



## Luxury Apartment with 2 Suites and Gourmet Balcony Sea Front | Itaguá neighborhood, Ubatuba



### Information de l'agent

Nom:	António Pereira
Nom de compagnie:	ITHLUX
Pays:	Portugal
Experience 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 1,743,549.21

### Location

Soumis: 06/06/2026

### Description:

Contemporary Elegance and Stunning Ocean View in the Heart of Itaguá

If you are looking for a luxury beachfront getaway that combines privacy, noble finishes and an excellent location, this apartment is the ideal choice. Designed with a focus on comfort and sophistication, the property features an intelligent distribution of spaces, maximizing the entry of natural light and the surroundings with the seascape.

### Exclusive Property Highlights:

**Superior Intimate Wing:** Consisting of 2 large suites, both equipped with state-of-the-art electric shutters and with direct exit to the large panoramic balcony. It also has an elegantly decorated guest toilet for visitors.

**Integrated Gourmet Space:** The living room connects fluidly to a generous gourmet balcony equipped with a gas barbecue, creating the perfect setting for receptions and leisure moments contemplating the sea.

**Practicality and Convenience:** Laundry area totally separate from the kitchen, 2 large parking spaces and a practical private Hobby Box to store surfboards, bicycles and beach items.



**Elevated Leisure in the Condominium:** On the 5th floor, residents enjoy a unique wellness area with a panoramic pool and sauna with direct views of the bay. The ground floor houses a newly decorated ballroom, fully equipped with freezers, fridge, ice machine and electric barbecue.

**Security and Family Profile:** The condominium has a modern camera monitoring system and has strict family management, and short-term rentals (such as Airbnb) are not allowed, which ensures total peace, quiet and preservation of heritage.

### Location and Surroundings

Strategically located in the noblest area of Itaguá.

**Walkability:** Located just a few steps from an incomparable leisure infrastructure, allowing you to do everything on foot. It is surrounded by the best restaurants in the city, gourmet pizzerias, artisanal ice cream parlors, shopping centers, a convenience shopping center (mall) and the famous Ubatuba Aquarium.

### Transportation and Access

**Mobility:** Access to the building is fully paved and safe. The location in the bay of Itaguá guarantees a direct and fast connection to the Rio-Santos Highway (SP-055), allowing you to easily reach both the paradisiacal beaches of the North (such as Felix and Itamambuca) and the beaches of the South (such as Praia Grande and Toninhas). - REF: ITH4426

Nouveau: Non

### Commun

Chambres: 2  
Salle de bains: 3  
Pied carré fini: 86 m<sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4426

