



## Apartment, 89m<sup>2</sup>, semi-furnished, 3 bedrooms, 2 bathrooms, Sogipa, São João, Poa/ RS



### Information de l'agent

Nom:	António Pereira
Nom de compagnie:	ITHLUX
Pays:	Portugal
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	Portuguese
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	GBP 400,000

### Location

Soumis: 27/01/2025

#### Description:

Apartment with 3 bedrooms, living room 2 environments, toilet, social bathroom, pantry-kitchen, pantry and a very large service area.

The apartment was completely renovated and modernized, including new hydraulics and electrics.

Equipped with split and double glazing in the living room and children's room. In addition to air conditioning, it shields against external noises, keeping environments quiet and pleasant.

It does not have a garage, but there is a parking lot for rent 30 meters away.

One of the strongest points of this property is its location ? corner of Benjamin Constant and Buarque de Macedo, a beautiful and well-tree-lined street. Complete structure around, close to Shopping Bourbon Assis Brasil and Sogipa.

Visit this property with our broker, Cintia Bulgari.

CRECI SP N° 041632-J

CRECI RS No. 59970-F

Condo fee: R\$190,00

Learn more about the São João neighborhood:

The São João neighborhood, located in the north of Porto Alegre, has roots that date back to the nineteenth century. The creation of the São João tram line further boosted the growth of the region,



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which was consolidated as an autonomous neighborhood in the 1950s.

Over the years, São João has become an independent nucleus, with significant social, commercial and industrial development, the latter with a strong connection to the neighboring neighborhood, Navegantes. The Church of St. John the Baptist, in addition to being a religious reference point, exerts a great influence on the community life of the neighborhood.

Currently, the São João neighborhood has several attractive characteristics for those looking to live and invest:

**Good location:** Easy access to various points of the city, such as the center, parks and bus station.

**Infrastructure:** It has a complete infrastructure, with schools, hospitals, varied commerce and public transportation options.

**Quality of life:** It is a quiet neighborhood, with tree-lined streets and green areas, offering a good standard of living.

**Potential for appreciation:** The neighborhood has a good potential for appreciation, due to its strategic location and the constant development of the region.

**Diversity:** São João is a neighborhood with a great diversity of residents, which makes it a more dynamic and interesting place.

In summary, the São João neighborhood is an excellent option for those looking for a place to live or invest, with a rich history, good location, complete infrastructure and great growth potential.

- REF: ITH3275

Nouveau: Non

## Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 89 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH3275

