



## Modern & Furnished Apartment with Suite 3 Blocks from the Beach | Enseada, Guarujá



### Agenten-Info

Name:	António Pereira
Name der Firma:	ITHLUX
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	BRL 455,800

#### Standort

Veröffentlicht: 07.07.2026

Beschreibung:

Technology, Acoustic Comfort and Practicality a Few Meters from the Sea of Enseada

ITHLUX presents this magnificent apartment that brings together modernity, technology and excellent location in Guarujá. Ideal for those looking for a ready-to-live-in property ("closed gate") to enjoy with the family or to generate income for the season, the property stands out for its high standard of thermal and acoustic insulation, ensuring total tranquility for residents.

Interior Highlights and Technological Differentials:

**Flexible Intimate Space:** Consisting of 3 bedrooms (1 suite). Currently, one of the bedrooms is intelligently optimized as a large walk-in closet to support the master suite.

**Soundproofing and Automation:** All rooms and the balcony have special anti-noise glass and automated blinds with full blackout, individually controlled for maximum comfort.

**Integrated Social Area:** Large living room for 2 environments combined in a modern way with the planned kitchen and with a charming glass balcony. The property also has a pantry and dedicated laundry.

**Air Conditioning and Energy:** Equipped with air conditioning systems installed in the living room and bedrooms, in addition to having a bi-volt electrical structure (110 and 220 volt outlets).



## Condominium Infrastructure and Leisure:

The building is undergoing a modernization with total painting of the façade scheduled for the next few days (fee already included in the condominium):

**Beach Amenities:** Exclusive beach service (chairs and umbrellas mounted on the sand for residents).

**Security and Practicality:** Concierge with 24-hour access control, elevator, bike rack and 1 covered and demarcated parking space.

**Leisure:** Complete party room equipped with barbecue for convivial moments.

## Location and Strategic Surroundings

**Privileged Position:** Located on Rua Benedito Cardoso Adriano Filho, just 3 blocks from Praia da Enseada (a short flat walk of about 400 meters to the sea).

**Complete Convenience:** Close to a vast network of shops that includes the best seafood restaurants, supermarkets, gourmet bakeries, pharmacies and gas stations, allowing you to carry out everyday life with great ease.

## Transportation and Logistics Access

**Easy Flow:** Quick access to the Cônego Domênico Rangoni Highway (SP-055), facilitating the connection with the Anchieta-Imigrantes System. The apartment is located about 1h15 from the capital São Paulo and has easy access to the ferries connecting to the city of Santos. - REF: ITH4489

Neu: Nein

## Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m <sup>2</sup> :	80 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: ITH4489



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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