



## Loft, For sale, 40m<sup>2</sup>, 1 Parking Space, Iguatemi, Bairro Chácara das Pedras, POA/RS



### Agent Info

Name: António Pereira  
Company: ITHLUX  
Name:  
Country: Portugal  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments  
Phone:  
Languages: Portuguese  
Website:

### Listing details

Property for: Sale  
Price: GBP 464,000

### Location

Posted: Sep 18, 2024

#### Description:

Excellent opportunity to live or invest in the Chácara das Pedras neighborhood, a few meters from Shopping Iguatemi.

Loft with 1 bedroom integrated into the living room, bathroom, kitchen with barbecue and 1 parking space.

The project has complete infrastructure:

- Swimming pool
- Academy
- Ballroom
- Gourmet Space
- Outdoor Grill
- Clothing

Property is located just minutes from places such as: Shopping Iguatemi, Viva Open Mall, Parque Germânia, Bourbon Country and Unisinos.

Condo fee: R\$ 450,00  
IPTU (tax): 10x R\$ 190,00

Schedule your visit with broker Cintia Bulgari right now.



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

Note: Photos referring to the decorated apartment

Learn more about the Chácara das Pedras neighborhood:

Chácara das Pedras, one of the noblest neighborhoods of Porto Alegre, has its roots in the late nineteenth century. Despite its first occupations, the region remained sparsely inhabited until the middle of the twentieth century.

In 1959, Chácara das Pedras was officially recognized as a neighborhood and, in the following decades, it experienced significant growth, with the construction of residences and the appreciation of real estate. The strategic location, close to renowned universities such as PUC and Unisinos, and the emergence of Shopping Iguatemi in 1983, further boosted the development of the neighborhood.

Currently, Chácara das Pedras is a predominantly residential neighborhood, with a quiet and safe atmosphere. It has a diversified commerce, with many shops and services installed in old residences, which gives the neighborhood a unique charm. The quality of life, the proximity to green areas and the real estate appreciation are the main attractions for those looking to live or invest in the region. In addition, Chácara das Pedras offers easy access to other parts of the city, making it an excellent option for those looking for comfort and practicality.

- REF: ITH3007

New:	Yes
Built:	2019

### **Common**

Bedrooms:	1
Bathrooms:	1
Finished sq. ft.:	40 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	ITH3007
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