



## Duplex Apartment 'Closed Door' with 196m<sup>2</sup>, Private Leisure and Sea View on the 23rd Floor | La Caravelle 2 Condominium, Guarujá



### 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 2,200,000 |

### Местоположение

Добавлено: 17.07.2026

Описание:

Suspended Housing with Private Leisure and Definitive Panoramic View over the Coast

This luxury apartment represents an exceptional real estate opportunity for those looking for comfort, sophistication and absolute privacy on the coast of São Paulo. Located on a very high 23rd floor, the residence offers an atmosphere of exclusivity, being delivered fully furnished, decorated and air-conditioned (closed gate), ready for immediate use or high-end seasonal monetization.

Interior Highlights and Floor Plan Flexibility:

Smart Floor Plan: Currently configured with 2 generous bedrooms, 1 of which is an excellent suite, presenting an easily reversible layout for the creation of a 3rd bedroom, according to the needs of the family.

Social Areas and Services: Large integrated living room for living and dining rooms with abundant natural light, planned kitchen with cabinets, functional laundry and a total of 3 complete bathrooms with refined finishes.

Enhanced Security: The property offers total peace of mind to the owners, with a high-tech armored door installed at the main entrance.



## Private Leisure Oasis and Amenities:

**Private Club on the Balcony:** The private terrace is a real differential in the market, consisting of an exclusive pool and a gourmet area with barbecue, ideal for private get-togethers with a cinematographic view.

**Parking:** Right to use 2 parking spaces in the basement of the building.

## Complete Building Infrastructure:

La Caravelle 2 Condominium offers an electronic concierge system with security and continuous monitoring, as well as an absolutely complete collective leisure infrastructure for the whole family, with swimming pools, gym, games room and decorated social areas.

## Location and Strategic Surroundings

**Prestigious Address:** Located at Estrada Alexandre Miguel Rodrigues, 60 Unit 233, Guarujá SP. One of the noblest, safest and most valued residential regions in the municipality.

**Postal Code (ZIP Code):** Region covered by ZIP Code 11420-010 (Praia das Asturias reference of sophistication and calm waters).

**Practical Everyday Life of Charm:** Positioned a few meters from the strip of sand of Praia das Asturias and Praia do Tombo, allowing access on foot to gastronomic restaurants, fresh fish markets, artisan bakeries, pharmacies and fashion boutiques.

## Transportation and Logistics Access

**Connectivity and Mobility:** Easy road flow with quick access to Avenida Miguel Estéfno, connecting the property to the Guarujá-Santos ferry and the Conego Domenico Rangoni Highway (SP-055). The location allows a fluid journey of approximately 1h15 to the capital São Paulo through the Anchieta-Imigrantes System, ideal for executive or weekend trips.

## Investment Values and Metrics

Private Area: 196 m<sup>2</sup> | Floor: 23rd Floor

**TOTAL INVESTMENT AMOUNT:** R\$ 2,200,000.00 (Amount already fixed with real estate mediation commission included, free of balances for settlement)

**Condominium Fee:** R\$ 1,900.00 Month (With water and gas consumption already integrated into the value)

**Monthly IPTU (Tax):** R\$ 1,900.00 month

## Summary Metrics

Private Area: 196 m<sup>2</sup> | Floor: 23rd Floor



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Bedrooms: 2 (Reversible to 3, 1 Suite) | Bathrooms: 3

Garage: 2 Seats | Security: Armored door and electronic concierge

Leisure: Private pool and barbecue + Complete leisure in the condominium. - REF: ITH4537

Новый: нет

## Общие

|                 |          |
|-----------------|----------|
| Спальни:        | 2        |
| Ванные комнаты: | 3        |
| Готовые кв.м.:  | 196 кв м |

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4537

