PRIVATE ISLANDS INC.

COCONUT ISLAND

BAY OF PARATY, BRAZIL



49.42 ACRES · FREEHOLD

200,000 M² · ONE ISLAND

23.201°S 44.581°W



THE ESTATE

At a Glance

LOCATION	Bay of Paraty, Brazil
TITLE	Freehold
LAND AREA	49.42 acres
BUILT AREA	8,073 sq ft · 2023
SUITES	7 guest suites
SUMMIT	229 ft

SQUARE METRES OF ATLANTIC FOREST

One freehold island of forested hills, sheltered water and handcrafted houses — a turn-key resort estate in the Bay of Paraty.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
49.42 acres

TITLE
Freehold

SUMMIT
229 ft

WATERS
Bay of Paraty

BUILT
8,073 sq ft · 2023

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REGION — BRAZIL

Paraty's bay, on Rio de Janeiro state's Costa Verde, is an archipelago of forested islands in sheltered, crystalline water, backed by the Atlantic Forest ranges. The colonial port of Paraty lies some nine miles west — a preserved historic town of artisans, restaurants and working boat culture.





THE ISLAND

An Island, Completed

Completed in 2023, Coconut Island was conceived as a high-end eco-tourism retreat that doubles as a sovereign family compound. The architecture, curated by Estúdio Orth, is handcrafted luxury — every furniture piece, lighting fixture and door handle executed by master artisans.

THE SETTING

Forest, Rock and Clear Water

Nearly fifty acres of Atlantic Forest rise to a forested summit above rocky points and a sheltered bay. It is the wild beauty of the Costa Verde, held on a single freehold title and finished to the technological reliability of a modern mainland estate.

THE HOUSES

Three Houses, Seven Suites

The main house is a contemporary lodge of four private suites, a professional-grade kitchen and a lounge built for large-scale hosting. Casa Mirim, the junior house, holds two independent suites with its own pool and covered terraces; the cabin is a one-suite retreat placed for sunrise over the bay.

THE SUPPORT

Run Like an Estate

A separate caretaker's complex — two suites with its own living area and kitchen — keeps service seamless and invisible. The sale includes two support vessels, so the island is operationally ready from the day it changes hands.





LAND AND WATER

The Harbour and the Trail

A large private deck receives luxury motorboats and sailboats inside a sheltered bay of crystalline, calm water. Ashore, a professionally maintained ecological trail of some four kilometres winds through the interior to hidden viewpoints and private sea access points, and the island carries its own natural freshwater spring.

KNOWN FOR

Handcrafted design — an Estúdio Orth island where every fitting was made by master artisans, completed in 2023.

DAYTIME HIGH ±81°F • NIGHT LOW ±61°F



BY WATER

Across the Bay from Paraty

Coconut Island is a boat island, arrived at over the sheltered water of the Bay of Paraty. The colonial port of Paraty — the mainland gateway for guests, staff and supplies — lies nine miles straight-line to the west, with Paraty-Mirim five miles to the south-west.

THE GATEWAY

Paraty and the Costa Verde

From Paraty's marinas the whole Costa Verde opens up: the island anchorages of the bay on the doorstep and Angra dos Reis, the coast's principal yachting centre, twenty-one miles to the north-east.

DISTANCES — STRAIGHT LINE

Paraty-Mirim 5 mi · Paraty 9 mi · Angra dos Reis 21 mi

ONE ISLAND • ONE FREEHOLD TITLE • 49.42 ACRES

LOCATION

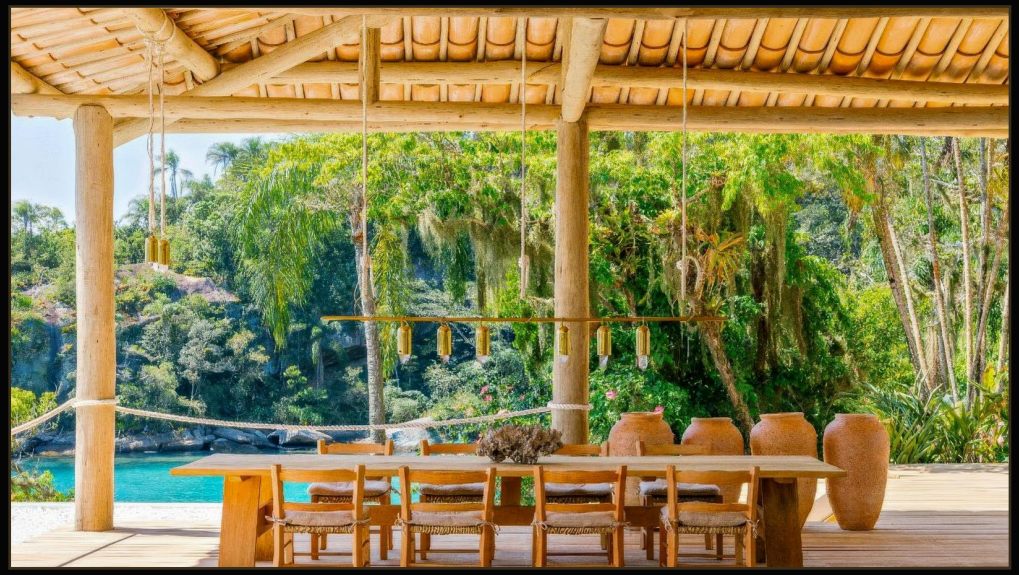
On the Map

BAY OF PARATY • COSTA VERDE, BRAZIL



GALLERY

The Estate in Frames



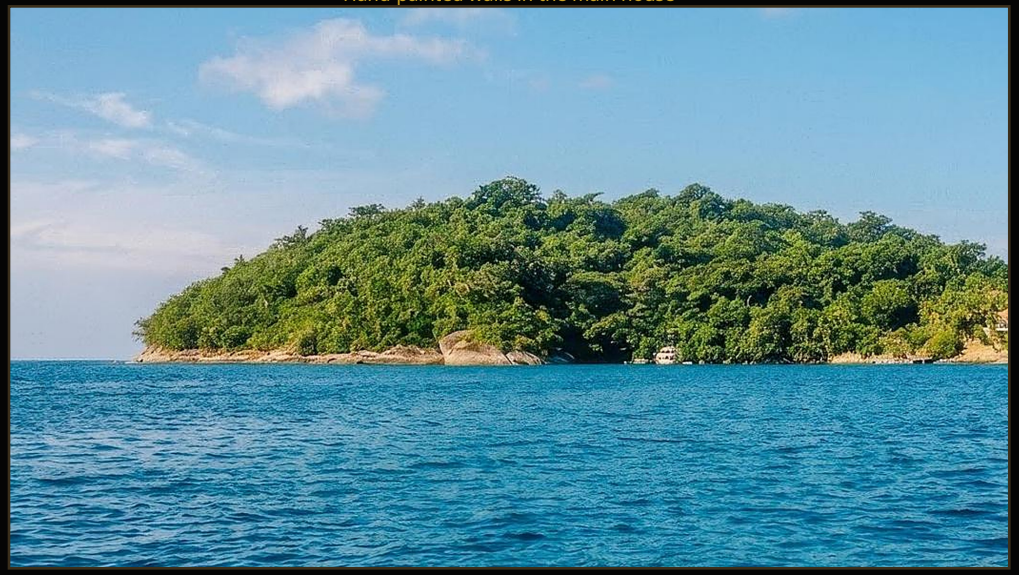
The dining terrace, set for a long lunch



Hand-painted walls in the main house



The main house above its private deck



The forested shore from the water



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

COCONUT ISLAND

BAY OF PARATY, BRAZIL

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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