



## New Apartment with Gourmet Balcony 450 Meters from the Waterfront | Itaguá, Ubatuba



### 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:	BRL 550,000

### Location

Soumis: 26/06/2026

### Description:

Modernity, Technology and Premium Location in the Most Coveted Neighborhood of Ubatuba

If you are looking for a modern, functional property with a strategic location to monetize or enjoy your vacation, this apartment in Itaguá is the perfect choice. Located in a contemporary building with delivery of the keys scheduled for July, the project combines urban practicality with the coastal lifestyle.

### Structural and Differential Highlights:

**Smart Space and Comfort:** Well distributed floor plan of 50 m<sup>2</sup>, configured with 1 cozy bedroom and 2 bathrooms (ensuring total privacy and comfort for visitors).

**Private Gourmet Balcony:** An excellent balcony equipped with barbecue, ideal for leisure time and outdoor dining.

**Technology and Practicality:** The property has an intelligent electronic lock installed and built-in infrastructure ready for the reception of air conditioning systems in the living room and bedroom.

**Parking Space:** There is 1 guaranteed parking space in the building.

Valued Location and Surroundings



---

Located at Rua Tristão de Athaíde, 1206, in the prestigious neighborhood of Itaguá, Ubatuba, SP.

**Pedestrian Lifestyle:** Located just 450 meters from the edge of Praia do Itaguá, allowing you to go hiking, play sports and access the seaside bike path on foot.

**Gastronomic Hub:** The neighborhood is home to the best seafood restaurants, gourmet pizzerias, charming cafes, ice cream parlors and the famous Ubatuba Aquarium, as well as supermarkets and large chain pharmacies.

### Transportation and Logistics Access

**Road Connectivity:** Quick access to the Rio-Santos Highway (SP-055), allowing a simple trip to the paradisiacal beaches of the North (such as Itamambuca and Félix) or the South (such as Praia Grande and Toninhas). The connection with the capital São Paulo and São José dos Campos is facilitated by the proximity to the Oswaldo Cruz Highway. - REF: ITH4467

Nouveau: Oui

### Commun

Chambres: 1  
Salle de bains: 2  
Pied carré fini: 50 m<sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4467

