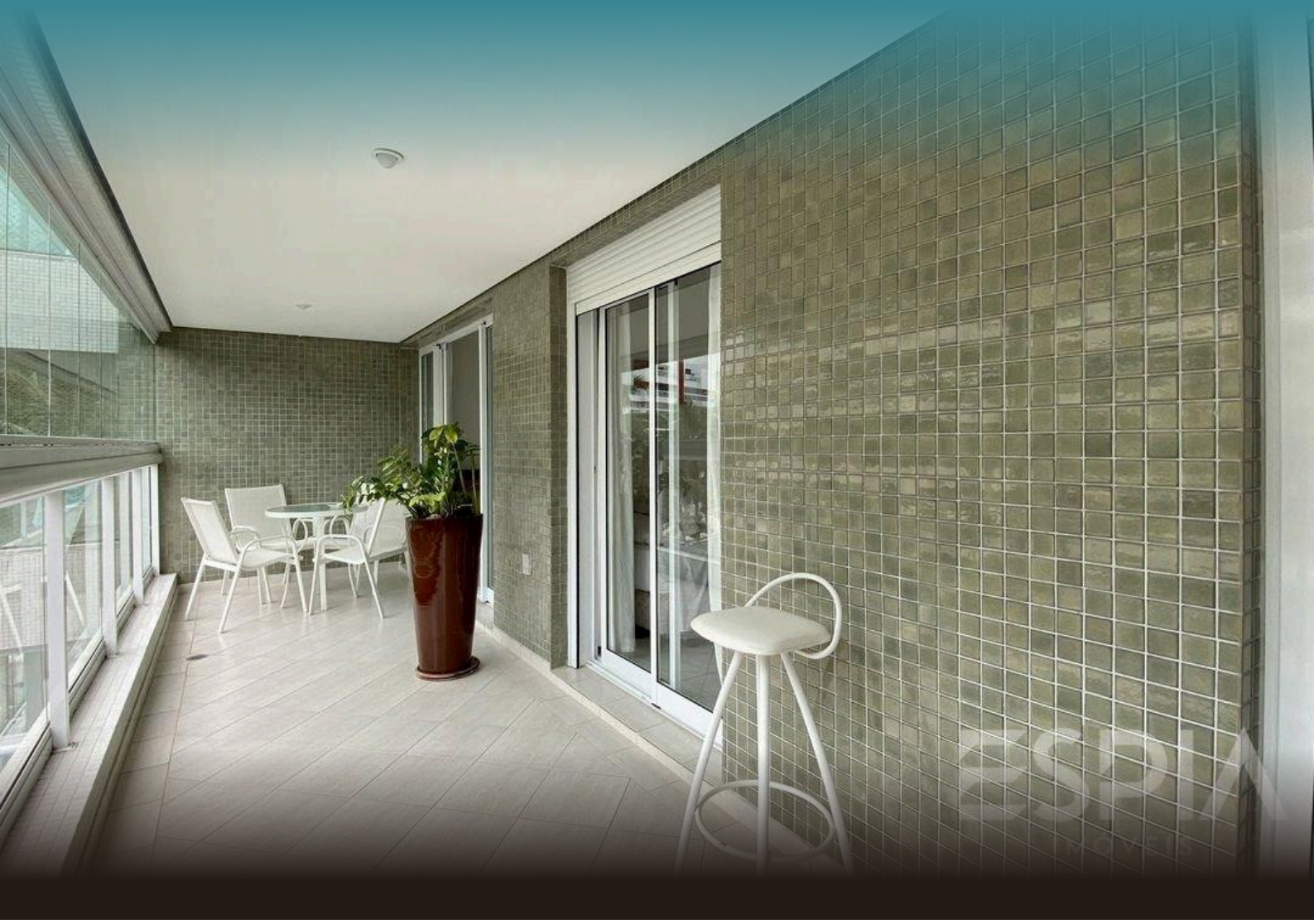
ESPIA IMÓVEIS

# APARTMENT WITH 2 BEDROOMS, OF WHICH 1 EN SUITE, AND 86 M² FOR SALE IN RIVIERA DE SÃO LOURENÇO

RIVIERA DE SÃO LOURENÇO · BERTIOGA

**R$ 2.600.000** (US$ 442,177)



| REF | BEDROOMS | SUITES | PARKING | AREA M² |
|---|---|---|---|---|
| ZY-4980 | 2 | 1 | 2 | 86 |

Condo fee R$ 2.653/month  Property tax (IPTU) R$ 4.100/year



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# APARTMENT WITH 2 BEDROOMS, OF WHICH 1 EN SUITE, AND 86 M² FOR SALE IN RIVIERA DE SÃO LOURENÇO

Two-bedroom apartment with one en suite, distributed across 86.15 m² of usable area. The unit features two covered parking spaces, air conditioning in the bedrooms and living room, gas-heated shower, and comes furnished with high-end finishes, providing comfort and immediate occupancy. The property benefits from morning natural light that enhances all spaces. Located in a high-standard building at Riviera de São Lourenço in Bertioga, the property enjoys complete infrastructure including adult and children's pools, wet sauna, gourmet lounge, barbecue area, Draft Beer Lounge, fully equipped gym, tennis and football courts, party room, and playground. Residents have exclusive access to private beach service. The area offers proximity to beautiful beaches and exceptional quality of life.

## UNIT FEATURES

- Air Conditioning – Bedrooms
- Air Conditioning – Living Room
- Gas-Heated Shower
- Furnished
- Morning Sun Exposure

## CONDOMINIUM FEATURES

- Fully Equipped Gym
- Draft Beer Tap in Common Areas
- Barbecue Area in Common Areas
- Shared Module Club
- Gourmet Lounge
- Underground Garage
- Module Leisure Area
- Adult Pool
- Children's Pool
- Playground
- Beach Soccer Court
- Tennis Court
- Event Hall
- Adult Game Room
- Steam Sauna
- Beach Service






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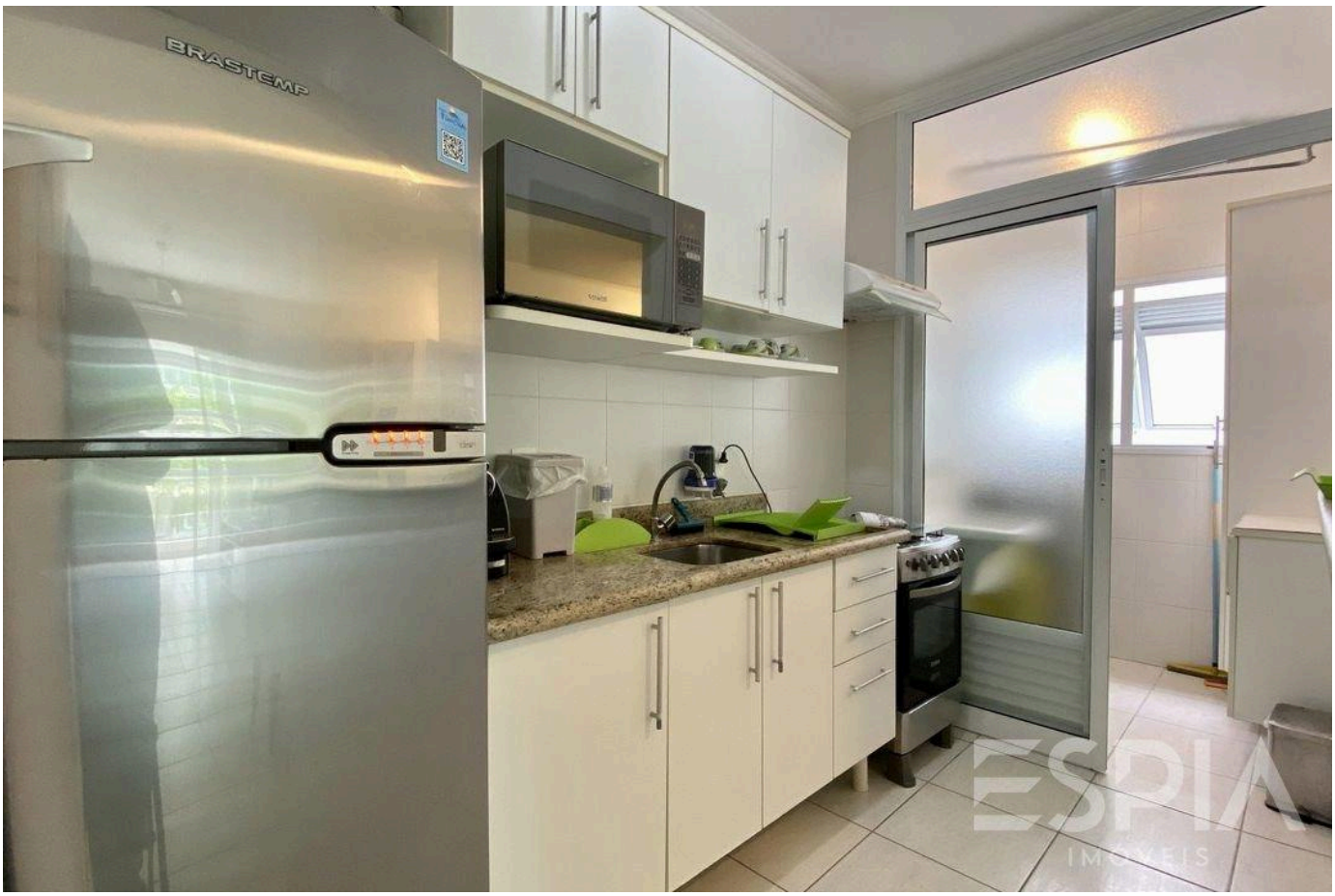






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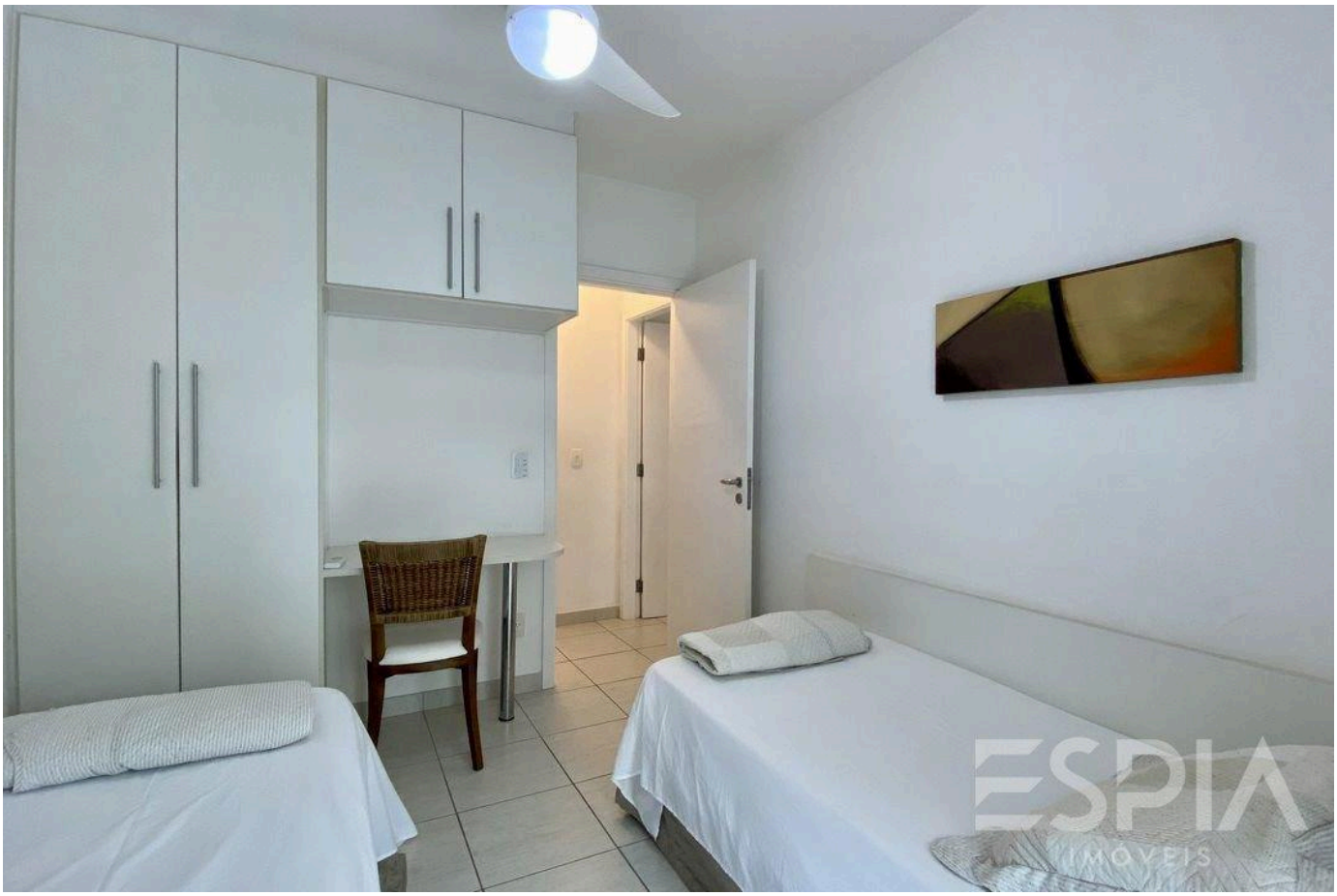
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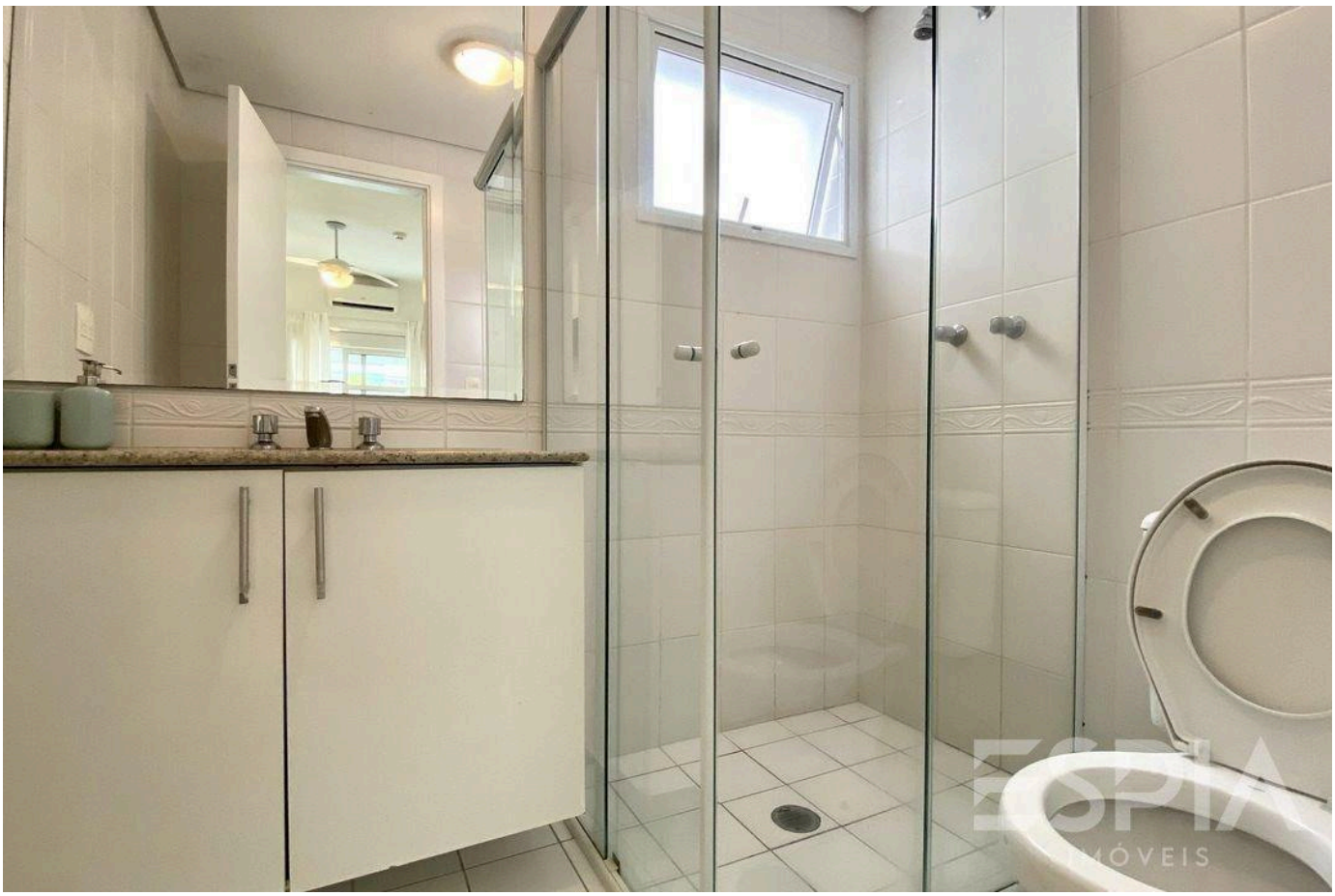






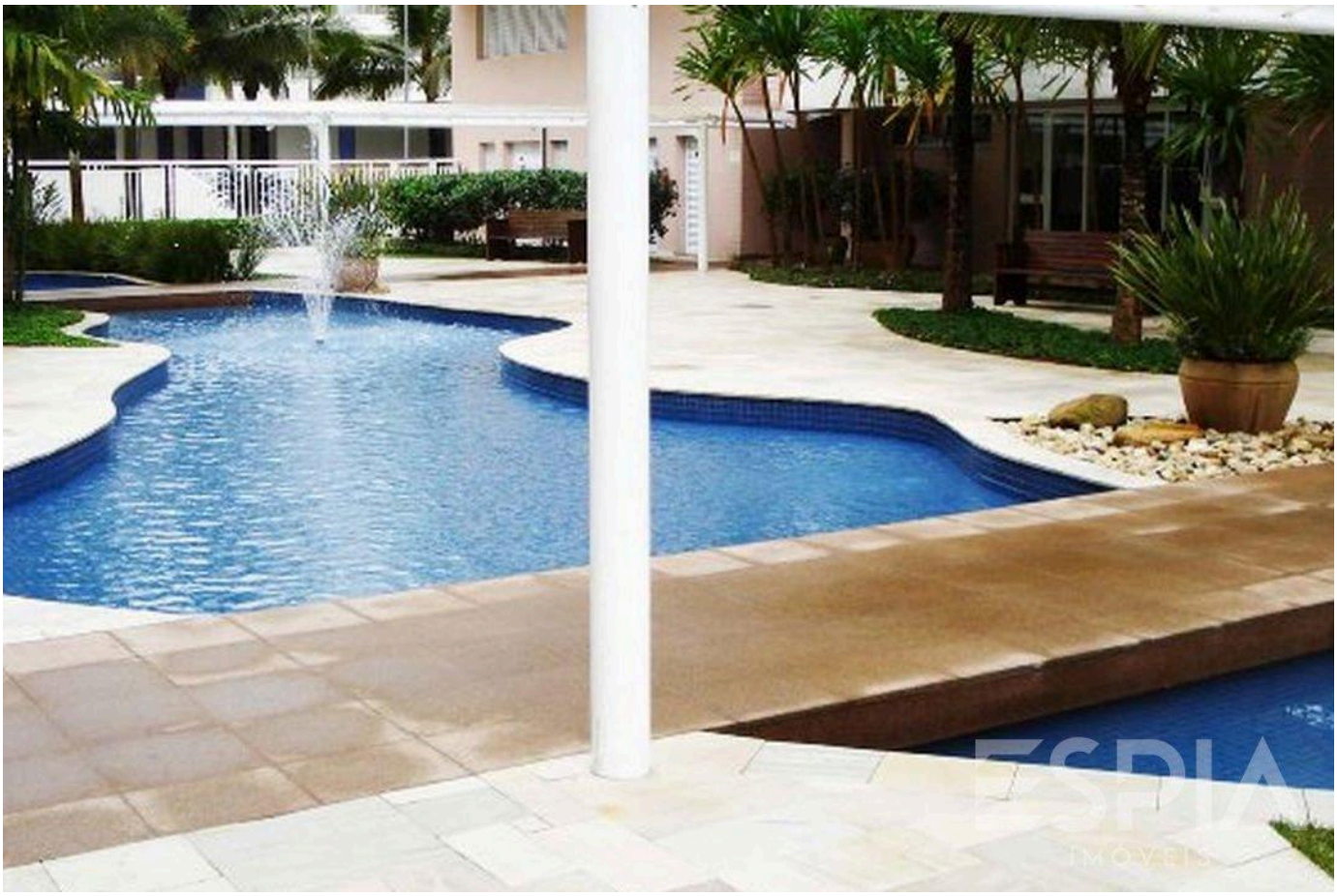
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