



## Modern Villa with 3 Suites and Private Pool | Maresias, North Coast



### Agent Info

Name: António Pereira  
Company: ITHLUX  
Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

### Listing details

Property for: Sale  
Price: USD 1,716,804.81

### Location

Posted: May 11, 2026  
Description:  
Comfort and Elegance Just a Few Steps from the Sea

Discover this exclusive project where every detail has been thought out to offer a superior living experience. With works at a fast pace, this villa stands out for its rigorous technical planning and the fluidity of its integrated environments.

### Property Highlights:

**Premium Configuration:** 3 spacious and bright suites, providing total privacy and comfort to residents and guests.

**Integrated Social Area:** Living room and dining room connected to a modern and functional kitchen.

**Private Leisure:** Outdoor space with private pool, gourmet area with barbecue and a complete landscaping project.

**Technical Quality:** Infrastructure for hot water in the bathrooms (prepared for electric boiler) and finishes of reference brands in the market.

**Safety and Rigor:** Structural, electrical and hydraulic projects developed in accordance with current standards, with full engineering monitoring.



Note: Illustrative 3D images; Furniture not included. Property with documentation of ownership.

### Location and Surroundings

Mareasias is internationally known for its natural beauty and vibrant recreational and water sports scene.

**Proximity to the Beach:** Only 800 meters from the sand, allowing quick and pleasant access on foot (about 11 minutes).

**Local Infrastructure:** Surrounded by the best restaurants, beach clubs and convenience stores in the region.

**Environment:** Safe and valued area, ideal for those looking for quality of life in direct contact with nature.

### Transportation and Access

**Connectivity:** Easy access via the Rio-Santos Highway, quickly connecting to São Sebastião and the capital São Paulo (approx. 3h).

**Local Mobility:** Strategic location that allows easy travel to neighboring beaches, such as Paúba and Mareasias Sul. - REF: ITH4337

### Common

Bedrooms:	3
Bathrooms:	4
Finished sq. ft.:	128 sq m
Lot Size:	217 sq m

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4337

