



## Duplex Penthouse, 142 m<sup>2</sup>, For Sale, Semi Furnished, 2 Bedrooms, 2 Bathrooms, 2 Parking Spaces, Tristeza, Colégio Mãe de Deus, POA/RS



### Info Agente

Nombre:	António Pereira
Nombre empresa:	ITHLUX
País:	Portugal
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	Portuguese
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 604,790.85

### Ubicación

Publicado: 22/02/2024

#### Descripción:

Composed of two bedrooms, 142m<sup>2</sup> of private area, two social bathrooms with wide openings, living room with integrated balcony, kitchen with modular furniture on the lower floor, on the upper part also with kitchen, living room with a very large environment, which can be transformed into another bedroom suite, party room with barbecue.

Terrace with 180-degree views, has 02 deeded and covered parking spaces.

Close to Colégio Mãe de Deus, supermarkets, bakeries, lotteries. It does not have an elevator.

It accepts financing and FGTS.

For more details and visits, talk to Cintia Bulgari.

Condo fee: R\$490,00

IPTU (tax): 10x R\$170,00

Learn more about Bairro Tristeza:

The Tristeza neighborhood is located in the South Zone of Porto Alegre RS. It is a commercial and service hub in the South Zone, with restaurants, shops, banks, pharmacies and others. It is bordered by the neighborhoods of Vila Assunção, Camaquã and Vila Conceição, as well as the Guaíba River.



The best thing about Tristeza is the diversity of services. In the neighborhood you can find EVERYTHING! From organic markets and fairs to renowned beauty salons. Banks and pharmacies, services in general are very well distributed and organized, completely meeting the demand of the neighborhood and also of neighboring neighborhoods, such as Vila Assunção.

Taking advantage of the diversity of services and entertainment options in the neighborhood is a good choice. In leisure time it is possible to enjoy the Tristeza square, Pubs among other options in the neighborhood, shop in the stores of Av. Wenceslau or even stretch to Barra Shopping.

Despite being a neighborhood that is growing and has so many shopping options, it still maintains an atmosphere of tranquility. It is quite wooded and close to the river, giving it a country town vibe.

- REF: ITH2613

Nuevo:	No
Condición:	Reformed
Fabricado:	2010

### **Común**

Dormitorios:	2
Baños:	2
Pies cuadrados terminados:	142 m2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ITH2613

