



Exclusive villa with sea view for sale - 13119



Agent Info

Naam:	Olivier Nachbagauer
E-mailadres:	info@efg-immo.com
Bedrijfsnaam:	EfG Consulting
Mistlampen:	Germany
Experience since:	1999
Service Type:	Selling a Property, Buying a Property
Specialties:	Buyer's Agent, Listing Agent, Consulting, Other
Property Type:	Apartments, Houses, Commercial Property, Land lot, Agriculture, Other
Telefoon:	+49 (171) 383-2003
Languages:	English, German
Website:	https://www.efg-immo.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	BRL 5,000,000

Locatie

Aanbevolen Auto Onderdelen:	Brazil
Adres:	Region Nordeste
Geplaatst:	28-04-2025
Omschrijving:	

The property for sale is located in the neighborhood of Jacarecica, 3 km away from the city centre. The house is close to the newly built Parque Shopping (3 Km) and the main supermarkets, such as Atacadão, Assai, Gbarbosa, and Leroy, all within a 4 Km radius. The entire region has lately been subject to several improvements such as the duplication of the highway and the revitalization of the beachfront. The property is located inside a closed condominium with few exclusive units, whose entrance has a concierge with 24-hour doorman and security cameras scattered throughout the condominium in common areas and access streets, easily accessible through an application on the phone itself. The Lot has an area of 1,050 square meters and a built area of 700 square meters, including a deck, swimming pool and barbecue/bar area. In the construction of the house, quality and durable materials were used, such as special blue glass, white Carrara marble, exposed brick cladding, marble flooring, Italian import light fixtures, aluminum frames and acrylic-textured external coating. The pool has an external dimension of 10x10 meters with a depth of 1.60 meters with a small beach for sun loungers immersed in the shallow water (20 cm). The



pool lining is made with mosaic (tablets) of various shades of blue, measuring in cm. 2.5 x 2.5. The pool has an infinity edge, where the water falling by gravity into a small channel is sent back into a 7,000 liter tank that guarantees, through a controlled supply, always the same water level in the pool. The pool pump location is buried and easily accessible via a ladder, inside it we find the 3 horsepower electric pump and two 150 liter Jacuzzi filters that guarantee the crystallinity of the water. The perimeter edge of the pool is all in Carrara marble with rounded details. The internal luminaire is completely new with 12 internal LEDs capable of producing various shades of colors, controlled by a remote control. The house has a large balcony to entertain friends, guests, in complete rest and relax on the sofas, tables and hammock. The garden features a lawn along its entire length with small planters delimited by curved Greek-style bricks, and at the entrance there are several decorative motifs with floors, stones, and plants. Automatic irrigation is even guaranteed for an underground water tank, which supplies water to the garden and three irrigation cycles daily.

Algemeen

Lot Afmeting: 1050 m²

Lease terms

Date Available:

Contact information

IMLIX ID: 13119-K

