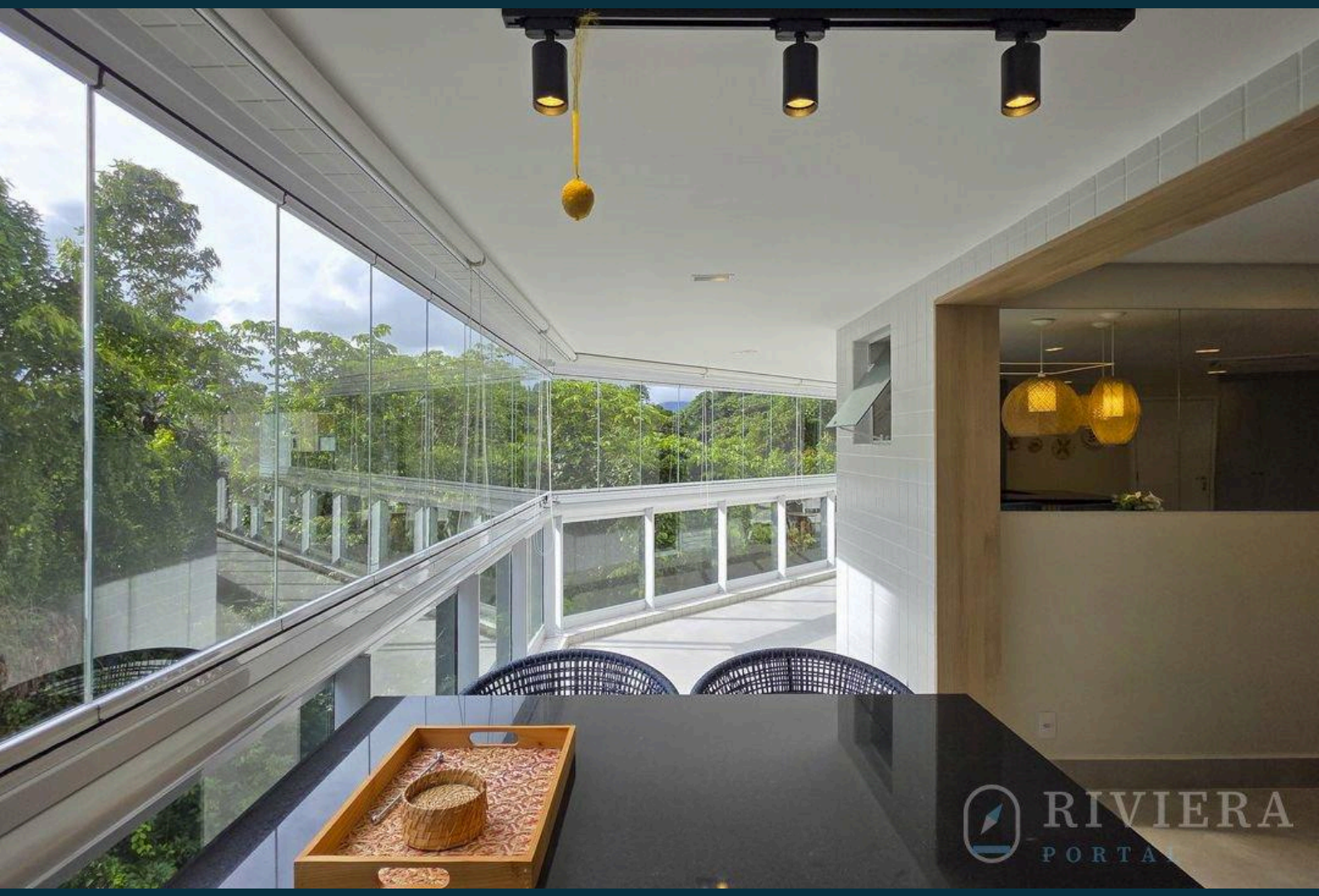
RIVIERA PORTAL

# 3-BEDROOM APARTMENT IN RIVIERA DE SÃO LOURENÇO

RIVIERA DE SÃO LOURENÇO · BERTIOGA

**R$ 3.900.000** (US$ 703,971)




| REF | BEDROOMS | SUITES | PARKING | AREA M² |
|---|---|---|---|---|
| ZY-3636 | 3 | 3 | 2 | 149 |

Condo fee R$ 3.101/month  Property tax (IPTU) R$ 498/year



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Apartment featuring 3 en suite bedrooms distributed across 149 m² of usable area, with excellent construction standards. The unit includes 2 covered parking spaces, balcony with barbecue grill, air conditioning in bedrooms and living room, gas heating, and social powder room. The property is delivered furnished and ready for immediate occupancy, integrated into a high-standard building offering comprehensive amenities including adult and children's pools, fully equipped gym, steam sauna, hot tub, gourmet lounge, beer lounge, multi-sport court, party room, game room for adults, underground parking, and beach service. Located in Riviera de São Lourenço, Bertioga, the property benefits from complete infrastructure, proximity to beautiful beaches, and the elevated standard of living that characterizes the region. The development is recognized for its innovative concept and direct access to exclusive beach services, establishing itself as one of the finest options for those seeking sophistication and comfort on the São Paulo coast.

## UNIT FEATURES

- Gas Heating
- Air Conditioning – Bedrooms
- Air Conditioning – Living Room
- Gourmet BBQ Grill on the Balcony
- Powder Room
- Furnished

## CONDOMINIUM FEATURES

- Fully Equipped Gym
- Draft Beer Tap in Common Areas
- Barbecue Area in Common Areas
- Gourmet Lounge
- Underground Garage
- Japanese Soaking Tub (Ofurô)
- Adult Pool
- Children's Pool
- Multi-sport Court
- Event Hall
- Adult Game Room
- Steam Sauna
- Beach Service





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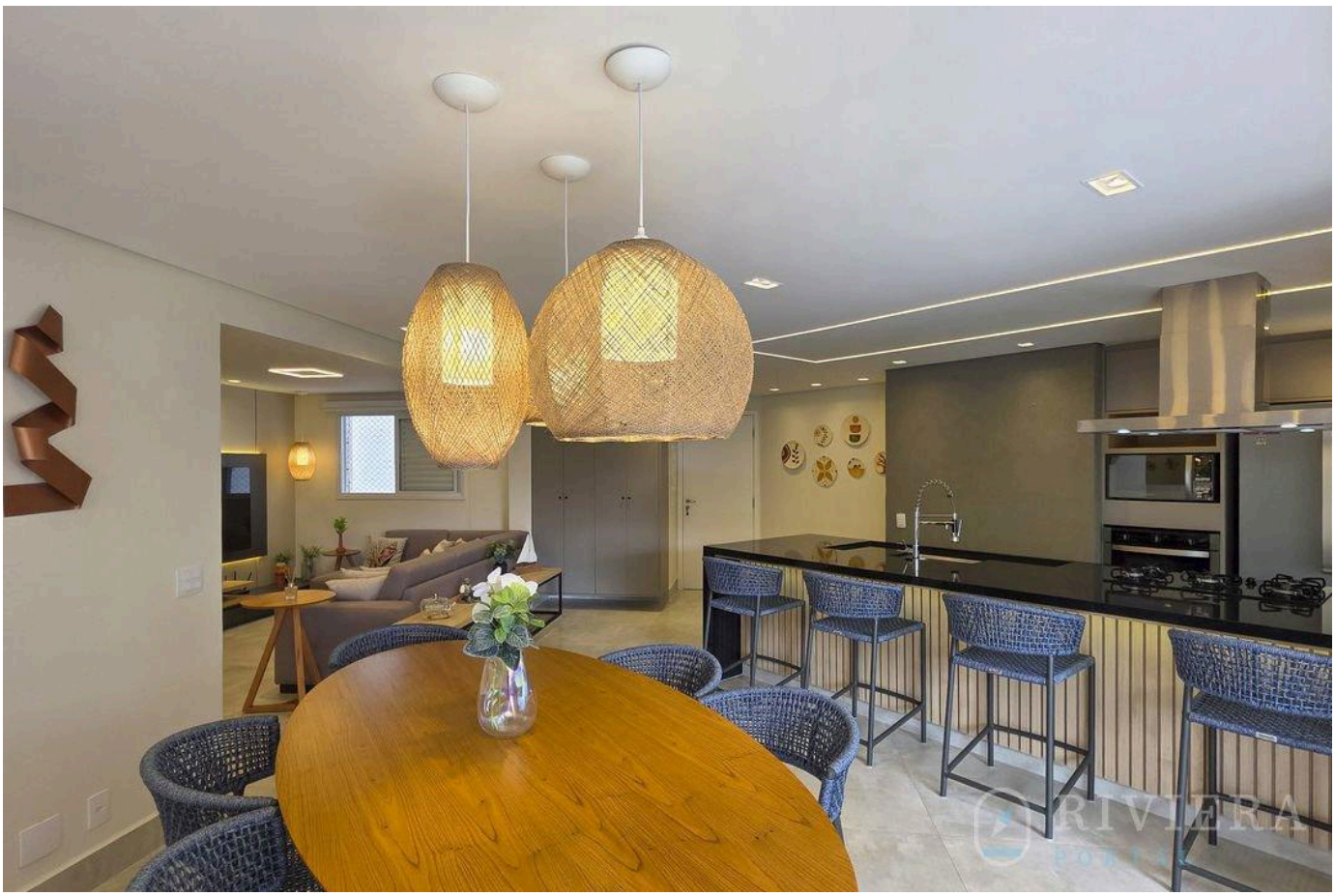



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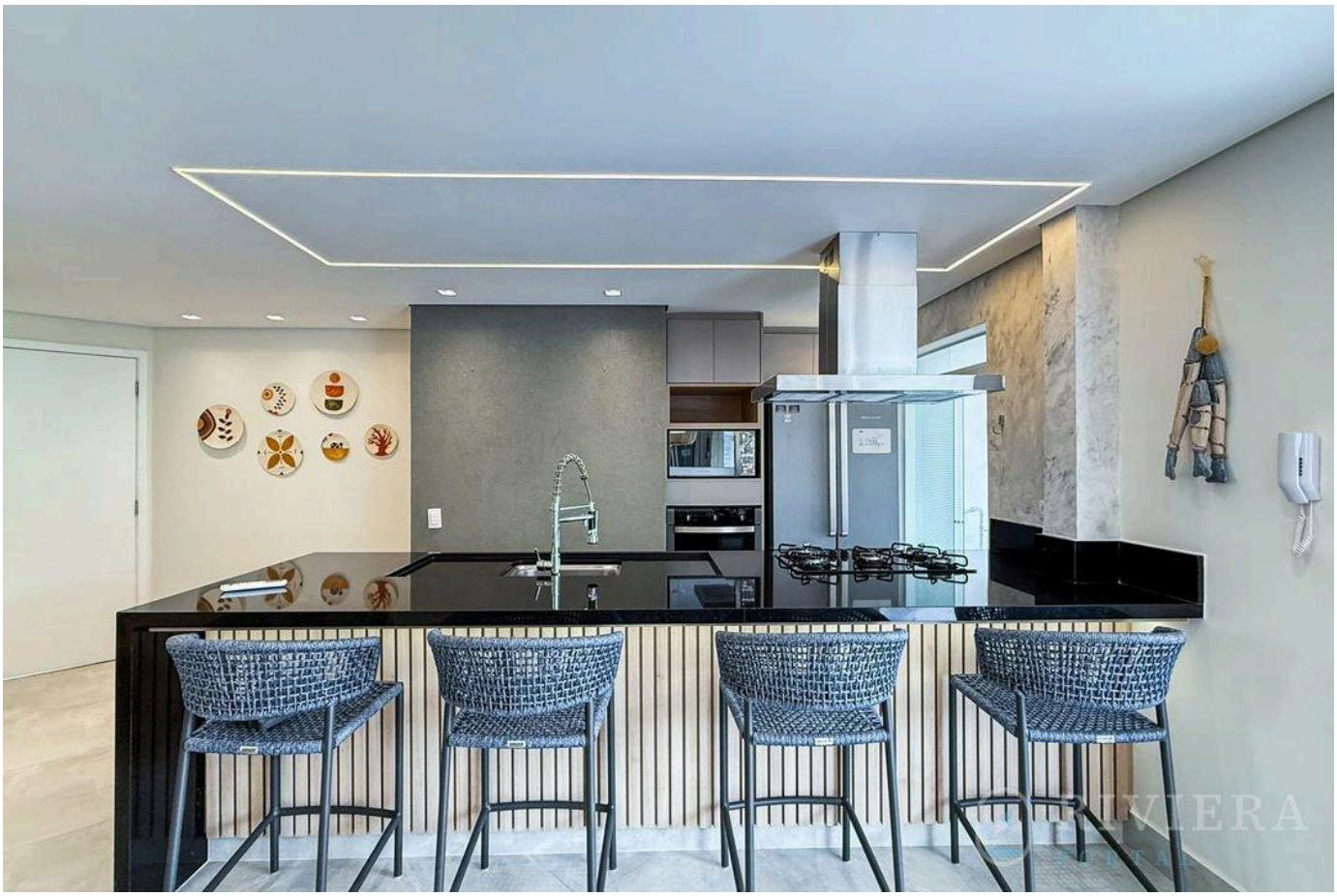

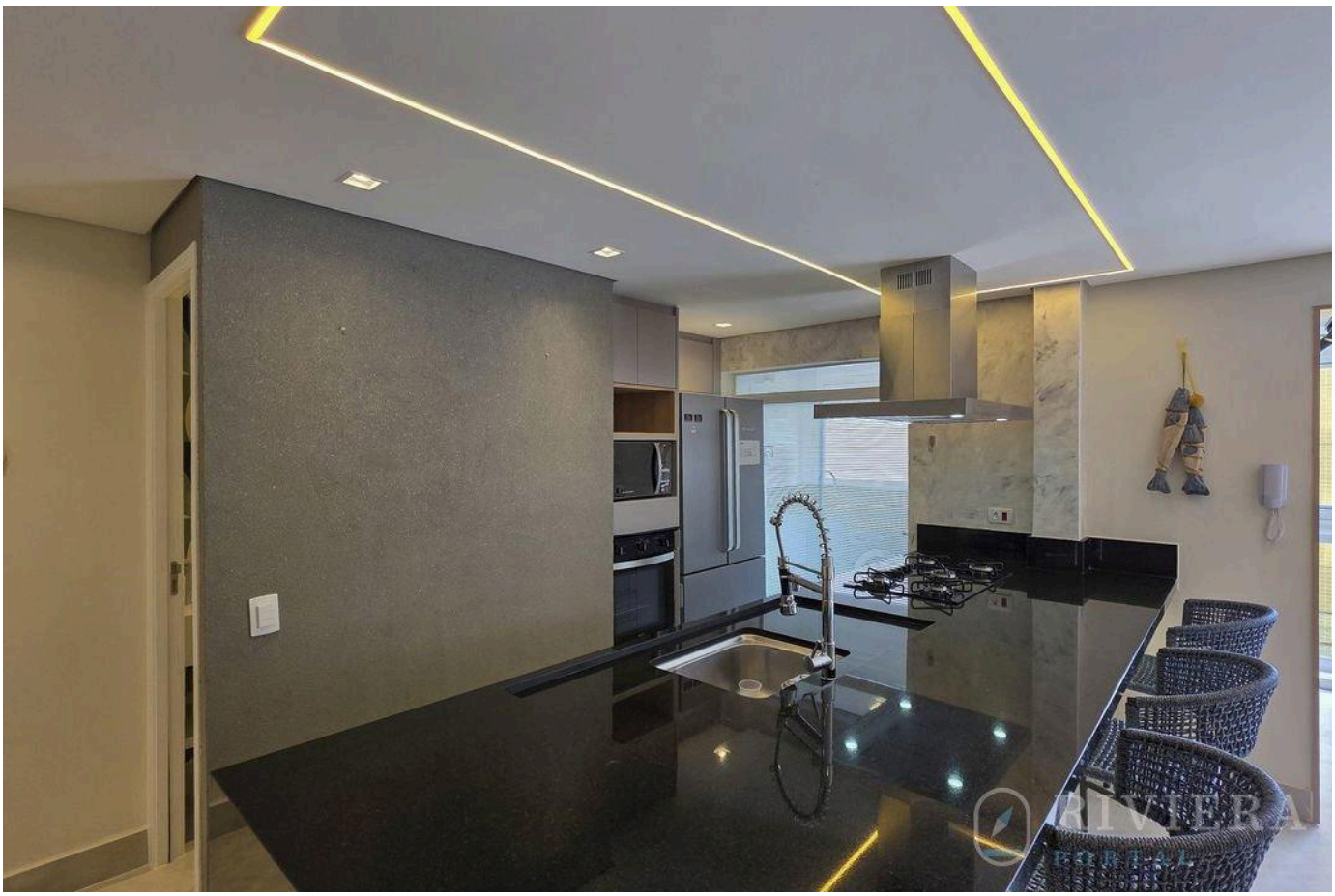



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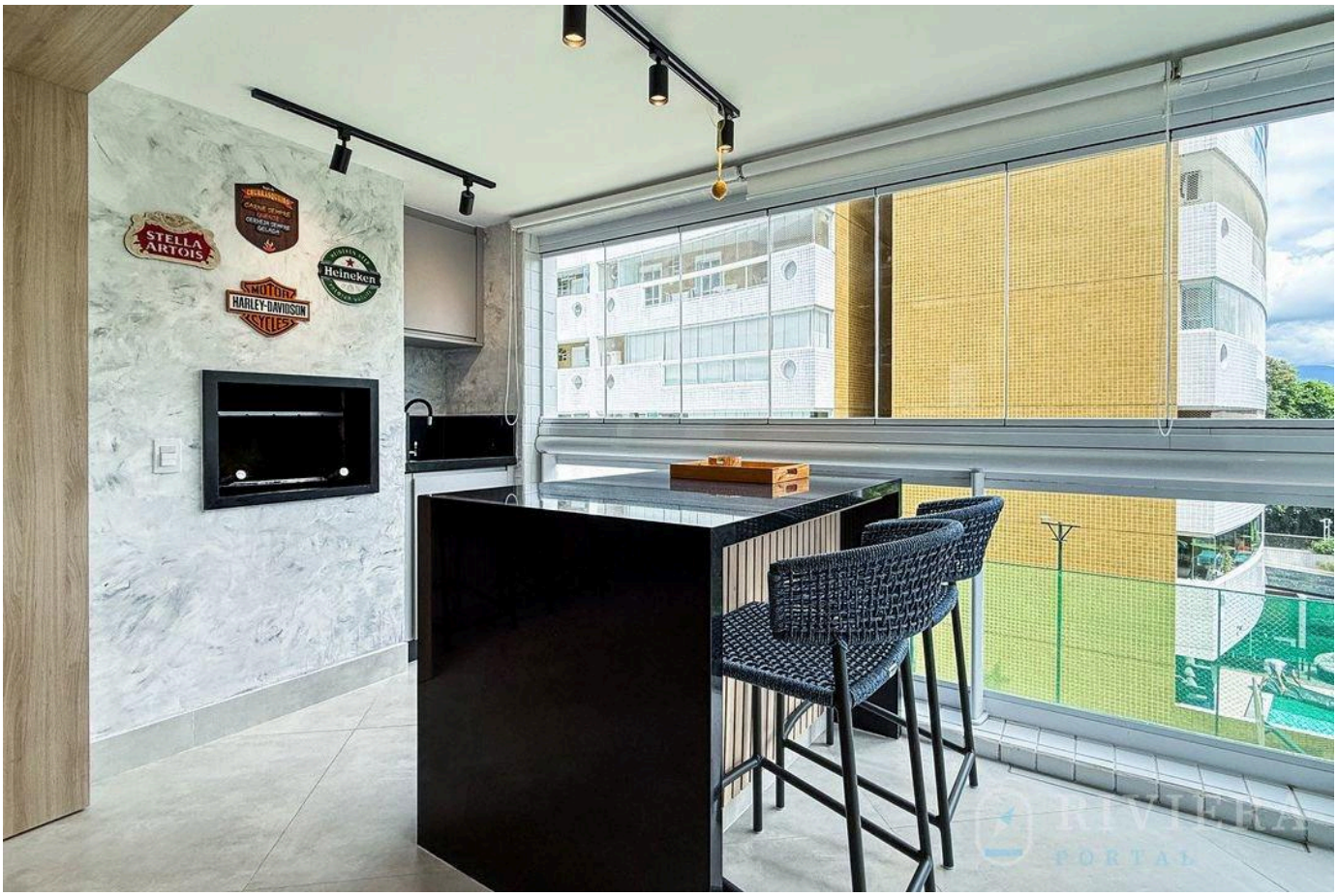






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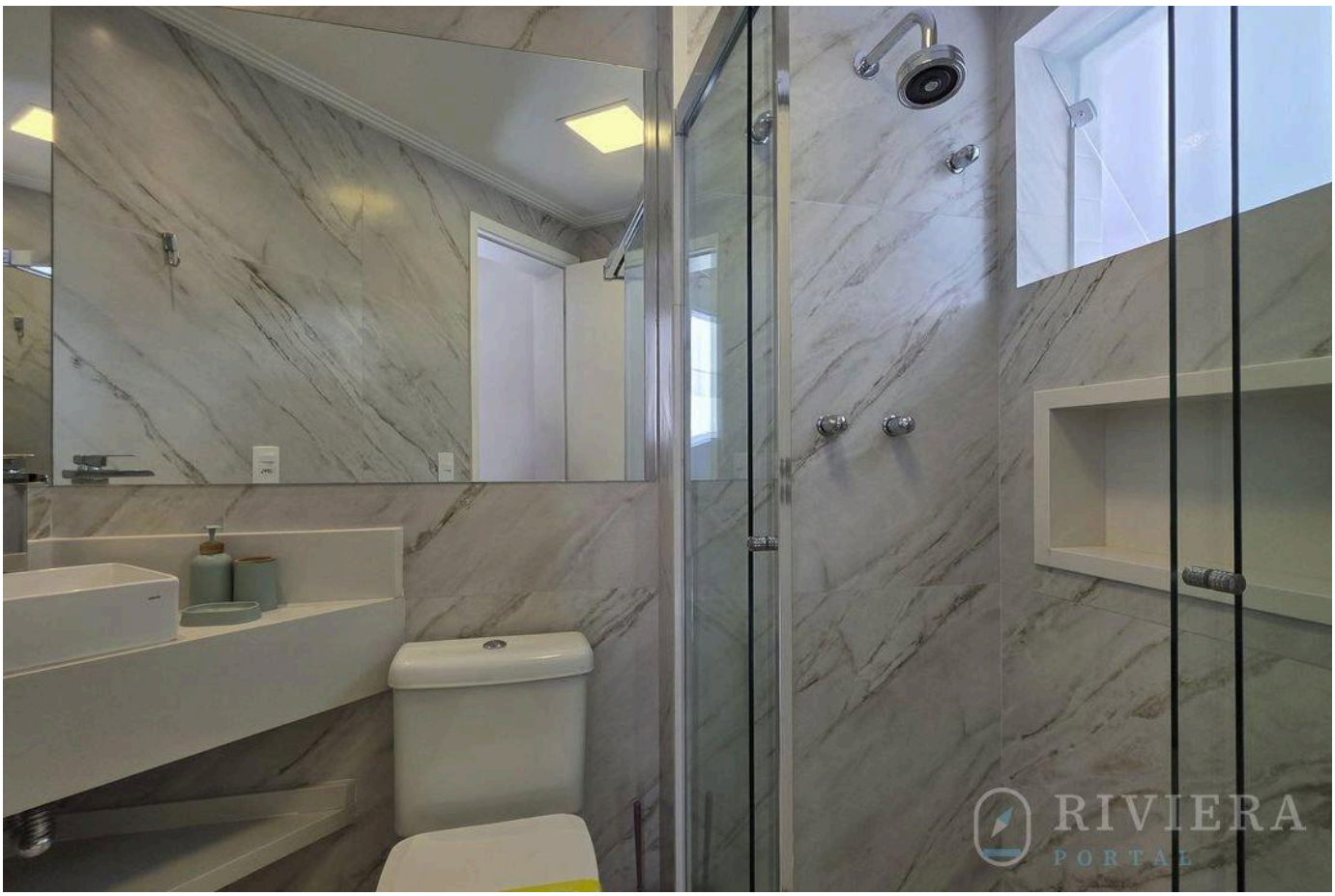




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