



## Modern Villa with 3 Suites and Private Pool | Maresias, North Coast



### 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:	USD 1,716,804.81

### Τοποθεσία

Δημοσιεύθηκε: 11/05/2026

### Περιγραφή:

Comfort and Elegance Just a Few Steps from the Sea

Discover this exclusive project where every detail has been thought out to offer a superior living experience. With works at a fast pace, this villa stands out for its rigorous technical planning and the fluidity of its integrated environments.

### Property Highlights:

**Premium Configuration:** 3 spacious and bright suites, providing total privacy and comfort to residents and guests.

**Integrated Social Area:** Living room and dining room connected to a modern and functional kitchen.

**Private Leisure:** Outdoor space with private pool, gourmet area with barbecue and a complete landscaping project.

**Technical Quality:** Infrastructure for hot water in the bathrooms (prepared for electric boiler) and finishes of reference brands in the market.

**Safety and Rigor:** Structural, electrical and hydraulic projects developed in accordance with current



standards, with full engineering monitoring.

Note: Illustrative 3D images; Furniture not included. Property with documentation of ownership.

### Location and Surroundings

Mareasias is internationally known for its natural beauty and vibrant recreational and water sports scene.

Proximity to the Beach: Only 800 meters from the sand, allowing quick and pleasant access on foot (about 11 minutes).

Local Infrastructure: Surrounded by the best restaurants, beach clubs and convenience stores in the region.

Environment: Safe and valued area, ideal for those looking for quality of life in direct contact with nature.

### Transportation and Access

Connectivity: Easy access via the Rio-Santos Highway, quickly connecting to São Sebastião and the capital São Paulo (approx. 3h).

Local Mobility: Strategic location that allows easy travel to neighboring beaches, such as Paúba and Mareasias Sul. - REF: ITH4337

### Κοινά

Κρεβατοκάμαρες:	3
Μπάνια:	4
Τελειωμένα τετραγωνικά πόδια:	128 τ.μ
Μέγεθος αυλής:	217 τ.μ

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4337

