



Summer Villa with Heated Pool in Gated Community | Guaratuba Beach, Bertioga



Informazioni sull'Agente

Nome: António Pereira
Nome della ditta: ITHLUX
Nazione: Portugal
Experience since:
Tipo di servizio: Selling a Property
Specialties:
Property Type: Apartments
Telefono:
Languages: Portuguese
Sito web:

Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 1,675,164.08

Posizione

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Descrizione:

Comfort, Safety and Leisure a Few Steps from One of the Most Preserved Beaches on the North Coast

This property in the Costa do Sol Condominium represents the perfect opportunity for those looking for a ready-to-move-in second home or a secure asset for income through temporary rental. The villa stands out for its excellent use of space and the atmosphere of privacy that the large plot provides.

Property Highlights:

Comfortable Interior Space: There are 3 well-ventilated bedrooms, including 1 private suite. All rooms are equipped with an air conditioning system to ensure maximum thermal comfort. The house has 3 full bathrooms in total.

Private Leisure and Well-Being: The outdoor space has a heated swimming pool, gas heating system and an excellent covered gourmet area with barbecue, ideal for moments of conviviality with family and friends.

Transitional Practicality: Marketed furnished (removing only the personal belongings of the owners), allowing immediate use or placement on the rental market soon after purchase.

Total Security: Inserted in block L of a reference gated community, offering concierge, access control



and constant monitoring. Guaranteed parking for 2 cars.

Location and Surroundings

The villa benefits from a privileged location at Rua Aprovada 807, within the Costa do Sol subdivision in Bertioğa.

Beach Access: Located just 800 meters from Guaratuba Beach, a beach famous for its wide strip of compact sand, clean waters and the stunning meeting of the Guaratuba River with the sea.

Nature Around: The region is framed by the rich native vegetation of the Atlantic Forest, providing a climate of tranquility and fresh air.

Transportation and Access

Road Axis: Strategic location with immediate access via the Rio-Santos Highway (SP-055), allowing a quick connection to the center of Bertioğa (about 20 minutes) and the neighboring Riviera de São Lourenço.

Distance from the Capital: It is located approximately 1h40 from São Paulo via the Mogi-Bertioğa Highway or Sistema Imigrantes, making it ideal for weekend getaways. - REF: ITH4361

Nuovo: No

Comune

Finito piedi quadrati: 140 mq

Dimensione del lotto: 375 mq

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4361

