



## 'Closed Door' Villa with Pool and Sauna in Ecological Condominium with Private Beach | Guaratuba, Bertioga



### 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 1,316,710.3

### Location

Soumis: 11/06/2026

### Description:

Haven of Charm and Absolute Leisure in a Preserved Ecological Paradise

If you are looking for a perfect symbiosis between the comfort of a complete home and the exuberance of the native Atlantic Forest, this property offers an incomparable living experience. Located in the prestigious Guaratuba Residencial, the villa was recently updated with the complete replacement of the electrical and hydraulic systems, ensuring total reliability. The property is marketed in the "closed gate" model, ready to move in.

### Interior and Structural Highlights:

**Space for the Whole Family:** Comprising 5 cozy bedrooms (dorms) and 2 full bathrooms, plus a fully equipped functional kitchen with planned closets.

**Charming Environments:** Cozy living room equipped with an imposing fireplace, ideal for cooler days, connected to large balconies that embrace the residence.

**Private Leisure Oasis:** The backyard is a true entertainment center, with a swimming pool with waterfall, whirlpool and water jets, private wet sauna, storage for beach items and a gourmet area with traditional barbecue and wood stove.



## Exclusive Infrastructure of the Club Condominium:

Located within the Serra do Mar State Park, the strictly residential condominium offers an unparalleled leisure structure and contact with nature:

**Private Beach Access:** Full security with an exclusive tunnel for direct access to the beach.

**Unparalleled Natural Wealth:** Reserved beach that houses the stunning mouth of 2 rivers, as well as an internal waterfall of crystal clear waters within the perimeter of the condominium itself.

**Leisure and Water Sports:** Perfect for lovers of fishing, kayaking, surfing, jet-skiing and boating. It also has a party room and games room.

## Location and Surroundings

Located at Rua OD, 3 (with access from Rua OE), in the heart of Guaratuba Residencial, Bertioga, SP.

**Elite Neighbor:** Strategically located very close to the prestigious Riviera de São Lourenço, allowing you to enjoy the shopping center, haute cuisine restaurants, golf courses and sophisticated services of the region just a few minutes by car.

## Transportation and Logistics Access

**Accessibility:** Easy and quick access to the Rio-Santos Highway (SP-055), allowing a quick trip to the center of Bertioga or to the famous beaches of São Sebastião. The connection with the capital São Paulo is made comfortably in about 1h30 via the Mogi-Bertioga Highway or by the Imigrantes System. - REF: ITH4432

Nouveau: Non

## Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	200 m <sup>2</sup>
Dimesions du lot:	373 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4432



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