



Luxury Villa with 4 Bedrooms, Heated Pool and Marina Vacancy | Tangará Condominium, Avaré Dam



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:

Contemporary Architecture, Private Leisure and Nautical Exclusivity in an Elite Condominium

This spectacular detached villa represents the perfect fusion between the sophistication of modern engineering and the best of the nautical lifestyle. Strategically positioned as the penultimate house on the street, the property guarantees maximum peace and privacy, being inserted in a gated community with direct access to the dam.

Interior Design and Distribution Highlights:

Avant-garde Architecture: Built with a modern structure in "I" type metal beams, which gives high ceilings, excellent spaciousness and a sophisticated contemporary look to the property.

Comfortable Accommodations: The intimate area consists of 4 very well-sized bedrooms, 2 of which are excellent suites, totaling 4 complete bathrooms with high standard finishes.

Seamless Social Integration: Large living and dining room combined with pantry, connecting directly to the planned kitchen with pantry and laundry area.

Private and Nautical Leisure Oasis:

Gourmet and Wellness Space: Complete and covered gourmet area, equipped for barbecues, perfectly



integrated with a beautiful heated pool for comfortable baths at any time of the year.

Nautical Exclusivity: The property includes the right to 1 private parking space in the condominium's marina, ideal for owners of boats, motorboats or jet skis who require practicality and safety in access to the water.

Location and Strategic Surroundings

Noble Address: Located in the Tangará Condominium, on the banks of the stunning Avaré Dam, SP.

Postal Code (CEP): Region under the scope of the ZIP Code 18708-810 (Represa de Avaré zone of nautical and summer excellence).

Direct Access to the Beach: Positioned a few meters from the best beach in the internal cove of the condominium, allowing quick pedestrian access to the sand and clean waters of the dam for swimming, stand-up paddle and water sports.

Transportation and Logistics Access

Road Axes of Excellence: Quick access to the João Mellão Highway (SP-255) and the Castelo Branco Highway (SP-280), one of the best and safest highways in the country. The location allows a fluid and comfortable commute of about 2h30 from the capital São Paulo to the condominium, facilitating the flow of weekends and vacations.

Investment Values and Metrics

Constructed Area: 209 m² | **Land Size:** 31 x 23 m (713 m² of plot)

TOTAL INVESTMENT AMOUNT: R\$ 1,700,000.00

Summary Metrics

Constructed Area: 209 m² | **Plot:** 713 m²

Bedrooms: 4 (2 Suites) | **Bathrooms:** 4

Leisure: Heated pool, gourmet space and vacancy in the boat marina. - REF: ITH4532

New: No

Common

Bedrooms:	4
Bathrooms:	4
Finished sq. ft.:	209 sq m
Lot Size:	713 sq m

Lease terms

Date Available:

Contact information



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

IMLIX ID:

ITH4532

