

THE PARADISE



GIPOIA ISLAND

ANGRA DOS REIS / RIO DE JANEIRO / BRAZIL

www.gipoiaisland.com



Welcome to Gipóia Island

Angra dos Reis has always been a place where time slows down and nature sets the rhythm of life. Ilha da Gipóia, in particular, represents something increasingly rare: a destination where beauty, privacy and authenticity coexist in perfect balance, within an exclusive paradise just 10 minutes from the mainland. This development is born from deep respect for this unique setting.

In the last available area of Ilha da Gipóia, we created a space where the sea, light and landscape are part of everyday life. A place designed for those who understand that true luxury lies in silence, simplicity and connection.

This project reflects a personal vision shaped by years of observation, travel and experience. Here, architecture, nature

and sophistication move together in harmony. Every decision was carefully made to preserve what is most beautiful, while elevating the experience of living on an exclusive beach on the most desired island in Angra dos Reis.

An invitation to a slower rhythm, to genuine moments and to a deeper relationship with nature. Life flows naturally between land and sea, between indoors and outdoors, between privacy and freedom.

Ilha da Gipóia is a refuge for those seeking more than a property. It is for those who value time, authenticity and a true way of living. A place where each day begins and ends with a spectacle in the sky, the sea and the land, where home becomes a state of mind.

Lean C.
Founder Gipóia Island





The Paradise

The Paradise Gipóia Island is a low-density boutique development located on a private beach on Gipóia Island, Angra dos Reis, offering land and maritime access and a strong focus on lifestyle and premium hospitality.

Set on a **12,000 sqm** site, the project comprises three exclusive **600 sqm** residences, twelve **30 sqm** beach houses, dedicated management and service facilities, and a boat storage structure accommodating vessels of up to 42 feet.

Designed to seamlessly integrate the experience of nature into the architectural and operational concept, the development emphasizes harmony with the surrounding landscape.

Developed fully in compliance with current environmental and urban planning regulations, **The Paradise Gipóia Island** prioritizes preservation, privacy, and exclusivity, positioning itself as a rare, non-replicable asset with strong potential for long-term appreciation and qualified income generation.



Location

Vila Velha

10 min

The Paradise
Gipoia Island

Ilha da Gipóia





Location

The Paradise
Gipoia Island

Ilha da Gipoia



Concept

- Private Beach
- Low Density
- Boutique Hospitality
- Nautical Access
- Regulatory Compliance
- 3 Residences | 600 sqm each
- 12 Beach Houses | 30 sqm each
- Management & Services
- Boat Storage | up to 42 ft



Description

- Title Deed: Registered and regular at the Angra dos Reis Land Registry
- Total Land Area: 12,000 sqm
- Maximum Ground Coverage: 2,400 sqm
- Planned Built Area: approx. 2,330 sqm
- Zoning: ZEIATOC-02 / ZIET (with preserved ZIAP areas)
- Permitted Use: Low-density residential and boutique hospitality
- Site Coverage Ratio: 20%
- Building Height Limit: up to 8 meters
- Building Scale: maximum of 2 floors
- Minimum Permeable Area: 70%
- Waterfront: Yes – private beach
- Access: Maritime and land access
- Boat Storage: Allowed as nautical support (up to 42 ft vessels)
- Environmental Licensing: Feasible under current regulations (PMAR)
- Legal Status: Fully compliant with applicable urban and environmental parameters



Project

The Paradise
Gipoia Island

Ilha da Gipóia





Your Exclusive Space with a Private Beach
on Ilha da Gipóia, Angra dos Reis, Brazil

www.gipoiaisland.com





Investment

Partner

- Land area: 12,000 m²
- Permitted construction area: 2,400 m²
- Land value: US\$ 450,000 (50%)

Residences

- Confort house: 600 m²
- Units: 3
- Land Price: US\$ 330,000

Vacation rental

- Luxury Beachfront Bungalow: 35 m²
- Units: 12
- Bungalow Price: US\$ 49,000 (50%)

***Estimated average net yield: 1.5%

Investimentos

- Terreno: 12,000 m²
- Área de construção: 2,400 m²
- Valor: R\$ 2,3M (50%)

Terreno para casa

- Metragem do terreno: 600 m²
- Quantidade: 3
- Valor: R\$ 1.7M

Renda de locação e utilização

- Bangalos : 35 m²
- Quantidade: 12
- Valor: R\$ 250.000 (50%)

*** média de rentabilidade líquida: 1.5%

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