



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



### 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:         | BRL 1,700,000 |

### Местоположение

Добавлено: 15.07.2026

Описание:

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



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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 m<sup>2</sup> | Land Size: 31 x 23 m (713 m<sup>2</sup> of plot)

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

#### Summary Metrics

Constructed Area: 209 m<sup>2</sup> | Plot: 713 m<sup>2</sup>

Bedrooms: 4 (2 Suites) | Bathrooms: 4

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

Новый: нет

#### Общие

|                  |          |
|------------------|----------|
| Спальни:         | 4        |
| Ванные комнаты:  | 4        |
| Готовые кв.м.:   | 209 кв м |
| Площадь участка: | 713 кв м |

#### Lease terms

Date Available:

#### Contact information



# IMLIX

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IMLIX ID:

ITH4532

