



## Luxury Duplex Penthouse with Private Pool & Fireplace | Vila Caiçara



### Στοιχεία μεσίτη

Όνομα:	António Pereira
Όνομα εταιρείας:	ITHLUX
Χώρα:	Portugal
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments
Τηλέφωνο:	
Languages:	Portuguese
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	GBP 1,166,000

### Τοποθεσία

Δημοσιεύθηκε:	22/04/2026
Περιγραφή:	Elegance and Private Leisure on the Coast of São Paulo

This duplex penthouse redefines the concept of living well by the sea. With a generous floor plan of 245.66 m<sup>2</sup>, the property stands out for the sophistication of its multiple social environments and the complete private leisure infrastructure, being delivered fully furnished for the convenience of the new owner.

### Property Highlights:

**Social Areas:** Triple living room consisting of dining room, living room and an exclusive living room with fireplace, perfect for socializing in any season of the year.

**Private Leisure (Upper Floor):** A true oasis with a private pool, solarium, games room and a complete gourmet area with barbecue, ideal for exclusive receptions.

**Intimate Area:** 4 large bedrooms, 2 of which are suites. The master suite has a relaxing hot tub.

**Amenities:** The property has 2 demarcated parking spaces and is inserted in a condominium with a party room and common barbecue area.



## Location and Surroundings

Vila Caiçara is one of the most charming and family-friendly neighborhoods in Praia Grande, known for its excellent infrastructure and the famous handicraft and gastronomy fair.

Convenience: Close to supermarkets, pharmacies, bakeries and a vast banking network.

Leisure: A few meters from the beachfront, which has modern bike paths, well-kept gardens and kiosks of excellent standard.

Profile: Quiet residential area, but with its own life throughout the year, ensuring safety and constant appreciation.

## Transportation and Access

Logistics: Strategic location with easy access to the Padre Manoel da Nóbrega Highway, allowing a quick connection to São Paulo (approx. 1h) and other cities in the Baixada Santista such as Santos and Guarujá.

Mobility: Flat and accessible region, perfect for walking or cycling, with a wide range of public transport and transport services by application. - REF: ITH4270

Νέος:   Όχι

## Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	245,66 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4270

