



## High Standard Family Villa with Heated Pool and Nautical Infrastructure | Morada da Praia Condominium, Bertioga



### 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 1,920,419.29

### Location

Posted: May 23, 2026

### Description:

Comfort, Sustainability and the Best of the Nautical and Leisure Lifestyle on the North Coast

If you are looking for a complete refuge that combines the tranquility of the beach with a leisure infrastructure comparable to that of a luxury resort, this townhouse is the ideal choice. With generous spaces and functional planning, the property stands out for its energy self-sufficiency and excellent living areas.

### Property Highlights:

**Interior Space and Comfort:** The upper floor houses 1 master suite with private balcony, 2 large bedrooms, a cozy TV room and an extraordinary 53 m<sup>2</sup> balcony for moments of relaxation. In total, the house has 4 bathrooms (including 1 toilet).

**Integrated Ground Floor:** Comprising living and dining room, pantry, functional kitchen, pantry and independent service area. All rooms in the house have an air conditioning system installed.

**Complete Gourmet Space:** A fantastic covered area equipped with barbecue, oven and wood stove, as well as a support bathroom, ideal for receiving guests.

**Elite Private Leisure:** At the back of the land, there is a large swimming pool (8.20m x 5m) with Nautilus heating system, an elevated whirlpool with 2 meters in diameter and a storage room of 15 m<sup>2</sup> to store



beach and nautical equipment.

**Sustainability:** Property equipped with a modern photovoltaic energy system, ensuring huge savings in energy consumption.

**Parking:** Garage with 1 covered space and space for additional vehicles in the uncovered area.

#### Location and Surroundings (Life in the Condo)

The villa benefits from a premium location on Rua Caraguatatuba, just 300 meters from the headquarters of the Morada da Praia Condominium.

**Headquarters Infrastructure:** The condominium offers an incomparable structure with its own medical center, cinema, restaurant, pizzeria, ice cream parlor, modern gym, games room, party room and tennis courts, society soccer and bocce ball.

**Unique Nautical Differential:** The subdivision is crossed by a clear river (with its own drinking water collection from the mountains) and has an exclusive nautical ramp for the embarkation and disembarkation of jet skis and medium-sized motorboats, giving direct access to the sea.

#### Transportation and Access

**Road Axis:** Located on Boracéia Beach, the condominium has immediate access via the Rio-Santos Highway (SP-055), allowing quick travel both to the center of Bertioga and to the famous beaches of São Sebastião (such as Maresias and Juquehy).

**Distance from São Paulo:** It is located approximately 1h45 from the capital of São Paulo, with excellent route options through the Mogi-Bertioga highways or the Anchieta-Imigrantes System. - REF: ITH4375

New: No

#### Common

Bedrooms:	3
Bathrooms:	4
Finished sq. ft.:	340 sq m
Lot Size:	504 sq m

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: ITH4375



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

---

