



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



### Info Agente

Nombre:	António Pereira
Nombre empresa:	ITHLUX
País:	Portugal
Experiencia since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,570,371.91

### Ubicación

Publicado:	22/04/2026
Descripción:	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.



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## 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

Nuevo: No

## Común

Dormitorios: 4  
Baños: 4  
Pies cuadrados terminados: 245,66 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4270

