



## 'Closed Door' Apartment with 3 Suites in Quadra da Praia I Green Waves Building, Riviera



### Info Agente

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

### Detalles del anuncio

Propiedad para: Venta  
Precio: BRL 4,050,000

### Ubicación

Publicado: 15/07/2026

### Descripción:

Resort Lifestyle, Absolute Sophistication and Private Beach Access in Module 7

This magnificent apartment represents the perfect balance between contemporary luxury and coastal practicality. Designed for those who demand maximum comfort without worrying about decoration or renovations, the property is delivered completely ready to move in, with furniture of excellent standard, modern appliances and full air conditioning

### Interior Highlights and Practicality:

Elegant Intimate Wing: Consisting of 3 comfortable and airy suites, ensuring absolute privacy for the whole family and guests.

Integrated Gourmet Space: Large living room for living and dining rooms fluidly combined with the full kitchen and a spectacular gourmet balcony with barbecue, ideal for private get-togethers.

Functional Service Area: It has a laundry room equipped with a washing machine and dryer, as well as a technical support bathroom.

Amenities: It has 2 covered and demarcated parking spaces in the basement.



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## Resort Standard Leisure Infrastructure in Green Waves Building:

The condominium offers one of the most complete leisure and convenience structures on the Riviera:

Aquatic complex with lap pool for adults and children's pool.

Fully equipped gym (gym), sauna and dedicated space for home office.

Games room, decorated party room and cinema TV room.

Exclusive Beach Service: Maximum convenience with the assembly of tents, chairs and umbrellas directly on the sand for the residents.

### Location and Strategic Surroundings

Consecrated Address: Located in the Green Waves Building Module 7, Riviera de São Lourenço, Bertioiga SP. One of the safest, most organized and valued residential modules in the entire complex.

Postal Code (CEP): Region under the scope of the ZIP Code 11255-060 (Module 7 reference of sophistication and proximity to the sea).

Privileged Pedestrian Access: The condominium offers a charming flat tree-lined walkway with direct and private access to the beach, allowing you to do everything on foot safely and privately.

### Transportation and Logistics Access

High Standard Mobility: Excellent road connectivity through the Rio-Santos Highway (SP-055), with safe and fast connections to the Mogi-Bertioga Highway and the Anchieta-Imigrantes System. The Riviera is strategically positioned just 1h20 away from the capital São Paulo, facilitating fast weekend flows with maximum road comfort.

### Investment Values and Metrics

Private Area: 128 m<sup>2</sup>

TOTAL INVESTMENT AMOUNT: R\$ 4,050,000.00 (Closed door regime, including all furniture and equipment filling)

Condominium Fee: R\$ 2,700.00 Month

IPTU (tax): R\$ 633,40 month

### Summary Metrics

Private Area: 128 m<sup>2</sup>

Bedrooms: 3 Suites | Bathrooms: 4 (including toilet and guest toilet)

Leisure: Lap pool, sauna, gym, beach service and home office space. - REF: ITH4530

Nuevo: No



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## Común

|                            |        |
|----------------------------|--------|
| Dormitorios:               | 3      |
| Baños:                     | 4      |
| Pies cuadrados terminados: | 128 m2 |

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4530

