



## Casa à venda na Ilha Primeira Barra da Tijuca



### Informações do Revendedor

Name: fazendasimoveisbrasil  
Nome da Empresa:  
País:  
Experience since:  
Tipo de Serviço:  
Specialties:  
Property Type:  
Telefone:  
Languages:  
Website:

### Detalhes do anúncio

Imóveis para: Venda  
Preço: USD 275,245.94

### Localização

Adicionado: 03/05/2026

Informação adicional:

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

Novo:	Não
Condição:	Very Good
Construído:	2000
Tenanted:	Não

## Comum

Quartos de dormir:	3
Banheiro:	3
Tamanho do lote:	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, Deck, Garden

## Rental details

Furnished: Sim  
Pets Allowed: Sim

## Lease terms

Date Available:

## Informação adicional

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

## Contact information

Telephone: +55 (21) 982-309371  
IMLIX ID: IX8.411.129

