

# Loft Apartment, For Sale, 25m<sup>2</sup>, 1 Parking Space, Redençao, Lower City, POA/RS



## Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

## Advertentie details

Vastgoed voor: Koop  
Prijs: USD 409,745.69

### Locatie

Geplaatst: 19-09-2024

Omschrijving:

Great opportunity to live or invest in the Cidade Baixa neighborhood in front of redemption in Porto Alegre.

Loft-style apartment with 25m<sup>2</sup>, bathroom and parking space.

The project has complete infrastructure:

Academy

Laundry

Coworking Space

Rooftop with barbecue

Sunset Space

Swimming pool

Gourmet Space

Ballroom

Bike rack

Property is located a few minutes from places such as: Zaffari, UFRGS, Orla, Shopping Praia de Belas, Agridoce Café and Hospital de Clínicas.

Schedule your visit with broker Cintia Bulgari right now.

CRECI SP Nº 041632-J

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CRECI RS No. 59970-F

Take advantage of the promotional price for the month of September R\$ 299,000.00

Condo fee: R\$ 350,00

IPTU (tax): 10x R\$ 65,00

Note: Photos referring to the decorated apartment

Learn more about the Cidade Baixa neighborhood:

The Cidade Baixa neighborhood is one of the most iconic neighborhoods in Porto Alegre and has a history that dates back to the nineteenth century. Initially known as "Areal da Baronesa", the region was a place of passage for drovers and later sheltered freed blacks and Italian immigrants. Over the years, the Lesser Town has transformed into a cultural and bohemian center, with a unique identity marked by diversity and bustling nightlife.

Currently, the Lower City is a neighborhood that combines the charm of the past with the modernity of the present. Its tree-lined streets, historic buildings, and a variety of shops and services attract residents in search of vibrant urban living. The region offers a complete infrastructure, with easy access to public transportation, schools, hospitals, and green areas. In addition, the proximity to the city center and the ease of travel to other regions of Porto Alegre are great attractions.

For those looking to invest in real estate, the Lower City has a diversified market, with options ranging from old apartments with renovation potential to new properties in modern developments. The real estate appreciation in the region has been constant, driven by the demand for real estate in neighborhoods with good location and infrastructure.

- REF: ITH3012

Nieuw:	Ja
Gebouwd:	2022

### **Algemeen**

Slaapkamers:	1
Badkamers:	1
Afgewerkte vierkante meter:	25 m <sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	ITH3012
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**IMLIX Vastgoedmarkt**  
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