



## Exclusive Villa with Pool and Total Privacy | Gated Community in Boiçucanga



### 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 1,478,517.76

### Location

Posted: May 26, 2026

Description:

The Perfect Getaway: Lush Nature, Absolute Privacy and Comfort on the North Coast

This property in Boiçucanga is a unique opportunity for those who value space and silence without giving up the security of a gated community. Implanted on a flat plot of almost one thousand square meters, the villa stands out for its generous private green area and the absence of neighbors on either side, creating a true private oasis.

Property Highlights:

**Generous Interior Space:** The villa consists of 4 well-distributed bedrooms, 2 of which are private suites. The social area has a dining room and two very airy living rooms, as well as a guest bathroom and a toilet.

**Leisure and Fraternization:** The outdoor area has an excellent private pool framed by the garden and a pleasant covered balcony equipped with barbecue, ideal for moments of conviviality.

**Practicality and Economy:** The property has a storage room and parking space for up to 4 vehicles. The value of the condominium (R\$ 700 month) is highly attractive, since it already includes water expenses and property tax.

### Location and Surroundings

The property enjoys an excellent location on Rua dos Tucanos in the Boiçucanga district.



**Commerce and Services:** Boiçucanga is known for having the best commercial infrastructure in the south of São Sebastião, with shopping centers, supermarkets, excellent restaurants, bank branches and emergency medical care just a few minutes away.

**Natural Attractions:** Famous for the most beautiful sunset in the region, the beach is excellent for bathing and nautical tours, and is also very close to ecological trails and the famous waterfalls of Ribeirão de Itu.

#### Transportation and Access

**Road Axis:** Easy access by the Rio-Santos Highway (SP-055), allowing a quick commute to neighboring high-end beaches, such as Maresias (only 10 minutes) and Juquehy.

**Distance from the Capital:** It is located about 2h30 from São Paulo through the Anchieta-Imigrantes System or the Tamoios Highway, being a very practical destination for permanent housing or weekend leisure. - REF: ITH4380

New: No

#### Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	190 sq m
Lot Size:	967 sq m

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: ITH4380

