



## 'Pé na Areia' Inn with 14 Suites and Swimming Pool in Front of the Sea | Historic Center, Itanhaém



### 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 7,830,734.5

### Τοποθεσία

Δημοσιεύθηκε:	29/05/2026
Περιγραφή:	

Strategic Hotel Asset: High Occupancy and Premium Location on the Itanhaém Waterfront

If you are looking for a consolidated business in the tourism and hospitality sector, this beachfront inn represents the perfect choice. Located in one of the most valued and busiest spots in the region, the property combines the charm of the coast with the urban convenience of being right in the city center, ensuring a constant flow of guests throughout the year.

### Structural and Operational Highlights:

**Optimized Accommodations:** The complex has 14 functional and well-ventilated suites, designed to offer maximum comfort to tourists. In total, the property has 16 bathrooms to perfectly suit both the bedrooms and the common areas.

**Living and Leisure Areas:** Guests can enjoy a pleasant swimming pool, a terrace with a privileged view of the ocean and two large living rooms ideal for moments of rest or socialization.

**Full Service Infrastructure:** A warm and structured reception, industrial support kitchen, independent laundry and a dining room dedicated to breakfast service.

**Private Parking:** Garage with capacity for up to 5 vehicles, an essential differential for those traveling by



car along the coast.

### Location and Surroundings

The inn benefits from an unbeatable geographical location at Avenida Presidente Vargas, Nº 1001, in the center of Itanhaém.

**Absolute Sea Front:** The property is located literally in front of the beach, just crossing the avenue to step on the sand.

**Central Convenience:** Being in the central area, guests have immediate access on foot to a rich network of traditional restaurants, beach kiosks, supermarkets, pharmacies, bank branches and the emblematic Historic Center of the city.

### Transportation and Logistics Access

**Road Accessibility:** Easy and quick access through the Padre Manoel da Nóbrega Highway (SP-055), allowing an excellent connection to other cities in the Baixada Santista, such as Santos and Praia Grande.

**Connection with the Capital:** It is located just 1h30 from São Paulo through the Anchieta-Imigrantes System, making the inn a very convenient destination for weekend tourism for São Paulo's residents. -

REF: ITH4395

Νέος: Οχι

### **Κοινά**

Κρεβατοκάμαρες: 14

Μπάνια: 16

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ITH4395

