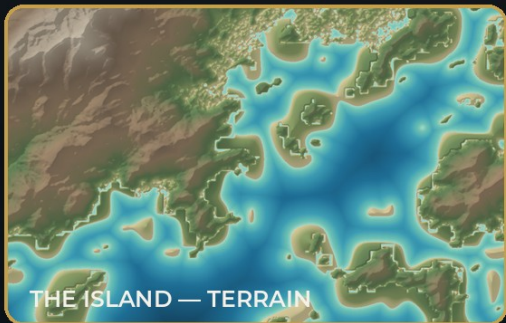


PRIVATE ISLANDS INC.

PRAIA DO ALGODÃO

ANGRA DOS REIS, BRAZIL



29 ACRES · FREEHOLD
656 FT OF GOLDEN SAND

22.996°S 44.428°W

ELEVATION — HILLTOP 292 FT



THE ESTATE

At a Glance

LOCATION	Angra dos Reis, Brazil
TITLE	Freehold
LAND AREA	29 acres
BEACH	656 ft of golden sand
MAIN HOUSE	7,333 sq ft
HILLTOP	292 ft

FEET OF PRIVATE BEACH

The estate fronts 656 feet of golden sand on calm, crystalline water — a private beach held under a single freehold title.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	29 acres
TITLE	BEACH
Freehold	656 ft
HILLTOP	WATERS
292 ft	Ilha Grande Bay

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REGION — BRAZIL — THE COSTA VERDE

Between Rio de Janeiro and São Paulo, the Costa Verde runs where the Serra do Mar drops forested slopes straight into Ilha Grande Bay. Angra dos Reis — the Bay of Kings — is its historic port, an archipelago of calm, green water scattered with islands.





THE ESTATE

A Peninsula of One's Own

Praia do Algodão is not an island but a private peninsula — 29 freehold acres on the Cunhambebe shore of Ilha Grande Bay, only a fifth of it developed. The rest is standing Atlantic Forest, rising behind the compound to a wooded hilltop above the beach.

THE RESIDENCE

Built for Open-Air Living

Designed by renowned architects, the 7,333-sq-ft main residence is planned around sweeping verandahs and a seamless indoor-outdoor flow: a spacious living room, indoor-outdoor dining at an oversized wood table, a gourmet kitchen with a wood-burning oven, and a glass-walled sauna facing the water.

GUEST & STAFF

Room to Gather

Guest accommodation is set into the forest canopy: three pairs of 930-sq-ft bungalows and a 2,288-sq-ft master suite, each with a private entrance and a sea-facing patio. A separate four-bedroom, two-bath residence with ranch facilities houses staff, and utilities run on state or generator power, with water, cable and internet.

THE SETTING

Forest Meets the Sea

Pupunha palms and fruit trees draw vibrant birdlife through the grounds, and porcupines occasionally wander in from the forest. Offshore, the water stays calm and crystalline, and dolphins and sea turtles are frequent visitors to the bay in front of the beach.

A NOTE ON IMAGERY

Some photographs supplied with this listing are digitally enhanced. The images in this brochure all depict this property itself — its beach, its residence and its forest.





LAND AND WATER

Forest, Sand and Calm Water

Only a fifth of the peninsula is built on. The rest is Atlantic Forest — an ecosystem the listing notes for biodiversity comparable to the Amazon — climbing from the shoreline to the hilltop behind the house. At the water's edge the estate holds 656 feet of golden sand between forested points, on a bay sheltered enough for dolphins and sea turtles to visit regularly.

KNOWN FOR

A freehold peninsula estate with its own beach, heliport and resort-grade compound in the Bay of Kings.

DAYTIME HIGH $\pm 82^{\circ}\text{F}$ · NIGHT LOW $\pm 58^{\circ}\text{F}$



BY HELICOPTER

Forty-Five Minutes from Rio

The estate is reached by helicopter via the Praia do Algodão Heliport (SJTE), beside the property. The listing gives 45 minutes by helicopter to Rio de Janeiro and 90 minutes to São Paulo — seclusion that never costs a day of travel.

BY WATER & ROAD

A Town Within Reach

By boat it is a short ride — about two miles across the water — to the Hotel do Frade Golf Resort at Porto Frade, and to the amenities of Angra dos Reis. By road, the listing puts Rio de Janeiro 2.5 hours away, yet the peninsula itself feels entirely removed.

DISTANCES — STRAIGHT LINE

Angra dos Reis Airport 8 mi · Ilha Grande 19 mi · Rio Galeão Int'l 76 mi

29 ACRES • ONE PENINSULA • 656 FT OF BEACH

LOCATION

On the Map

ILHA GRANDE BAY, COSTA VERDE — THE PIN MARKS THE ESTATE

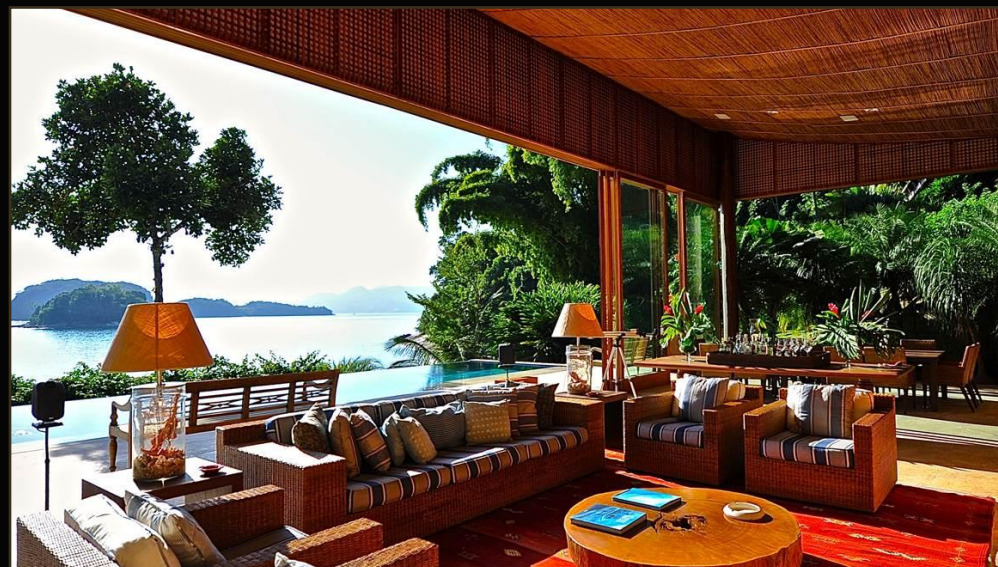


GALLERY

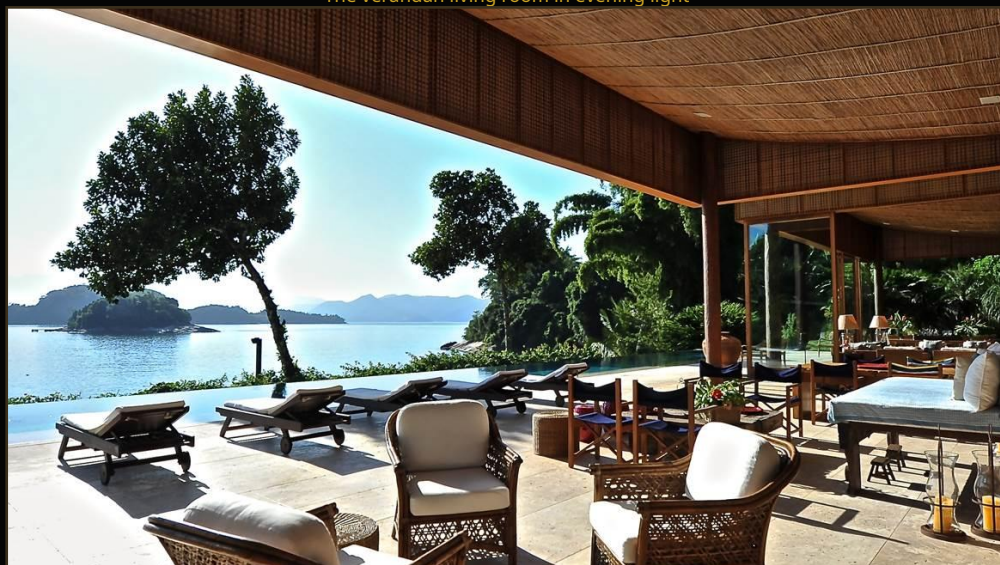
The Estate in Frames



The verandah living room in evening light



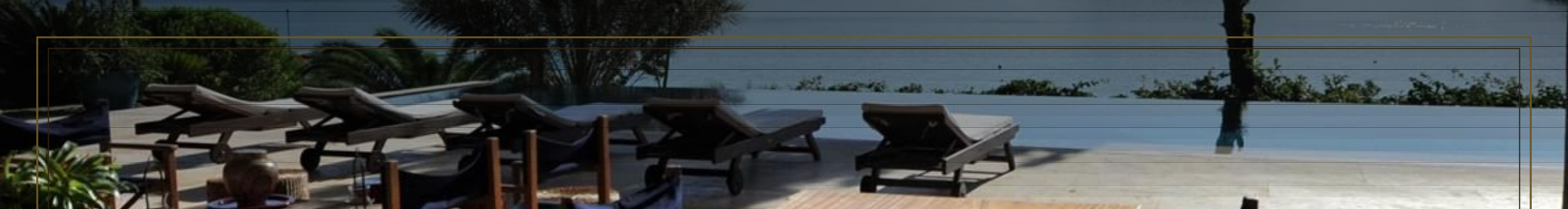
Open-air living, facing the bay



Loungers along the infinity pool



The long dining table at dusk



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

PRAIA DO ALGODAO

ANGRA DOS REIS, 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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