paulo is one of the best places to buy that home. Being a tourist town, investing in a commercial venture such as an eating outlet or a small hotel is also an interesting possibility.

With no private vehicles allowed on the island and tourism being the mainstay of the economy, Morro de Sao Paulo real estate is likely to offer some of the best options for those who are looking to invest in a green and unpolluted island town with many lovely beaches.

### Real Estate Overview

Morro offers different types of residential and commercial real estate. You will be able to find apartments, houses, commercial outlets, hotels, small plots for houses and larger pieces of land for farms and other commercial ventures.



Although apartments are also available, the home market is dominated by houses and villas. Development here is carefully controlled because the town falls in an Environmental Protection Area (EPA). You have to factor this while buying real estate if you have plans to expand or improve the properties.

[View all real estate available in Morro de Sao Paulo.](#)

### **Apartments In Morro de Sao Paulo**

Apartments are available in the range of R\$120,000 to R\$200,000. Apartment buildings are usually located near the main square and close to supermarkets, shops, etc. The beach will not be more than a few minutes walk from most condos.

Size of the apartments in this price range are likely to be between 75 to 100 sq. meters and you will be able to find comfortable two bedroom apartments. Apartments are usually sold partly or fully furnished.

[View all apartments in Morro de Sao Paulo.](#)

### **Houses**

The prices start from about R\$150,000 for a one or two bedroom house, but the most expensive villas can cost over R\$1,200,000. An average house will cost you about R\$500,000. Here is a rough breakdown of what you can expect at various price ranges:

1: Below R\$250,000:

For this price, you can get a two bedroom independent house, close to the beach, with an area of about 80 to 150 sq. meters. The plot size will be in the range of 300 to 500 sq. meters. You can expect a small garden, fruit trees, etc.

2: R\$250,000 to R\$800,000:

In this range, you can expect to buy a house in a conveniently located condo or gated community. The location will be close to the town square, beach, shops, bars, etc. You are likely to find houses with a sea view and some of them will come with superior design or construction quality.

Houses will be larger, with three to four bedrooms or suites and may come with an American style kitchen, service area, storage area or a laundry. Constructed area will be in the range of 400 to 700 sq. meters. Houses may come fully or partly furnished.

You can expect common facilities like a swimming pool, ballroom, direct beach access, greenhouse and a large garden with native trees. Round the clock security is also usually available.

3: Above R\$800,000:



If you have this kind of budget, the best houses located in prime locations near the beach and with magnificent sea views will be in your reach. Villas in the higher range may sometimes have another smaller house in the same plot.

You will have facilities like bars, restaurants and shops close by. Some of these houses can also be converted into appropriate commercial ventures. You can expect good design and very good construction quality.

Expected features:

- Plot area: Over 1500 sq. meters.
- Constructed area between 200 and 500 sq. meters.
- Up to six bedrooms or suites.
- Pool.
- Large garden with fruit trees. Some of the larger plots will have a small section of Atlantic forest.
- Furniture may be included.
- Sauna.
- Barbecue.
- Service area.

[View all houses in Morro de Sao Paulo.](#)

### **Commercial Real Estate**

If you are looking for a commercial investment, you can consider buying an already running establishment. Restaurants and bars are available in the price range of R\$400,000 to R\$700,000. You will find properties in prime locations on the beach and near the town area, which are perfect for targeting the tourist business as well as the local residents. As these are running outlets, all furniture and equipment is usually included. You can expect 300 to 400 sq. meters of land and up to 200 sq. meters of construction.



Small hotels, with 8 to 10 rooms or suites, are available from R\$800,000 onwards. You can again expect prime locations next to the beach and with great sea views from the rooms. Depending on the price, you can expect typical resort facilities like a pool, deck, landscaped garden, outdoor lighting, air-conditioning, bar, barbecue, etc. Hotels are usually on plots of over 200 sq. meters and constructed area starts from 150 sq. meters.

[View commercial property in Morro de Sao Paulo.](#)

### **Buying Land In Morro de Sao Paulo**

The prices of land start just below R\$100,000 and an average plot will cost you about R\$4,500,000. Land is available in various sizes and locations. Depending upon the size and location, you can develop them into houses, restaurants, hotels, farms, small resorts or apartment condos.

Prices vary from R\$8 to R\$300 per sq. meter, depending on



the location and type of land. Land is available from about 1000 sq. meters to over 200 hectares. Large tracts of land have several features like flat and hilly terrain, access roads, water sources and plenty of vegetation, including areas covered with Atlantic forest. The smaller plots usually have water source, an access road and electricity connection.

[View land available in Morro de Sao Paulo.](#)

Morro de Sao Paulo real estate offers some exciting options that are not easily available in other areas in Bahia. If you are looking for a holiday home and a business in a quiet, peaceful and unpolluted area, you will find it here.

However, you must take the help of an experienced real estate agent as it is not an easy task for an inexperienced person to buy real estate here. Besides the development restrictions, you have to be careful about the ownership and legal aspects when you buy property here.

[View all the real estate available in Morro de Sao Paulo.](#)

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