



## Real Estate In Praia do Forte At A Glance



**Located on the Coconut Coast, about 55 km from Salvador, Praia do Forte is arguably one of the most popular tourist destinations in Bahia.** The town offers a rare combination of attractions and activities, which is the main reason for its popularity with tourists.

Whether you are looking for historical attractions, beautiful beaches, water sports, fishing, hiking, shopping or eco-tourism, Praia do Forte has something to offer to you. Naturally, quality real estate in Praia do Forte is always in demand. Real estate here commands a premium price and is expected to appreciate over time.

### Overview Of The Real Estate In Praia do Forte

The [real estate market in Praia do Forte](#) offers, apartments, houses and residential plots. You will also get commercial spaces, which are suitable for conversion into restaurants, bars or shopping outlets. If you are a developer, you can look for large tracts of land, suitable for conversion into a resort or a residential condo. Buying a farmhouse is also an option if you have a budget of R\$ 1,500,000 or more.

Here is a rough guide to the investment involved for different types of real estate:

- Apartment: Price range: R\$ 280,000 to R\$ 1,400,000. Average price: R\$ 680,000.
- Houses: Price range: R\$ 500,000 to R\$ 8,000,000. Average price: R\$ 2,500,000.
- Commercial real estate: Price range: R\$ 250,000 to R\$ 1,100,000. Average price: R\$ 550,000.
- Land suitable for houses: R\$ 350,000 to R\$ 2,250,000.
- Land suitable for residential condos and resorts: Prices start from R\$ 2,700,000.

### Apartments Up To R\$ 500,000

With this budget, you can expect to buy a spacious duplex



apartment in a good location close to the town center, lake, Tamar or the beach.

Here are the main features:

- Area: 30 to 200 sq. meters.
- Bedrooms: 1 to 3 (up to 2 suites).
- Pool: Large pool. Some condos offer separate pools for adults and kids.
- Garden.
- Ample parking.
- Security, party room, barbecue space, indoor games, club, etc.
- Features in apartments within hotel complexes: Full leisure features (five star standard), but access to some facilities will be on pay per use.

### **Apartments From R\$ 500,000 To R\$ 1,000,000**

With a higher budget, you can get a larger apartment in an upmarket condo. You have a choice of locations: ocean front, beach-front, in or close to the village, near Tamar or near the lake.

Here are the features that you can expect:

- Area: 50 to 200 sq. meters.
- Bedrooms: Usually 2 or 3 bedrooms or suites.
- Service area.
- Maid's room.
- Pool: Large pool with premium design. Some condos offer separate pools for adults and kids.
- Garden.
- Ample parking.
- Most apartments come fully furnished and some are air-conditioned.
- Reception, security, party room, barbecue space, indoor games, club, tennis courts, gym, recreation area, sauna, ballroom, maid service, concierge, etc.



### **Apartments Above R\$ 1,000,000**

The best apartments in town will fall in this range. You can expect to pay this price for large apartments in the best condos at the most sought after residential locations.

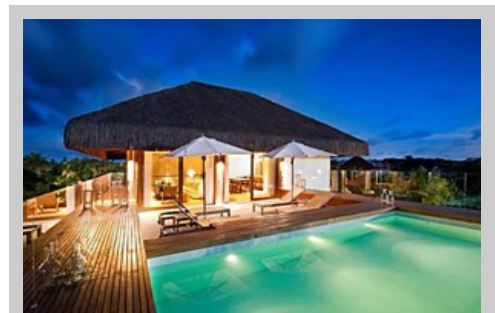
Here are the features that you can expect:

- Area: Above 100 sq. meters.
- Bedrooms: Mostly 2 and 3 bedrooms or suites.
- Service area.
- Maid's room.
- Pool: Large pool with premium design and features, for example, poolside bar, jacuzzi, deck, wet area, etc. Many condos offer separate pools for adults and kids.
- Garden, lawn or green area.
- Ample parking.
- Reception, security, party room, barbecue space, indoor games, club, tennis courts, gym, recreation area, sauna, ballroom, maid service, concierge, etc.



### **Houses Up To R\$ 2,000,000**

You can expect to pay this much for a medium size house close to the beach or the village, in beach-front condos. You may also get a small house within a tourist resort for this price.



Main features:

- Plot size: 300 to 850 sq. meters.
- Floor area: 150 to 450 sq. meters.
- Bedrooms: Most of these houses will offer 3 to 4 suites.
- Service area.
- Maid room.
- Pool, garden and parking (available in some houses).
- Party area, barbecue, etc.

In houses within resort complexes, you will get full leisure facilities, but access to some of these may be on pay per use basis.

### **Houses Between R\$ 2,000,000 And R\$ 3,000,000**

In this range, you will get bigger houses in luxury beach-front condos or in other prime locations with many leisure features.

- Plot size: 400 to 1200 sq. meters.
- Floor area: 250 to 450 sq. meters.
- Bedrooms: 3 to 7 (3 to 5 suites).
- Large well-designed swimming pool.
- Garden and parking (available in some houses).
- Service area.
- Maid's room.
- Many houses come fully or partially furnished and some come with premium furniture.
- Recreational features: Party area, barbecue area, ballroom, game room, kids play area, gym, sauna, massage room, tennis court, etc.
- Other features: security, intercom, direct beach access, jogging track, etc.



### **Houses Above 3,000,000**

You can expect to pay prices in this range for houses with premium architecture and high quality construction. You will get the most sought after houses in the best condos with panoramic sea views. You may also get an additional guest house on the same plot.

- Plot size: Above 1500 sq. meters.
- Floor area: Above 500 sq. meters.
- Bedrooms: More than 4 suites.
- Well-designed and equipped kitchen. Some houses come with an additional kitchen.
- Large well-designed swimming pool.
- Garden.
- Covered parking.
- Service area.
- Maid's room.
- Outdoor lighting.
- Many houses come fully or partially furnished. You can expect high quality furniture and fittings.
- Recreational features: party area, barbecue area, ballroom, game room, kids play area, gym, sauna, massage room, tennis court, etc.
- Other features: security, intercom, direct beach access, fiber network, jogging track, irrigation facility, wells, water tanks, etc.



### **Commercial Real Estate**

Praia do Forte is regularly visited by a large number of tourists, both domestic and international. If you wish to buy a shop or outlet for renting or running it yourself, you will find many options in the prime locations frequented by tourists. Places like the center of the village, next to Tamar project, close to the beach, etc, are good options.

You will easily get commercial spaces between 50 to 100 sq. meters. The price depends on the location and can range from R\$ 5000 to R\$ 11,000 per square meter.

### Land

If you wish to do your own construction or development, you will get excellent plots in luxury condos near the best beaches of Praia do Forte. The condo will provide most of the leisure features that you can imagine. These condos are likely to have a very small ratio of development to the total land area, giving you a green and uncrowded place to build your dream holiday home.

You will find many plots between 400 and 800 sq. meters in area. Prices of land start from about R\$ 430 per sq. meter, but most plots in premium condos will cost between R\$ 1200 to R\$ 1800 per sq. meter. This can go up to R\$ 2500 sq. meter for the very best plots.

If you are a developer looking for large projects, you will get large sections of land with area of 10 to 50 hectares. These are suitable for large residential and commercial complexes like condos, hotels and resorts. Prices vary from R\$ 20 to R\$ 60 per sq. meter.

Praia do Forte real estate offers good investment opportunities in very attractive locations. The real estate here is usually higher in cost than other similar locations along the Coconut Coast, but it's also likely to appreciate in value more. It's also a great place to buy a holiday home for your own use or for renting.

[View all real estate available now in Praia do Forte.](#)



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