



## Magnificent Apartment, 75 m<sup>2</sup>, Rental, 2 Suites, 1 Parking Space, Moema Pássaros, São Paulo



### Στοιχεία μεσίτη

Όνομα: António Pereira  
Όνομα εταιρείας: ITHLUX  
Χώρα: Portugal  
Experience since:  
Τύπος υπηρεσίας: Selling a Property  
Specialties:  
Property Type: Apartments  
Τηλέφωνο:  
Languages: Portuguese  
Site:

### Στοιχεία καταχώρησης

Ακίνητο για: Ενοικίαση  
Τιμή: USD 11,937.96

### Τοποθεσία

Δημοσιεύθηκε: 12/04/2025  
Περιγραφή:

Discover the perfect balance between modernity and elegance in this spectacular apartment in São Paulo. With a total floor area of 84.62 square meters, this property enchants with its two bright bedrooms and two luxurious bathrooms. The apartment was built in 2021 and has a contemporary design that blends perfectly with its central location.

Enjoy all the modern comforts such as air conditioning, an elevator, and a private terrace that offers stunning views of the city. In addition, this property is located in a private condominium, ensuring security and privacy.

This is a unique opportunity to acquire a truly special property. Book your visit now and let yourself be enchanted by this hidden treasure in the busy streets of São Paulo.

Apartment in Moema Pássaros  
Out of the way of planes  
High floor  
Semi-furnished  
Ready to move in

75 m<sup>2</sup> living space  
2 Suites



Room 2 environments  
Glass-enclosed balcony with curtains  
Barbecue  
Toilet, kitchen and service area

Built-in, custom-made closets in the bedrooms, kitchen and bathrooms  
Lighting  
Air conditioning in the living room and Master Suite

Brand new development,  
Habite-se de Dezembro 21.

Modern concept with great leisure:

Adult and children's pool on the roof top  
Gym Fitness with triple height ceilings  
Sky gourmet  
Playroom  
Party and game room  
Functional space

Monthly Condominium: R\$1,143.19x12  
IPTU (tax): R\$323,64x10

CRECI SP Nº 041632-J  
CRECI SP Nº 191558-F

Prime location:

200 meters CONSA College  
200 meters from Moema Metro Station  
300 meters Largo de Moema  
800 meters Móbile School and Monte Líbano Club  
1000 meters Bicycle Park  
1000 meters Shopping Ibirapuera  
1400 meters Ibirapuera Park

Easy and direct access to the main corridors of the South Zone

Why live in Moema

Living or investing in Moema, a neighborhood located in the city of São Paulo, Brazil, can be an attractive choice for several reasons. Moema is known for being a noble and well-developed region, offering several advantages for those who decide to settle or invest there:



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**Privileged location:** Moema is strategically located close to important access roads in the city

**Complete infrastructure:** The neighborhood has a wide variety of shops, restaurants, bars, shopping malls, schools, hospitals and services in general.

**Safety:** Moema is known for being a safe neighborhood, which attracts many families looking for tranquility and well-being.

**Real estate appreciation:** Due to its privileged location and excellent infrastructure, real estate in Moema usually shows a good appreciation over time, which can be interesting for investors.

**Green areas:** The neighborhood is surrounded by green spaces, such as Ibirapuera Park, which offers outdoor leisure options, in addition to promoting a sense of well-being for those who live in the region.

**Cultural life and leisure options:** Moema offers several cultural and leisure options, such as theaters, cinemas, concert halls and bars, attracting people looking for quality entertainment.

**Public transportation:** The neighborhood is well-served by public transportation, including bus lines and the Moema metro station, making it easy to get around the city.

- REF: ITH3475

Νέος:

Οχι

## **Κοινά**

Κρεβατοκάμαρες:

2

Μπάνια:

2

Τελειωμένα τετραγωνικά  
πόδια:

75 τ.μ

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

ITH3475

