



## Duplex Penthouse, 142 m<sup>2</sup>, For Sale, Semi Furnished, 2 Bedrooms, 2 Bathrooms, 2 Parking Spaces, Tristeza, Colégio Mãe de Deus, POA/RS



### Informações do Revendedor

Name: António Pereira  
Nome da Empresa: ITHLUX  
País: Portugal  
Experience since:  
Tipo de Serviço: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefone:  
Languages: Portuguese  
Website:

### Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 620,532.19

### Localização

Adicionado: 22/02/2024

Informação adicional:

Composed of two bedrooms, 142m<sup>2</sup> of private area, two social bathrooms with wide openings, living room with integrated balcony, kitchen with modular furniture on the lower floor, on the upper part also with kitchen, living room with a very large environment, which can be transformed into another bedroom suite, party room with barbecue.

Terrace with 180-degree views, has 02 deeded and covered parking spaces.

Close to Colégio Mãe de Deus, supermarkets, bakeries, lotteries. It does not have an elevator.

It accepts financing and FGTS.

For more details and visits, talk to Cintia Bulgari.

Condo fee: R\$490,00

IPTU (tax): 10x R\$170,00

Learn more about Bairro Tristeza:

The Tristeza neighborhood is located in the South Zone of Porto Alegre RS. It is a commercial and service hub in the South Zone, with restaurants, shops, banks, pharmacies and others. It is bordered by the neighborhoods of Vila Assunção, Camaquã and Vila Conceição, as well as the Guaíba River.



The best thing about Tristeza is the diversity of services. In the neighborhood you can find EVERYTHING! From organic markets and fairs to renowned beauty salons. Banks and pharmacies, services in general are very well distributed and organized, completely meeting the demand of the neighborhood and also of neighboring neighborhoods, such as Vila Assunção.

Taking advantage of the diversity of services and entertainment options in the neighborhood is a good choice. In leisure time it is possible to enjoy the Tristeza square, Pubs among other options in the neighborhood, shop in the stores of Av. Wenceslau or even stretch to Barra Shopping.

Despite being a neighborhood that is growing and has so many shopping options, it still maintains an atmosphere of tranquility. It is quite wooded and close to the river, giving it a country town vibe.

- REF: ITH2613

Novo:	Não
Condição:	Reformed
Construído:	2010

## Comum

Quartos de dormir:	2
Banheiro:	2
Pés quadrados acabados:	142 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID:	ITH2613
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