RIVIERA PORTAL

# 4-BEDROOM BEACHFRONT APARTMENT WITH PRIVATE POOL

RIVIERA DE SÃO LOURENÇO · BERTIOGA

**R$ 12.900.000** (US$ 2,328,520)




| REF | BEDROOMS | SUITES | PARKING | AREA M² |
|---|---|---|---|---|
| ZY-2543 | 4 | 4 | 4 | 324 |

Condo fee R$ 5.312/month  Property tax (IPTU) R$ 1.257/year



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# 4-BEDROOM BEACHFRONT APARTMENT WITH PRIVATE POOL

Exceptional four-bedroom apartment in suite configuration plus one reversible bedroom, spanning 323.5 m² of living space. This residence features a private swimming pool, beachfront barbecue area on the terrace, air-conditioned living areas, gas-heated shower, and utility room. Finished to the highest standard, it includes two covered parking spaces and one open space, positioned to capture optimal morning sunlight. Located in Riviera de São Lourenço, Bertioga, within a luxury building with direct beach access. The development offers comprehensive amenities including adult and children's pools, fully equipped gym, sauna, barbecue facilities, event hall, game room for adults, and dedicated beach service. This residence represents an exceptional opportunity to join one of São Paulo's most distinguished coastal communities, renowned for its lifestyle quality, security infrastructure, and proximity to the region's finest beaches.

## UNIT FEATURES

- Air Conditioning – Living Room
- Gourmet BBQ Grill on the Balcony
- Gas-Heated Shower
- Convertible Bedroom
- Powder Room
- Furnished
- Pool in the Unit
- Utility Room
- Morning Sun Exposure
- Sea View

## CONDOMINIUM FEATURES

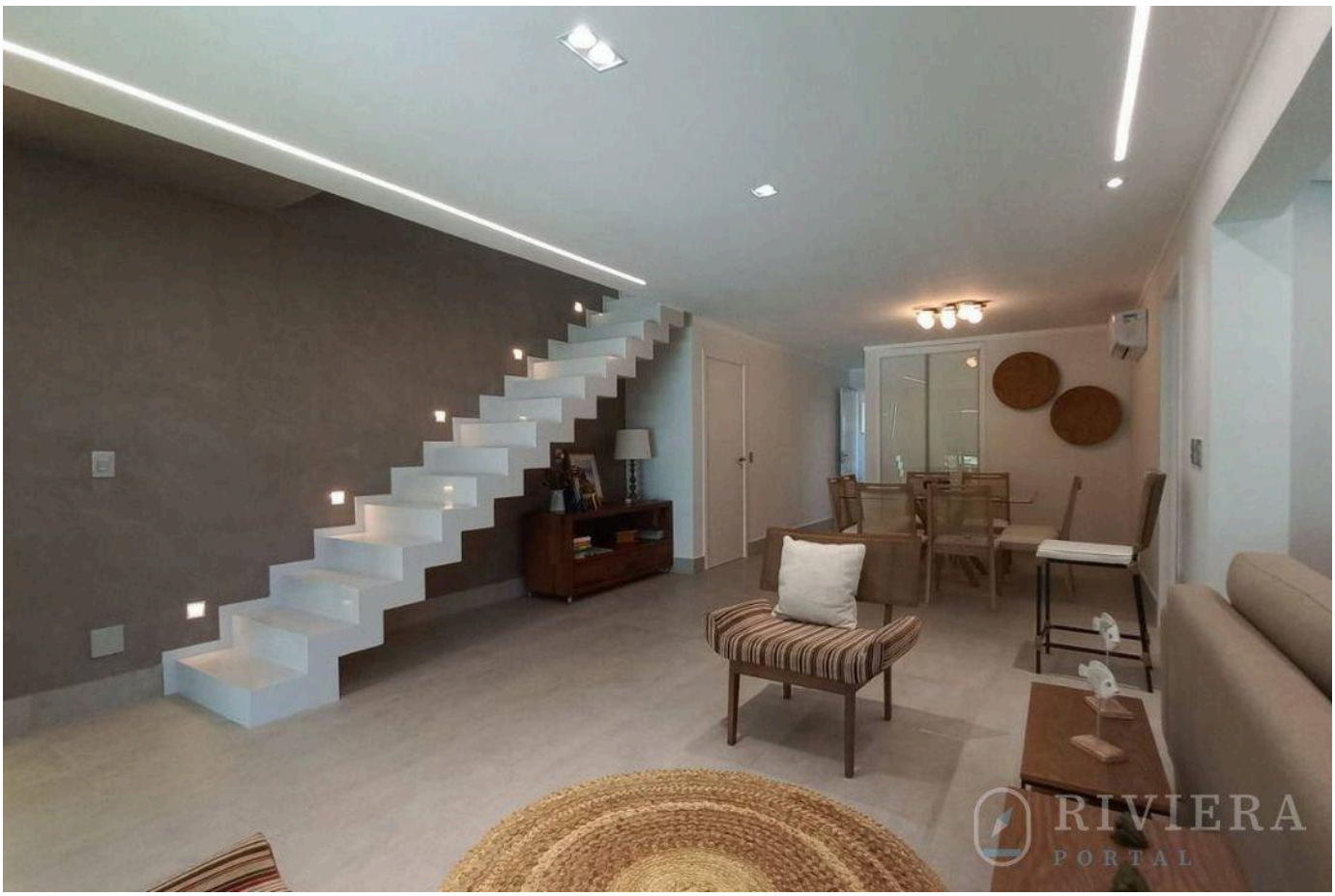
- Fully Equipped Gym
- Barbecue Area in Common Areas
- Underground Garage
- Beachfront
- Adult Pool
- Children's Pool
- Event Hall
- Adult Game Room
- Beach Service






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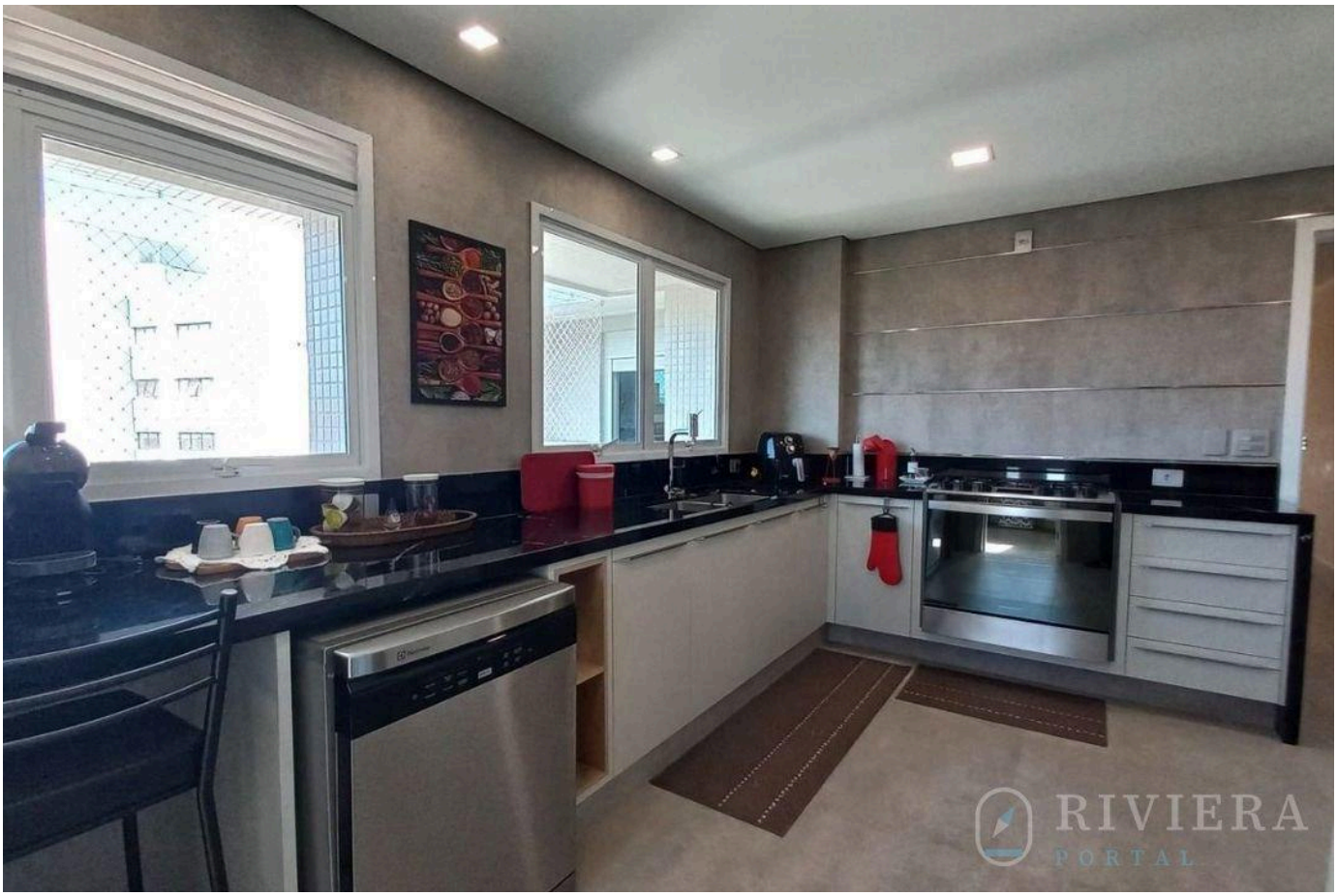








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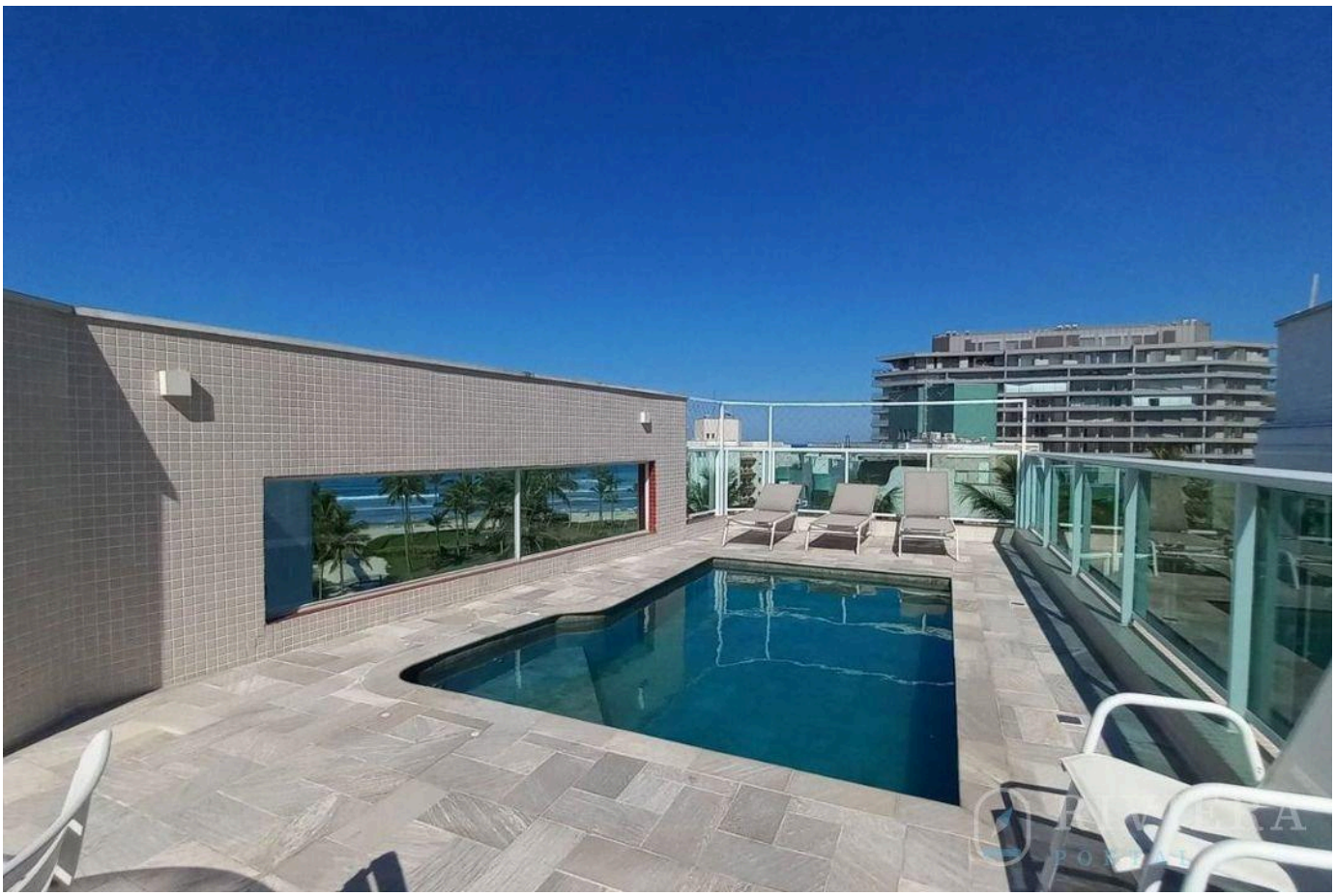







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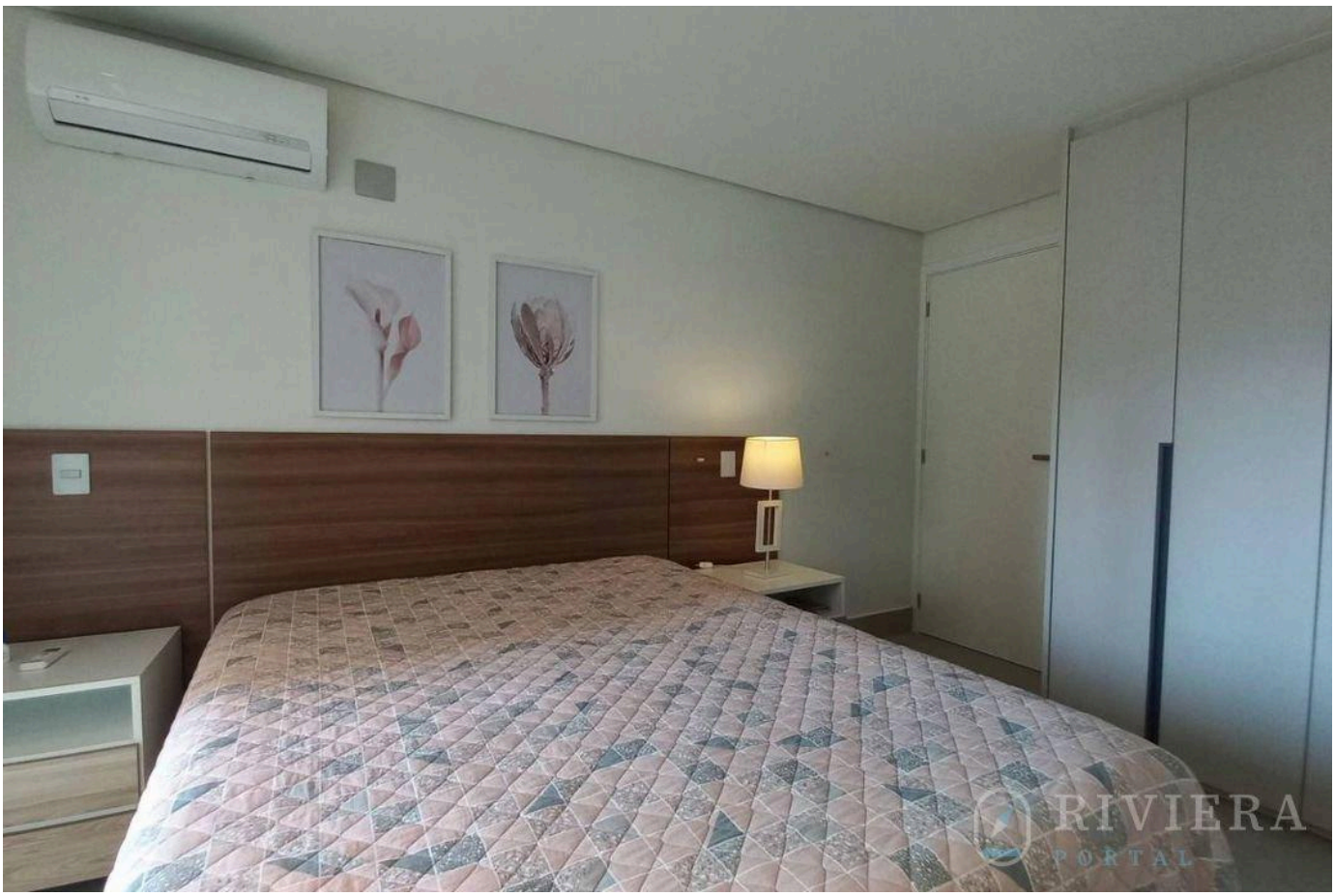






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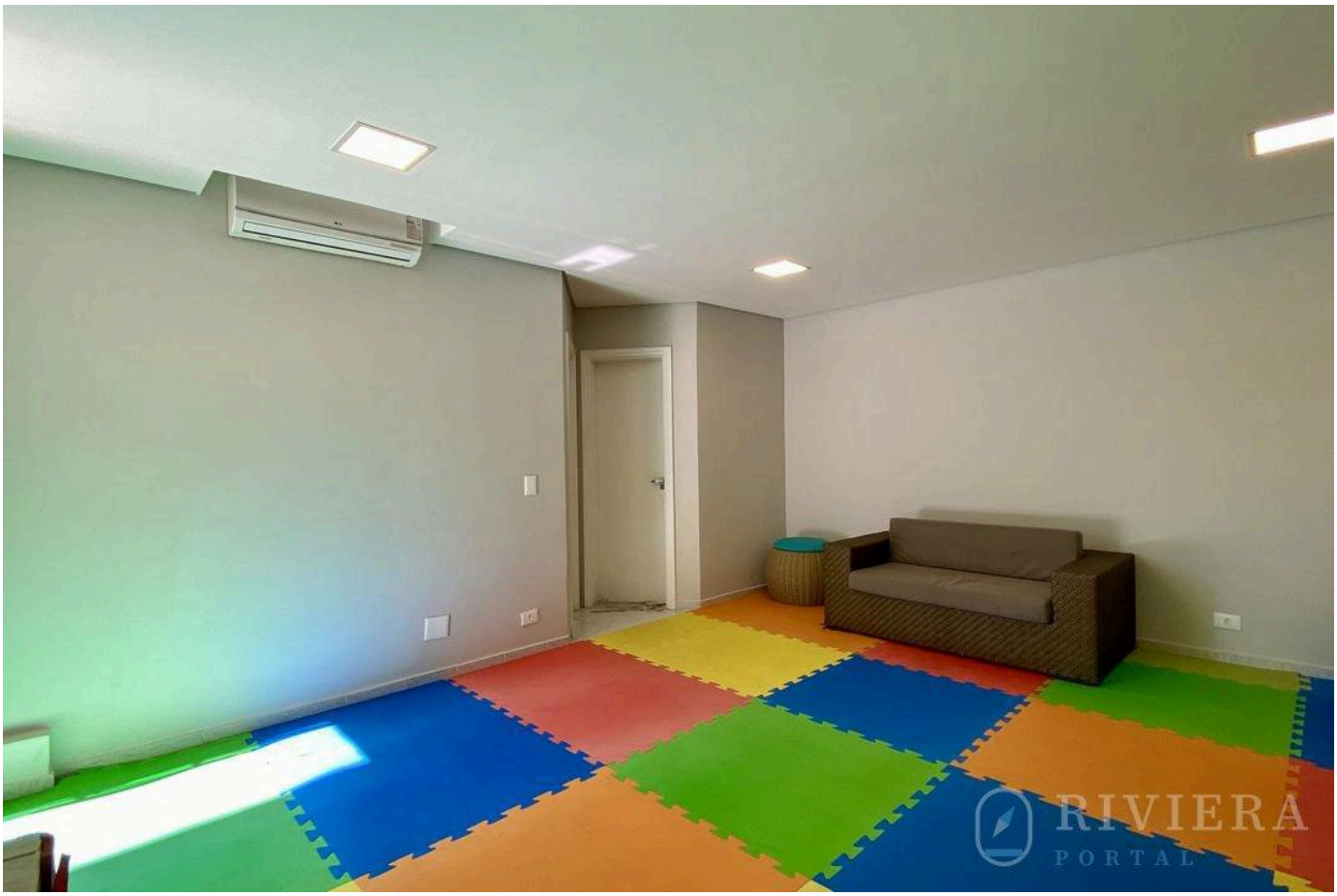
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Wagner Abilio

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