



Luxury Penthouse with 320m², Private Pool and Sea View | San Marino Building, Guilhermina



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: BRL 1,450,000

Location

Posted: Jul 15, 2026

Description:

Strategic Operation: Expressive Profit Margin on Purchase, Private Leisure and Definitive View over the Ocean

ITHLUX presents an exceptional real estate asset on the coast of São Paulo, ideal for investors focused on quick resale with high profit margin, solid asset appreciation or premium yields through high-end vacation rentals. Located on the prestigious Venezuela Street, this duplex penthouse combines sophistication, monumental spaciousness and a totally private leisure area free from the eyes of others.

Interior Highlights and Fine Finishing:

Generous Dimensions: There are 320 m² of private floor area with spacious, airy environments and excellent architectural distribution.

Elite Intimate Wing: Composed of 4 independent suites, rich in cabinets and high-quality planned furniture, ensuring comfort and total privacy for the family and guests.

Social Elegance: Large rooms integrated with high-gloss porcelain tile flooring, giving sophistication and ease of maintenance to the property.

Fixed Parking Spaces: It has 2 covered and demarcated parking spaces, an essential item for convenience in the coastal region.



Oasis of Private and Exclusive Leisure:

The upper floor was designed to become a real private beach club:

Exclusive Pool: Perfect for relaxing baths with total discretion.

Gourmet Space: Covered area equipped with traditional barbecue, ideal for large get-togethers.

Panoramic View: A cinematographic setting with a definitive view of the sea of Praia Grande.

Premium Location & Nearby

Prestigious Address: Located in the San Marino Building (Venezuela Street, 277), in the heart of the upscale neighborhood of Guilhermina, Praia Grande SP.

Postal Code (CEP): Region covered by the ZIP Code 11702-010 (Guilhermina residential area of high liquidity).

Practical Daily Life on Foot: Privileged location a few meters from the sandy strip of the beach, allowing immediate access to the best kiosks on the waterfront, gastronomic restaurants, large supermarkets, artisan bakeries and shopping centers.

Transportation and Logistics Access

Top Road Connectivity: Easy road flow with direct access to the South Expressway, allowing a fluid connection with the Imigrantes Highway and the Anchieta System. The penthouse is strategically located just 50 minutes from the capital São Paulo, facilitating executive travel. It is also close to the intercity public transport lines of Baixada Santista.

Investment Values and Metrics

Private Area: 320 m²

Regular Appraisal Price: R\$ 2,300,000.00

SETTLEMENT VALUE (Prompt Payment): R\$ 1,450,000.00 (Immediate discount of R\$ 850,000.00 Opportunity with 37% real discount)

Condominium Fee: R\$ 1,700.00 Month

IPTU (tax): R\$ 790,00 month

Summary Metrics

Private Area: 320 m²

Bedrooms: 4 Suites | Bathrooms: 5 or more

Garage: 2 Spaces (Demarcated)



Leisure: Private pool, gourmet area with barbecue and sea view. - REF: ITH4523

Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	320 sq m

Lease terms

Date Available:

Contact information

IMLIX ID:	ITH4523
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