



## Luxury Duplex Penthouse with 330m<sup>2</sup> and Private Pool | Enseada, Guarujá



### Ügynök információ

Név:	António Pereira
Cégnév:	ITHLUX
Ország:	Portugal
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments
Telefon:	
Languages:	Portuguese
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	BRL 1,650,000

### Elhelyezkedés

Feladta: 2026. 07. 08.

Leírás:

Absolute Privacy, Generous Space and Exclusive Leisure in the Heart of Guarujá

ITHLUX presents this magnificent duplex penthouse, the perfect choice for those looking for the grandeur and privacy of a villa with the security of a vertical condominium. With a monumental floor plan of 330 m<sup>2</sup>, the property stands out for its integrated social areas, excellent natural lighting and a spectacular private leisure area on the upper floor, free from the eyes of others.

Interior Distribution and Differentials:

**Intimate and Social Wing (Lower Floor):** Composed of 3 comfortable bedrooms (1 suite), rich in built-in closets and equipped with air conditioning. It has an imposing living room for 2 large environments, charming balcony, fully planned kitchen with cabinets, service area and full service bedroom with bathroom (maid's quarters).

**Private Oasis (Top Floor):** A true exclusive leisure terrace equipped with a private pool, barbecue and solarium, ideal for receiving guests with total discretion and comfort.

**Amenities:** The property is marketed furnished and has 2 dedicated parking spaces.

**Condominium Infrastructure and Leisure:**

The building offers a collective leisure structure of high standard and total security:



Wellness: Fully equipped gym, communal pool and elegant ballroom.

Security: Concierge with 24-hour access control, integrated security, modern elevators and pet-friendly policy.

#### Location and Strategic Surroundings

Privileged Address: Located at Rua Abdala Daiggi, in one of the quietest, safest and most frequented areas of Praia da Enseada, in Guarujá, SP.

Elite Commerce: Located in the "Heart of Guarujá", with easy access on foot or a few minutes by car from the best gastronomic restaurants, premium supermarkets, gourmet bakeries, bank branches and shopping centers.

#### Transportation and Logistics Access

Connectivity: Excellent road flow with quick access to the Cônego Domênico Rangoni Highway, allowing a fluid connection with the Anchieta-Imigrantes System for those traveling from the capital São Paulo (about 1h15 trip). Easy access also to the urban center of Guarujá and Pitangueiras.

Net Area: 330 m<sup>2</sup>

- REF: ITH4493

Új: No

#### Gyakori

Hálósobák: 3  
Fürdőszobák: 5  
Kész négyzetméter: 330 nm

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: ITH4493

