



## Waterfront House for Sale in Rio de Janeiro



### Agent Info

Naam: fazendasimoveisbrasil  
Bedrijfsnaam:  
Mistlampen:  
Experience  
since:  
Service Type:  
Specialties:  
Property Type:  
Telefoon:  
Languages:  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 275,245.94

### Locatie

Geplaatst: 03-05-2026

Omschrijving:

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

Nieuw:	Nee
Conditie:	Very Good
Gebouwd:	2000
Tenanted:	Nee

### **Algemeen**

Slaapkamers:	3
Badkamers:	3
Lot Afmeting:	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,
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Deck, Garden

## Rental details

Furnished: Ja  
Pets Allowed: Ja

## Lease terms

Date Available:

## Additionele informatie

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

## Contact information

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