



## Luxury Duplex Penthouse with Private Pool & Fireplace | Vila Caiçara



### Информация об агенте

Название:	António Pereira
Название компании:	ITHLUX
Страна:	Португалия
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	Portuguese
Веб-сайт:	

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,578,511.56

### Местоположение

Добавлено: 22.04.2026

Описание:

Elegance and Private Leisure on the Coast of São Paulo

This duplex penthouse redefines the concept of living well by the sea. With a generous floor plan of 245.66 m<sup>2</sup>, the property stands out for the sophistication of its multiple social environments and the complete private leisure infrastructure, being delivered fully furnished for the convenience of the new owner.

Property Highlights:

**Social Areas:** Triple living room consisting of dining room, living room and an exclusive living room with fireplace, perfect for socializing in any season of the year.

**Private Leisure (Upper Floor):** A true oasis with a private pool, solarium, games room and a complete gourmet area with barbecue, ideal for exclusive receptions.

**Intimate Area:** 4 large bedrooms, 2 of which are suites. The master suite has a relaxing hot tub.

**Amenities:** The property has 2 demarcated parking spaces and is inserted in a condominium with a party room and common barbecue area.

Location and Surroundings



Vila Caiçara is one of the most charming and family-friendly neighborhoods in Praia Grande, known for its excellent infrastructure and the famous handicraft and gastronomy fair.

**Convenience:** Close to supermarkets, pharmacies, bakeries and a vast banking network.

**Leisure:** A few meters from the beachfront, which has modern bike paths, well-kept gardens and kiosks of excellent standard.

**Profile:** Quiet residential area, but with its own life throughout the year, ensuring safety and constant appreciation.

### Transportation and Access

**Logistics:** Strategic location with easy access to the Padre Manoel da Nóbrega Highway, allowing a quick connection to São Paulo (approx. 1h) and other cities in the Baixada Santista such as Santos and Guarujá.

**Mobility:** Flat and accessible region, perfect for walking or cycling, with a wide range of public transport and transport services by application. - REF: ITH4270

Новый: нет

### Общие

Спальни: 4  
Ванные комнаты: 4  
Готовые кв.м.: 245,66 кв м

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4270

