



## Waterfront House for Sale in Rio de Janeiro



### Info Agente

Nombre: fazendasimoveisbrasil  
Nombre empresa:  
País:  
Experience since:  
Tipo de servicio:  
Specialties:  
Property Type:  
Teléfono:  
Languages:  
Sitio web:

### Detalles del anuncio

Propiedad para: Venta  
Precio: USD 275,245.94

### Ubicación

Publicado: 03/05/2026

#### Descripción:

House for Sale on Ilha Primeira – Lagoa da Tijuca, Rio de Janeiro

Located in the Barra da Tijuca and Itanhangá neighborhoods, this unique property offers a peaceful island lifestyle while remaining close to the city's urban conveniences.

#### Property Details:

Land Area: 240 m<sup>2</sup> (+ 32 m<sup>2</sup> deck facing the lagoon)

Built Area: 210 m<sup>2</sup>

Construction Year: 2002 (built by a German civil engineer)

Structure: Three floors with 3 bedrooms + studio

#### Layout:

##### 1st Floor:

Spacious open-concept area with three rooms, currently used as a large living room, dining room, and office

Bright American-style kitchen

Guest toilet

##### 2nd Floor:



3 bedrooms and 2 bathrooms

Master bedroom with en-suite bathroom, dressing room, and enclosed winter garden balcony

One spacious bedroom with a balcony facing the lagoon

Third bedroom with a small balcony overlooking the alley

The second and third bedrooms share a bathroom

3rd Floor (Penthouse-Style):

Large wood-lined space with two balconies

One balcony faces the lagoon with stunning views of Lagoa da Tijuca and Gávea Rock

The second balcony overlooks lush island vegetation

Three enclosed storage areas

Two for storing belongings

One containing a 500-liter water tank with a new pressure pump (possible to convert into a third bathroom)

Utilities & Infrastructure

Water supply: Large 5,000-liter underground water tank, with an automatic pump system ensuring continuous supply

Electricity: Three-phase connection with multiple 220V and 127V sockets

Hot water: Gas heating for showers and kitchen

Internet: High-speed fiber-optic (2 lines: 700 Mbit & 50 Mbit)

Additional Information

No condominium fees (independent house)

Boat taxi: Approx. R\$200/month per person for transport

Parking: Available nearby for R\$300/month

Nuevo:	No
Condición:	Very Good
Fabricado:	2000
Tenanted:	No

## Común

Dormitorios:	3
Baños:	3
Tamaño del lote:	235 m <sup>2</sup>
Floor Number:	3

## Room details

Rooms:	Breakfast nook, Office, Walk-in closet, Dining room, Family room
Appliances:	Dishwasher, Freezer, Garbage disposal, Microwave, Refrigerator



## Building details

Outdoor Amenities: Balcony/patio, Pool, Waterfront, Barbecue area, Deck, Garden

## Rental details

Furnished: Sí  
Pets Allowed: Sí

## Lease terms

Date Available:

## Información adicional

URL sitio web: <https://www.fazendasimoveis.com/casa-na-ilha-primeira.html>

## Contact information

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