



## 19th Floor Apartment with Full Sea View and Leisure Club | Enseada, Guarujá



### 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:	BRL 530,000

### Localização

Adicionado: 07/07/2026

Informação adicional:

19th Floor Elevated Experience: Defined Panoramic View of the Sea and Resort Infrastructure

ITHLUX presents this magnificent high-end apartment, ideal for those who demand exclusivity, comfort and a cinematic view of the ocean. Located on a very rare and very high floor, the property stands out for its excellent use of space, acoustic privacy and for being marketed in the "closed gate" mode (completely furnished and decorated).

Interior Highlights and Comfort:

Intimate and Social Wing: Composed of 2 cozy bedrooms (1 of which is an excellent suite) and 2 full bathrooms with modern finishes.

Living Room with Sea View: Living and dining room integrated in a fluid way, connecting to the balcony where it is possible to contemplate the entire length of Praia da Enseada from the 19th floor.

Exclusive Garage: It has 2 parking spaces, an excellent differential for the coastal region.

Unparalleled Leisure Infrastructure (Club Condominium):

The residential redefines the concept of living well, offering a list of convenience and well-being amenities that are unique in Guarujá:



**Aquatic and Health Complex:** Stunning swimming pool for adults and children, dry sauna, state-of-the-art gym, crossfit area and beauty space.

**Entertainment and Social:** Private PUB, games room (adult and children), high-tech gamer lounge, playroom and a modern pet-friendly pet-friendly pet room.

**Modern Facilities:** Fully structured coworking space for those who work from home, internal grocery store (market), collective laundry and party room with gourmet area and barbecue.

### Location and Strategic Surroundings

**Consolidated Address:** Located at Rua Bandeirantes (Loteamento João Batista Julião), in the prestigious Praia da Enseada, Guarujá, SP.

**Practicality in Daily Life:** The property is very close to the beachfront, allowing easy pedestrian access to the sea, in addition to being surrounded by excellent supermarkets, bike paths, charming hotels and a vast gastronomic route with the best kiosks and seafood restaurants in the region.

### Transportation and Logistics Access

**Fast Connectivity:** Excellent road flow with direct access to the Cônego Domênico Rangoni Highway, facilitating the ascent of the mountain through the Anchieta-Imigrantes System towards the capital São Paulo (about 1h15 trip). Practicality also in traveling to the center of Guarujá and to the Santos-Guarujá ferry crossing. - REF: ITH4491

Novo: Não

### Comum

Quartos de dormir:	2
Banheiro:	2
Pés quadrados acabados:	71 m <sup>2</sup>

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4491

