



## Large Apartment with 128m<sup>2</sup>, 3 Bedrooms and 2 Parking Spaces | Japan Street, Itaim Bib



### 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 1,700,000

### Location

Posted: Jul 15, 2026

Description:

Generous Space, Excellent Floor Plan Distribution and Prime Location in the Most Desirable Neighborhood of São Paulo

This property stands out as one of the most consistent opportunities in Itaim Bibi for those looking to add secure assets or establish housing with total quality of life. With a generously sized floor plan and excellent cross ventilation, the apartment stands out for its intelligence in its spatial distribution, ensuring accessibility through wide doors and comfortable circulation corridors.

Interior and Comfort Highlights:

Spacious Intimate Wing: Consisting of 3 large bedrooms, all equipped with planned cabinets of excellent joinery and great natural lighting.

Living Rooms: Spacious social area, ideal for the configuration of a living and dining room integrated in a comfortable way.

Kitchen and Services: Functional kitchen full of cabinets, connected to a laundry room and very well ventilated laundry area.

Modern Bathrooms: Two complete bathrooms equipped with walk-in shower and gas water heating system installed.



**Guaranteed Parking:** The apartment has 2 demarcated parking spaces, an extraordinary and highly valued advantage in Itaim Bibi.

**Customization Potential:** The apartment is delivered devoid of loose furniture, allowing each room to be decorated and adapted to the buyer's taste and lifestyle.

**Condominium Infrastructure:**

The building has a concierge with access control and security monitoring, offering a quiet, safe environment with living areas dedicated to the daily lives of residents.

**Location and Strategic Surroundings**

**Elite Address:** Located at the sophisticated Japan Street, Itaim Bibi, São Paulo SP. An extremely quiet, safe and tree-lined thoroughfare, ideal for those who want to live in the epicenter of everything with the silence of a residential street.

**Postal Code (CEP):** Region under the scope of the ZIP Code 04530-070 (Japan Street noble residential reference in Itaim Bibi).

**Sophisticated Pedestrian Daily Life:** Location that does not require the use of a vehicle for everyday life. It is just a few minutes' walk from:

Reference parks such as Parque do Povo and Ibirapuera Park.

Medical centers of excellence such as the Syrian-Lebanese Gardens and the Sancta Maggiore Hospital.

Luxury shopping malls (Shopping JK Iguatemi and Shopping Iguatemi) and first-rate supermarkets.

The most exquisite gastronomic and leisure hub in São Paulo, full of Michelin-starred restaurants, bistros and charming cafes.

**Transportation and Logistics Access**

**Complete Urban Mobility:** Quick access to the main road arteries of the capital, such as Brigadeiro Faria Lima, Nove de Julho, Santo Amaro, Juscelino Kubitschek and Marginal Pinheiros avenues. It is very close to important cycle paths and has an excellent public transport network, including proximity to metro stations and express bus lines.

**Investment Values and Metrics**

Private Area: 128 m<sup>2</sup> | Bedrooms: 3 | Garage: 2 Spaces (Demarcated)

**TOTAL INVESTMENT AMOUNT:** R\$ 1,700,000.00 (Excellent cost-benefit ratio of R\$ 13,281.00 m<sup>2</sup> in one of the most expensive square meters in the country)

**Summary Metrics**

Private Area: 128 m<sup>2</sup> | Floor: Low



Bedrooms: 3 | Bathrooms: 2 | Garage: 2 Spaces (Demarcated)

Differentials: Gas heating, wide doors with accessibility, planned cabinets and unfurnished delivery. -  
REF: ITH4531

New: No

## Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 128 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4531

