



## New Apartment, 67m<sup>2</sup>, For Sale, 3 Bedrooms, 1 Parking Space, São João, 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 515,200

### Location

Posted: Nov 12, 2024

#### Description:

Excellent opportunity to live in the São João neighborhood.

New apartment with 67m<sup>2</sup>, 3 bedrooms, 1 suite, living, toilet, kitchen with barbecue and 1 parking space.

The project has complete infrastructure:

- Academy
- Ballroom
- Swimming pool
- Sports court
- Playground
- Lift
- Gourmet Space
- Playroom

Take advantage of the special end-of-year condition

From R\$ 580.000,00

For R\$ 515.200,00

Property is located a few minutes from places such as: Bourbon Assis Brasil, Airport, Boulevard Laçador and Sogipa.

Condo fee: R\$ 650,00



IPTU (tax): 10x R\$ 160,00

Schedule your visit with broker Cintia Bulgari right now.

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

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, 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: ITH3152

New: Yes  
Built: 2023

### **Common**

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 67 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: ITH3152



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