



BRAZIL BAHIA PROPERTY

Your Quick Guide To Houses In Salvador



If you are looking for a nice house in Bahia and you want to be in or near the city with the best tourism potential, then houses in Salvador will be your natural starting point. Salvador, the city that always adorns an atmosphere of celebration is also well-known for its friendly population.

This well-connected port city figures on the itinerary of most tourists to Bahia and this will naturally mean that the [houses in Salvador](#) which have great potential for commercial use will always be in high demand.

Salvador is located on a small peninsula that separates the All Saints Bay from the Atlantic Ocean. The international airport receives flights from major cities around the world and the port is a common stop-over for cruise ships. It is also well-connected by air and road to the rest of Brazil.

Why Buy A House In Salvador?

Salvador is the center of economic activity in Bahia and is a major contributor to the GDP growth of the region. It offers a modern cosmopolitan atmosphere and the real estate is highly sought after by buyers in Brazil as well as people from other parts of the world.

Due to the mix of historical attractions, natural beauty and commercial activity, houses in Salvador are excellent for your own personal use, generating rental income, for commercial use or for long-term investment.

Overview Of The Houses In Salvador

Depending upon your purpose and budget, you will find a wide variety of houses in Salvador both within the prime locations of the city and on the outskirts.

Houses are usually duplex or triplex units in gated communities or condos. Being a port city, you will find that most houses are close to the beach or



have a nice sea view and houses in some localities have a panoramic view of the All Saints Bay.

Many houses are part of neatly designed, well planned condos. While some condos offer only the very basic facilities like security, other higher end condos often have all facilities including parks and playgrounds.

Being a tourism intensive city, you will find several houses that are ideal for conversion to commercial ventures like restaurants, pousadas, bars or galleries. There are quite a few extra large houses with several rooms which are suitable for conversion into small hotels.

Prices of houses in Salvador can range from as low as \$88,500 to just over \$1,328,000 depending upon the location, size and facilities. The average price of a house is about \$396,000. Let us take a closer look at what you can expect from different budgets.

Houses In Salvador Below \$140,000

Most of the houses in this range are located in [Stella Maris](#) or St. Kitts. In Stella Maris the houses are located near good beaches and are duplex units offered in nice condos. The built-up area will be around 100 sq. meters and some condos may offer a pool and common garden.

You are likely to get two bedrooms with at least one suite. You can expect some additional features like basic fittings or an extra large terrace with the option of converting it into additional rooms or suites at a later stage.

In St. Kitts you may get large plots of around 5000 sq. meters with one or two houses in this range. These are ideal in case you want to further develop the house yourself or convert it into a commercial venture.

Comfortable Houses Between \$140,000 And \$200,000

You can get three to five bedroom houses with at least one suite in condos or gated communities in Stella Maris, St. Kitts or [Patamares](#) in this price range. Most houses are only a short walk from nice beaches.

Expect 100 to 350 sq. meters of construction with a pool, small garden and parking for two to four cars. Some houses have large backyards or offer facilities like caretakers and kennels. Some condos offer a ballroom as part of the common facilities.

Houses In Nice Localities From \$200,000 To \$300,000

Houses in this range are located in places like Itapuã, Patamares, Lauro de Freitas, Stella Maris and Pelourinho. Most houses are close to lovely beaches or offer a sea or bay view.

You can choose either standalone houses or go for multi-floor units in a condo. Expect built-up areas from 150 to 350 sq. meters and two to five bedrooms with one or two suites.

A large swimming pool is usually available and you are likely to get better gardens than those provided by the lower ranges.

Most houses will give you two to three covered or open parking spaces. Expect more facilities like an office, maid quarters, service area, playgrounds and indoor sports facilities.

Get Houses In Prime Locations Between \$300,000 And \$400,000



In this range you will find big houses on fairly large plots which are in advantageous locations usually close to the beach offering a nice view of the sea or All Saints Bay. Everyday requirements like schools, malls and supermarkets are nearby. You can expect houses from 170 to 450 sq. meters of built-up area on plots between 350 and 800 sq. meters. Some houses are very suitable for conversion to commercial uses.

Most houses have at least three bedrooms and the number can go up to six in some cases of which at least two are suites. Basic fittings, pool, garden and parking facility for multiple cars can be expected in most cases. You may also find added features like caretaker, indoor and outdoor sports facilities, assembly room, ballroom and academy.

Houses In Salvador From \$400,000 To \$500,000

This is the price range in which you can expect large houses which can be easily converted into commercial ventures. They are located in nice places such as Pelourinho, Jaguaribe or Piatã and come with a sea view or a nice panoramic view of the All Saints Bay.

Most houses have a built-up area between 380 and 600 sq. meters on plots which could be over 500 sq. meters. You can expect at least five bedrooms with more than two suites and air-conditioning. An extra large parking facility that is an added advantage for commercial ventures may also be available.

In some houses in addition to a garden and pool, you will find barbecue facilities, reception hall, playground and large lawns. Facilities for indoor and outdoor sports are also available in some cases. Most of these houses are very suitable for conversion into lodges, pousadas, restaurants or bars.

Get Houses In Premium Condos Between \$500,000 And \$700,000

You will find such houses on offer in Piatã, Graça and Itapuã at very premium locations in excellent condos. Plots could range from 300 to 1500 sq. meters and built-up areas can be from 375 to 950 sq. meters. Expect three to six bedroom houses with two to three suites.

In addition to facilities offered by lower priced houses, in this range you are also likely to get advanced facilities in the community like installed security equipment, watchtowers, water storage tanks, hiking areas, ponds, recreation centers, parks and fancy swimming pools.

Large Luxury Houses From \$700,000 To \$850,000

These houses are usually located in [Piatã](#), [Caminho das Arvores](#) or [Itapua](#). You can expect a very premium location either in the city with all facilities nearby or a nice location near the beach or seaside. Most houses will have 500 to 700 sq. meters of built-up area with four to six bedrooms and at least two suites.

In addition to all facilities mentioned in other ranges, you can expect other things like libraries, lockers, round the clock security, electric gates and jogging tracks. You can also expect premium designs and architecture and very high quality construction.



Houses In Salvador With Easy Access To The City Center From \$850,000 Onwards

These top end houses in Salvador are usually located at premium localities of [Horto Florestal](#) and [Nazare](#). Expect the houses to be in the best locations in the area with quick access to the

city center and the beaches.

Houses will be large in size with 500 to 700 sq. meters of built-up area. You may also find plots with more than one house on it being offered as one piece of real estate. Expect four to five bedrooms, most of them suites, many of the previously mentioned facilities and much more.

Salvador is a city where you will be proud to own a house. If you are in Salvador, you are at the focal point of tourism in Bahia. Houses in Salvador are among the best real estate options that you can find in Bahia. You can expect all comforts, conveniences and good capital appreciation.

[View houses for sale in Salvador now.](#)

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