



## Modern Villa with Pool and Private Leisure Area | Tangará Condominium, Avaré Dam



### Informações do Revendedor

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

### Detalhes do anúncio

Imóveis para: Venda  
Preço: BRL 1,500,000

### Localização

Adicionado: 15/07/2026

Informação adicional:

Contemporary Comfort, Intelligent Integration of Environments and Private Leisure by the Dam

This sophisticated summer villa stands out for its functional distribution and the spaciousness of its spaces, offering the perfect refuge for moments of decompression with the family in the interior of São Paulo.

Interior Design and Distribution Highlights:

**Open and Functional Concept:** The social area features a living room integrated with the kitchen, creating a modern, spacious environment perfectly illuminated by natural light.

**Comfortable Accommodations:** The intimate wing consists of 3 well-sized bedrooms, 1 of which is a private suite, ideal to ensure the well-deserved rest of all residents.

**Strategic Distribution of Bathrooms:** The property has 4 complete bathrooms in total, ensuring total logistical convenience:

1 bathroom in the master suite.

1 support bathroom on the lower floor.



1 bathroom in the bedroom wing on the upper floor.

1 external bathroom dedicated exclusively to the pool area.

Oasis of Leisure and Technical Support:

Outdoor Leisure: A wonderful private pool makes up the outdoor setting, integrated into an ideal area for sunbathing, barbecues and outdoor events.

Organization and Services: It has a covered and functional laundry, as well as a practical external support room, perfect for the organized storage of beach items, pool equipment or tools.

Location and Strategic Surroundings

Noble Address: Located in the consecrated Tangará Condominium, on the banks of the stunning Avaré Dam, SP. A condominium recognized for its strict security, tree-lined streets and strictly family atmosphere.

Postal Code (CEP): Region under the scope of CEP 18708-810 (Avaré Dam reference for luxury and summer nautical zoning).

Connection with Nature: A few meters from access to the clean waters of the dam, ideal for the practice of leisure and contemplation water sports, such as stand-up paddle, swimming or boat trips.

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, making it ideal for quick weekend getaways.

Investment Values and Metrics

Typology: Villa with Private Pool

TOTAL INVESTMENT AMOUNT: R\$ 1,500,000.00 (One of the best cost-benefit options in a high-end gated community in the region)

Summary Metrics

Bedrooms: 3 (1 suite) | Bathrooms: 4

Leisure: Private pool, large lawn and social area.

Differentials: Integrated concept, external support room and excellent use of land. - REF: ITH4533

Novo: Não

**Comum**



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|                    |   |
|--------------------|---|
| Quartos de dormir: | 3 |
| Banheiro:          | 4 |

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4533

