



## Superb 4 Bed House For Sale in Sao Paulo Brazil



### Information de l'agent

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|-------------------|---|
| Nom:              | Niall Madden  |
| Nom de compagnie: | Esales Property Limited   |
| Pays:             | Royaume-Uni   |
| Expérience since: | 2002  |
| Type de service:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Téléphone:        |   |
| Languages:        | English   |
| Site web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 391,913.79 |

### Location

|                       |               |
|-----------------------|---------------|
| Pays:                 | Brésil        |
| État/Région/Province: | Sao Paulo     |
| Adresse:              | Rua Ásia, 240 |
| Indicatif régional:   | 05413-030     |
| Soumis:               | 28/07/2023    |

### Description:

Superb 4 Bed House For Sale in Sao Paulo Brazil

Esales Property ID: es5553654

Rua Asia, 240  
Sao Paulo  
Brazil  
Cerqueira Cesar/ Pinheiros

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Brazil is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

House in an excellent location for sale in Pinheiros!



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With 140m2 useful area, living room and dining room, kitchen, 4 bedrooms, 3 bathrooms, service area, backyard, shed, laundry room, and 2 parking spaces. For those looking for a property with great potential, space, and convenience.

Located on a quiet street, but with easy access to the vast area of commerce: restaurants, bars, supermarkets, bakeries, and the Sumaré subway. The Property is very close to the best local restaurants and bars. It is close to a very high-level shopping mall. Shopping Iguatemi and huge private clubs.

This property is not only a magnificent real estate investment and place for the owners to live but is also a smart investment into the ever-growing holiday rental market, which, thanks to the development of direct rental sites such as Airbnb and booking.com, is going through a golden age right now. Brazil is unsurprisingly one of the most popular countries across South America in this context with Sao Paulo even more popular again. This property's layout combined with its stunning location is perfect for the rental market.

No discussion on things to do in Brazil would be complete without discussing sports and leisure activities and this property is perfectly located to take advantage of the limitless famous venues to visit, this of course provides another massive plus point in the holiday rental market for the property. Football fans will feel as though they've found paradise as the property's closeness to Sao Paulo means it is surrounded by many of world football's famous clubs including Sao Paulo, Corinthians, Palmeiras and Santos.

Sao Paulo is also packed full of excellent walking, cycling, water sports and fishing areas and Golf fans will be delighted by the many outstanding courses nearby including Sao Fernando Golf Club and Sao Francisco Golf Club. The many city parks across the area also have excellent basketball, tennis and football facilities.

The property is also very well-connected transport wise both locally, with excellent roads and internationally, with Congonhas-Sao Paulo Airport close. This is of course yet another massive draw in the context of the holiday rental/commuter markets.

## ABOUT THE AREA

Pinheiros is a district in the subprefecture of the same name in the city of São Paulo, Brazil. Prior to development, the land which this borough occupies was dominated by the dense forest which contained a Brazilian subtropical species of pine, *Araucaria angustifolia*, which is also the symbol of the Paraná state.

Pinheiros is one of the coolest neighborhoods in São Paulo. In this hipster area, you'll find trendy art galleries, vibrant bars, and great restaurants. Pinheiros combines all the convenience of a residential area with the buzzing nightlife of a student quarter. Discover the best attractions and trendiest spots in this ultimate guide about Pinheiros, a top choice place to live and go out in São Paulo.

Historians consider Pinheiros to be the first neighborhood developed in São Paulo due to its strategic location beside the Pinheiros river. In fact, the name 'Pinheiros' is a reference to a type of pine tree very common in the region. Studies had shown that Largo da Batata was the place where the first indigenous tribes settled in the 16th-century. The name 'Batata' – which means 'potato' – had appeared many



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centuries later as a reference to the Japanese immigrants that used to sell potatoes in the Pinheiros Farmers Market.

Nowadays, Pinheiros is one of the most sophisticated neighborhoods of São Paulo and it benefits from a variety of services and leisure activities. Some of its most important roads include Marginal Pinheiros, Brigadeiro Faria Lima, and Rebouças Avenue.

## MAiN FEATURES:

- 140m<sup>2</sup> of living space
- 200m<sup>2</sup> plot size
- 4 Bedrooms
- 3 Bathrooms
- Private Garden
- Private Parking
- Quiet Street views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Brazil
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

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### Commun

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|-------------------|--------------------|
| Chambres:         | 4                  |
| Salle de bains:   | 3                  |
| Pied carré fini:  | 140 m <sup>2</sup> |
| Dimesions du lot: | 200 m <sup>2</sup> |

### Building details

|                    |   |
|--------------------|---|
| Number of Garages: | 2 |
|--------------------|---|

### Lease terms

Date Available:

### Information additionnelle

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|-------------------|---|
| Virtual tour URL: | <a href="https://www.youtube.com/embed/tG20DR0vDDA?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/tG20DR0vDDA?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent</a> |
|-------------------|---|

### Contact information

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| IMLIX ID: | IX4.693.343 |
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