



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



Information de l'agent

Nom: António Pereira
Nom de compagnie: ITHLUX
Pays: Portugal
Expérience since:
Type de service: Selling a Property
Specialties:
Property Type: Apartments
Téléphone:
Languages: Portuguese
Site web:

Détails de l'annonce

Propriété à: Vendre
Prix: USD 1,716,804.81

Location

Soumis: 11/05/2026

Description:

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

Maresias 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 Maresias Sul. - REF: ITH4337

Commun

Chambres:	3
Salle de bains:	4
Pied carré fini:	128 m ²
Dimesions du lot:	217 m ²

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4337

