



Waterfront House for Sale in Rio de Janeiro



Agent Info

Name: fazendasimoveisbrasil
Company Name:
Country:
Experience since:
Service Type:
Specialties:
Property Type:
Phone:
Languages:
Website:

Listing details

Property for: Sale
Price: EUR 235,000

Location

Posted: May 03, 2026

Description:

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 m² (+ 32 m² deck facing the lagoon)
Built Area: 210 m²
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

New:	No
Condition:	Very Good
Built:	2000
Tenanted:	No

Common

Bedrooms:	3
Bathrooms:	3
Lot Size:	235 sq m
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:

Yes

Pets Allowed:

Yes

Lease terms

Date Available:

Additional information

Website URL:

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

Contact information

Phone:

+55 (21) 982-309371

IMLIX ID:

IX8.411.129

