



## Magnificent House, 480 m<sup>2</sup>, For Sale, 3 Suites, Swimming Pool, Rooftop, 4 Parking Spaces, Vila Nova Conceição, SP



### Agenten-Info

Name:	António Pereira
Name der Firma:	ITHLUX
Land:	Portugal
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen
Telefon:	
Sprachen:	Portuguese
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 17,309,415.99

### Standort

Veröffentlicht:	15.01.2025
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### Beschreibung:

House in Vila Nova Conceição, between the comfort of Colégio Lourenço Castanho and the leisure of Ibirapuera Park, this newly renovated residence with large sunny and airy environments inviting family life and well-being. Large rooms integrating the environments with the equipped kitchen and the outdoor area with lots of greenery, a swimming pool with a retractable deck, which can be closed, giving a platform to support the gourmet space and safety for children. office in a space independent of the routine of the house with bathroom and air conditioning that can be used as a gym and an excellent rooftop overlooking the treetops of Ibirapuera Park with a second gourmet space intimate area with 3 suites with closet, balcony and the master with an outdoor space with shower and hot tub

3 Suites  
Integrated Room

Hot tub

RoofTop

Pool with Retractable Deck  
Gourmet Space  
Barbecue  
Gym Office



COND: Exempt  
IPTU (tax): R\$1200x10

CRECI SP Nº 041632-J  
CRECI SP Nº 191558-F

Living in Vila Nova Conceição in São Paulo is a very attractive option due to the advantages and amenities that the neighborhood offers. Some of the main reasons to consider living in this region include:

Vila Nova Conceição is located in a strategic region of the city, close to important access roads, such as Avenida Santo Amaro and Avenida Brigadeiro Faria Lima. This makes it easier to move to other parts of the city and allows quick access to various services and infrastructure.

The neighborhood has a complete infrastructure, with a wide variety of shops, schools, hospitals, gyms, supermarkets and leisure centers. In addition, Shopping JK Iguatemi, one of the most sophisticated in the city, is located very close to the region.

Vila Nova Conceição is one of the noblest and most wooded areas of São Paulo, with quiet and safe streets. Ibirapuera Park, one of the main postcards of the city, is also nearby, providing moments of leisure and contact with nature.

The neighborhood offers several leisure options, such as bars, restaurants, cafes, cinemas and theaters. In addition, the region has a bustling nightlife and a diverse cultural calendar, with events and festivals throughout the year.

Vila Nova Conceição is considered one of the most valued regions of São Paulo, which can make buying or renting a property in the area a good long-term investment.

- REF: ITH3247

Neu: Nein

## Allgemein

Schlafzimmer:	3
Badezimmer:	3
Fertige m <sup>2</sup> :	480 m <sup>2</sup>

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: ITH3247



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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