



House in Condominium, For Sale, 101.33m2, Semifurnished, 3 Bedrooms, 2 Bathrooms, 1 Vacancy, Near Assis Brasil, Sarando/ Poa.



Информация об агенте

Название:	António Pereira
Название компании:	ITHLUX
Страна:	Португалия
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	Portuguese
Веб-сайт:	

Детали объявления

Недвижимость:	На продажу
Цена:	USD 393,449.36

Местоположение

Добавлено: 25.04.2025

Описание:

This beautiful townhouse in a gated community, with 101.33m2 of total area and 73m2 private, is a great opportunity for those looking for comfort and quality of life.

Originally with 3 bedrooms, one of them was transformed into an expanded living room, providing even more space to receive friends and family but with easy reversion if you wish to return to the original format, 2 bathrooms, semi-furnished, 1 parking space.

The social area includes a dining room integrated into the living room, creating a warm and harmonious atmosphere.

Along with the kitchen, you will find a gourmet space with barbecue, perfect for leisure time overlooking the winter garden, which gives a touch of charm and tranquility to the environment. All openings in the townhouse are protected with screens, offering safety and comfort. The property also has a toilet and a social bathroom, porcelain flooring on the ground floor, which guarantees a modern appearance and ease of maintenance. The garage is also available, providing convenience for parking.

Located in the north of Porto Alegre, the condominium is in an easily accessible region with a great public transport network, facilitating mobility to different parts of the city. In addition, the area is well served by local commerce, with markets, bakeries, pharmacies and schools nearby, ensuring practicality



in the daily lives of residents.

If you are looking for a property that combines comfort, security and good location, this townhouse is ideal for you!

More details and visits with Cintia Bulgari, accepts funding.

Condo fee: R\$351,00

IPTU (tax): R\$700.00 per year.

CRECI SP Nº 041632-J

CRECI RS No. 59970-F

LEARN MORE ABOUT THE NORTH ZONE OF PORTO ALEGRE:

The North Zone is a traditional area of the city, characterized by neighborhoods that mix residential and commercial areas, in addition to offering good urban infrastructure. Proximity to important avenues Pontal do Acapulco is located near major thoroughfares, such as Avenida Sertório and Avenida Assis Brasil, which offer easy access to other parts of the city and important exits to the interior of the state.

The property's surroundings include a variety of commercial options, such as supermarkets, bakeries, pharmacies, and small shopping centers. The Lar Shopping Center is a short drive away, providing leisure and shopping options.

There are good schools, both public and private, and reference hospitals in the North Zone, such as the Christ the Redeemer Hospital. The region also has several gyms, clinics and health centers. Green areas and leisure such as squares and parks.

The region is well served by spaces for walking and physical activities. The area is well served by public transportation, with several bus lines connecting the North Zone to other parts of Porto Alegre. Additionally, Salgado Filho International Airport is within walking distance, making it easy to travel out of the city.

- REF: ITH3503

Новый: нет

Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	73 кв м

Lease terms

Date Available:

Contact information

IMLIX ID: ITH3503



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