



Luxury Apartments For Sale in Rio de Janeiro



Information de l'agent

Nom:	Niall Madden
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Expérience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 129,900

Location

Pays:	Brésil
État/Région/Province:	Rio de Janeiro
Ville:	Rio de Janeiro
Adresse:	Largo dos Leões, - Humaitá
Indicatif régional:	22260-210
Soumis:	17/05/2024

Description:

Luxury Apartments For Sale in Rio de Janeiro Brazil

Esales Property ID: es5554067

Property Location

Largo dos Leões 15 – Humaitá

suites, 1 bedroom apartment and 2 bedroom apartment

Rio de Janeiro

22260210



Brazil

Property Details

Large entertainment area, views to 2 main touristic points in Rio de Janeiro city, and top design and technology in a new building. And you can use it all to spend your vacation and make money.

In this complex, which will be ready in August 2026, there are studios, lofts, 1 bedroom apartments, and 2 bedroom apartments. Located in Humaitá, close to a gastronomic area, with views to the Sugar Loaf and/or Corcovado (Christ the Redeemer), which are 2 main touristic points in Rio de Janeiro city, and not far from the beach, this is a good place to spend some time in the vacation and have fun and to make money renting it using AirBNB and other places.

HOUSI (www.housi.com) will be in this building, managing the studio/apartment for investors, taking care of the check in, check out, and cleaning. They place ads in AirBNB and over 30 portals, to maximize your income. HOUSI estimates your expected income for studios (costing R\$ 750k or 140k euros) will be 8-11% yearly. So this will be the place you can make money 11 months a year and then spend some time and relax in your vacation and then make money again in the following 11 months.

In the rooftop (17th floor), in 600 square meters entertainment area, there will be a swimming pool, a bar at the swimming pool, sauna, 2 spas with hydromassage (in and outdoors), a gym, a massage room, and a functional exercises room and a nice view of the city including its 2 main touristic points. Using the place app, you will be able to set a time for a massage whenever you want and do many other things.

In the 7th floor there will be more 600 square meter for common use. It will include a co-working area, with podcast room, meeting room, and balcony for receiving customers or clients, a pet care room, a lounge for games, a computer gamer lounge, a laundry, a minimarket, a party/gourmet lounge, and a kid's room.

In the entry area, there will be a bike room with 10 electric bikes available and a delivery center with fridge to receive food and items bought at the supermarket, and 2 shops/stores.

The rooms have smartlock, USB connection, Wi-Fi infrastructure, CFTV circuit, and app to set times in the paid areas and information. Concerning sustentability, the building uses solar energy, reuse of rain water, and also has a electric energy generator.

It's close to Ipanema and Leblon, beaches, and very close to Corcovado (Christ the Redeemer) and Pao de Acucar, main touristic points in Rio de Janeiro city. It is also close to a gastronomic area.

All studios/apartments include balcony.

– STUDIOS – From 35 to 45 square meters. (sizes in sqm: 32, 35, 36, 38)

– LOFTS – From 45 to 53 square meters (sizes in sqm: 47, 48, 51)



– 1 BEDROOM APARTMENTS – From 48 to 77 square meters. 1 and 2 bathrooms. (sizes in sqm: 48, 52, 53, 56, 66, 77)

– 2 BEDROOM APARTMENTS – From 66 to 90 square meters. 2 bathrooms. (sizes in sqm: 66, 76, 77, 90)

Over 50% sold now. Availability may change. Some sizes above have only 1 available (32 and 76).

NOTE: Prices range from 129,900 euros to 333,000 euros, based on size, view, and temporary promotions. The better views (higher floors) are typically a bit more expensive.

Payment: 10-30% now (if 10%, more monthly rates and yearly rates which are 20% until Aug 2026) so that 30% is paid during construction and 70% when it's ready in 2026.

ABOUT THE AREA

Rio de Janeiro is a huge seaside city in Brazil, famed for its Copacabana and Ipanema beaches, 38m Christ the Redeemer statue atop Mount Corcovado and for Sugarloaf Mountain, a granite peak with cable cars to its summit. The city is also known for its sprawling favelas (shanty towns). Its raucous Carnival festival, featuring parade floats, flamboyant costumes and samba dancers, is considered the world's largest.

Rio de Janeiro, or simply Rio, is the capital of the state of Rio de Janeiro, Brazil. It is the second-most populous city in Brazil (after São Paulo) and the sixth-most populous city in the Americas.

Founded in 1565 by the Portuguese, the city was initially the seat of the Captaincy of Rio de Janeiro, a domain of the Portuguese Empire. In 1763, it became the capital of the State of Brazil, a state of the Portuguese Empire. In 1808, when the Portuguese Royal Court moved to Brazil, Rio de Janeiro became the seat of the court of Queen Maria I of Portugal.

Rio de Janeiro is one of the most visited cities in the Southern Hemisphere and is known for its natural settings, carnival, samba, bossa nova, and balneario beaches such as Barra da Tijuca, Copacabana, Ipanema, and Leblon.

Here are some of the most famous landmarks in Rio:

* Christ the Redeemer – A giant statue of Jesus Christ atop Corcovado mountain, named one of the New Seven Wonders of the World.

* Sugarloaf Mountain – A granite peak with cable cars to its summit.

* Sambódromo – A permanent grandstand-lined parade avenue which is used during Carnival.

* Maracanã Stadium – One of the world's largest football stadiums.

MAiN FEATURES:



- * 442m2 of living space
- * 557m2 plot
- * 1-2 Bedrooms
- * 1-2 Bathrooms
- * Stunning Views
- * Private Parking
- * Communal Pool
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Brazil
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Commun

Chambres:	2
Salle de bains:	2
Pied carré fini:	90 m ²

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: https://www.youtube.com/embed/Zk1x0YAEc0A?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent

Contact information

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