



## High Standard House, 498 m<sup>2</sup>, For Sale, 4 Bedrooms, 4 Suites, 7 Bathrooms, Ipanema Sportes, POA/ RS



### Agent Info

Naam: António Pereira  
Bedrijfsnaam: ITHLUX  
Mistlampen: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefoon:  
Languages: Portuguese  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 2,957,318.01

### Locatie

Geplaatst: 13-06-2024

### Omschrijving:

Semi-furnished house with 4 bedrooms and all with suites in Ipanema (Recanto do Sabiá), with 498 m<sup>2</sup> and beautiful land and spectacular views of the Guaíba.

All the rooms of the house are very large, a social area all integrated for socializing with family and friends.

The social area has 110 m<sup>2</sup>, with a very large living and dining room and high ceilings, all glazed to the garden overlooking the river and integrated with the large balcony with a tempered glass roof and wood finishes, it has an environment with barbecue, bar counter in brushed freijó laurel plank. It also has a carved stone fireplace and a toilet. Large kitchen, with Florense cabinets and granite-clad walls.

In the intimate area there are 04 large suites, 01 Master with 75 m<sup>2</sup>, closet and bathroom for him and her, with a large bathtub. Flooring of all suites in Grápia hardwood plank. Intimate living room all glazed and spectacular view of the Guaíba and hills. Garage for 3 cars closed and 2 more uncovered, 2 storage rooms and beautiful underground cellar built in stone. Patio with round pool and street barbecue, with beautiful view of the Guaíba.

Everything is made with first-rate materials, lots of hardwood, laminated, tempered and double glass, Bahian freijó laurel frames, landscaping with adult plants, electric fence, heated pool, electric fence around the perimeter, with 7 bathrooms, and 5 parking spaces.

The neighborhood is very quiet, with high-end residences, electronic and face-to-face monitoring by STM, it has a beautiful square with ecological reserve, playground and tennis court. The house is unoccupied, and the fixed custom-made furniture in the photos remains.



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ANALYZES PROPERTY IN NEGOTIATION.\*

CRECI SP N° 041632-J  
CRECI RS No. 59970-F

Visits and more information with Cintia Bulgari.

Learn more about the Ipanema neighborhood:

Largely wooded and situated on the edge of Lake Guaíba, the Ipanema neighborhood is a notably residential place. A boardwalk and a bike path attract athletes and residents.

The neighborhood is still considered an important tourist and attraction point in Porto Alegre, with its spectacular and unique sunset, tinting the horizon and the waters of the Guaíba.

- REF: ITH2818

Nieuw: Nee  
Gebouwd: 2010

### **Algemeen**

Slaapkamers: 4  
Badkamers: 7  
Afgewerkte vierkante meter: 498 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ITH2818

