



## Summer Villa with Heated Pool in Gated Community | Guaratuba Beach, Bertioga



### Informações do Revendedor

Name:	António Pereira
Nome da Empresa:	ITHLUX
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	Portuguese
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 1,675,164.08

### Localização

Adicionado: 20/05/2026

Informação adicional:

Comfort, Safety and Leisure a Few Steps from One of the Most Preserved Beaches on the North Coast

This property in the Costa do Sol Condominium represents the perfect opportunity for those looking for a ready-to-move-in second home or a secure asset for income through temporary rental. The villa stands out for its excellent use of space and the atmosphere of privacy that the large plot provides.

### Property Highlights:

**Comfortable Interior Space:** There are 3 well-ventilated bedrooms, including 1 private suite. All rooms are equipped with an air conditioning system to ensure maximum thermal comfort. The house has 3 full bathrooms in total.

**Private Leisure and Well-Being:** The outdoor space has a heated swimming pool, gas heating system and an excellent covered gourmet area with barbecue, ideal for moments of conviviality with family and friends.

**Transitional Practicality:** Marketed furnished (removing only the personal belongings of the owners), allowing immediate use or placement on the rental market soon after purchase.

**Total Security:** Inserted in block L of a reference gated community, offering concierge, access control



and constant monitoring. Guaranteed parking for 2 cars.

### Location and Surroundings

The villa benefits from a privileged location at Rua Aprovada 807, within the Costa do Sol subdivision in Bertioxa.

**Beach Access:** Located just 800 meters from Guaratuba Beach, a beach famous for its wide strip of compact sand, clean waters and the stunning meeting of the Guaratuba River with the sea.

**Nature Around:** The region is framed by the rich native vegetation of the Atlantic Forest, providing a climate of tranquility and fresh air.

### Transportation and Access

**Road Axis:** Strategic location with immediate access via the Rio-Santos Highway (SP-055), allowing a quick connection to the center of Bertioxa (about 20 minutes) and the neighboring Riviera de São Lourenço.

**Distance from the Capital:** It is located approximately 1h40 from São Paulo via the Mogi-Bertioxa Highway or Sistema Imigrantes, making it ideal for weekend getaways. - REF: ITH4361

Novo: Não

### Comum

Pés quadrados acabados: 140 m<sup>2</sup>

Tamanho do lote: 375 m<sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4361

