



## Spectacular Villa with Pool and 1,000 m<sup>2</sup> of Land on Quadra da Praia | Pernambuco Beach, Guarujá



### Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 4,704,374.68

### Locatie

Geplaatst: 26-05-2026

Omschrijving:

Cosmopolitan Charm and Absolute Leisure in one of the Most Exclusive Addresses on the São Paulo Coast

This residence is a true haven of well-being, designed for those looking to recharge their batteries with total comfort and sophistication. The great differential of the property lies in its unique atmosphere: an artistic decoration collected from various countries around the world, which gives personality and a unique positive energy to each environment.

### Property Highlights:

**Gastronomic 'Open Space' Concept:** The large living room integrates perfectly with the modern kitchen, creating the ideal setting for interactive dinners, where the host can cook while socializing directly with family and friends.

**Comfortable Accommodation:** The villa has 4 large and bright bedrooms (including 2 suites), with a total of 4 full bathrooms, ensuring total privacy for residents and guests.

**Private Leisure Oasis:** The immense backyard of one thousand square meters houses an excellent private pool, an extensive lawned garden and a covered barbecue area, perfect for summer days.

**Practicality and Safety:** Guaranteed parking space for up to 4 vehicles. All legal documentation is fully



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regularized and ready for the deed of sale.

### Location and Surroundings

Located on the valued Avenida das Mangueiras, in the heart of Balneário Praia do Pernambuco.

**Premium Lifestyle:** The property is located on the beach block, allowing for a short and pleasant walk to the sea.

**Luxury Amenities:** Close to the prestigious Hotel Jequitimar complex, which offers a convenience shopping center (Shopping Jequititi), in addition to being surrounded by an excellent network of gourmet bakeries, supermarkets and haute cuisine restaurants, without losing the feeling of peace and privacy.

### Transportation and Access

**Accessibility:** Strategic location with easy access to the Ariovaldo de Almeida Viana Highway (SP-061), which quickly connects Praia do Pernambuco to the center of Guarujá and the ferry to Santos.

**Connection to the Capital:** It is located just 1h20 from São Paulo via the Imigrantes Highway or the Anchieta Highway, making this property an unbeatable weekend destination of the highest convenience. -

REF: ITH4384

Nieuw: Nee

### Algemeen

Slaapkamers: 4  
Badkamers: 4  
Lot Afmeting: 1000 m<sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4384

