



**Jorge Vargas**  
Sosa

**CENTURY 21.**

Alpha

ID: 2185  
jvargas@c21alpha.com.uy  
+59894302152



**Hotel for Sale**

Av Uruguay Centro, Montevideo



**Sale: US\$ 1,100,000**

**Property type: Hotel**

**Operation: Sale**

- **Land:** 1,375.0 sqm
- **Building:** 980.0 sqm
- **Front measurement:** 21.0 m
- **Background measurement:** 20.0 m
- **Bedrooms:** 27
- **Bathrooms:** 27
- **Half Baths:** 3
- **Stories:** 4
- **Kitchen:** sinCocina
- **Land:** regular
- **Condition:** Very good
- **Number of Elevators:** 1
- **Number Of Houses:** 27
- **Construction Quality:** Middle - High
- **environments:** 35

- No Pets Allowed
- Internet
- Storage
- Laundry
- Individual air conditioning
- Tipo de Padrón del inmueble: 2
- Ground level access

- Water
- Pavement
- Dependence
- Living room
- Alarm
- Bright
- Ramo Del Comercio (en caso): Hotel
- Natural lighting

- Cable
- Phone
- Desk
- Office
- Furnished
- Security
- Orientacion del Terreno (en caso): 2
- Build style: Art Decó 1920

- Electricity
- Balcony
- Gallery
- Toilete
- Air heating
- 24 hour security
- Reception
- Blinds
- Construction status: SIGLO XIX

## Property status

State: Very good

Age: 1920

Without Mortgage: Yes

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## Description

WORLD LEADER in Real Estate Services OFFERS:

### EXCLUSIVE SALE

"OPERATIVE HOTEL, FURNISHED, IN THE CENTER OF MONTEVIDEO", located in a historic building from the 19th century, preserved from the period, "Art Deco" architectural, industrial and graphic design style from 1920, located on one of the main avenues, a meters from Ciudad Vieja, downtown neighborhood of Montevideo (heart of business activity).

\*\*\*ATTENTION INVESTORS: potential for student housing, residential, hostel, religious organizations, rental, real estate development, among others\*\*\*

The Center, originally called the New City as opposed to the Old City, is one of the main neighborhoods of Montevideo, with 18 de Julio Avenue as its axis, from Plaza Independencia to Ejido Street. It occupies the territory of what was historically the Campo de Mars of the walled city of Montevideo, that is, a strip of land in front of the walls reserved exclusively for defensive purposes.

Currently there is a large concentration of services, public and private offices, public/private education centers (universities, faculties, schools and high schools), banks, bus lines for the entire city, squares, museums, theaters, collection networks, supermarkets, parking, gastronomy, art galleries and shops in general of all areas, which make it one of the most lively areas of the city.

The cover unit retains a built area of 980 M2, while the area of the PH/Building property is 1,375 M2, as stated in its cadastral documents, as well as in the "commercial authorization" (since 1980 it began its commercial activities in the hotel sector).

It should be noted that all services are active, such as: UTE, OSE, ANTEL, WI-FI and TV for subscribers.

It has the following benefits or comforts:

- Excellent construction quality.
- Very good condition.
- Fine finishes.
- Excellent light and ventilation through the large openings.
- Balconies in front of the building.
- 27 renovated rooms, distributed as follows: 13 doubles, 6 triples and 8 quadruples.
- All rooms have air conditioners, as well as radiators.
- 27 full/private bathrooms, one distributed for each of the rooms.
- 35 rooms, distributed in: storage rooms, bed service, lounges, entrance hall, elevator machine room, laundry room and tisanería.
- Televisions, closets, desks, strippers, mirrors, chairs, beds in all rooms,
- Bar fridge.
- Security chests.
- Sofas, armchairs, tables, mirrors on all floors.
- Individual communication between room and reception.

BUILDING (built in 1920, transformed and renovated since 1980):

- The building does NOT have garages, however a few meters away there is 24-hour parking available for vehicles.
- Total floors: 3
- Rooms per floor: 9
- ROOF NOT TRANSITABLE

IN SUM: Building of excellent dimensions, very good state of conservation/construction quality, excellent location, access to all services, very competitive price, very good distribution, among others.

**\*\*CASH PRICE: USD 1,100,000\*\***

**\*They will be analyzed case by case\*:**

- INITIAL DELIVERY + BALANCE FINANCING (term to be agreed upon)
- EXCHANGE for PROPERTIES.
- MONTHLY RENT.

Additional information:

- Annual real estate contribution:
- Annual IMM taxes:
- Annual Primary Tax:

Coordinate your visit NOW!! or make your queries through different means of communication: phone call, WhatsApp or our RRSS (immediate responses by all means).

**\*\*Fees for Professional Real Estate Service: 3% + VAT\*\***

A TEAM of +70 trained Real Estate Advisors, to help you and accompany you throughout the entire process!!!

You EXPERIENCE our SATISFACTION!!!

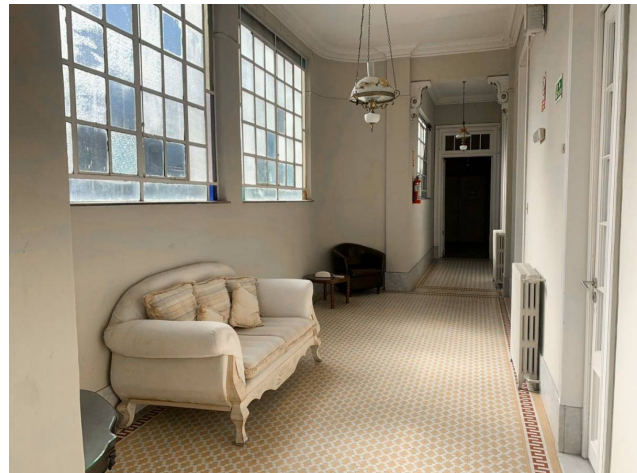
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## Location

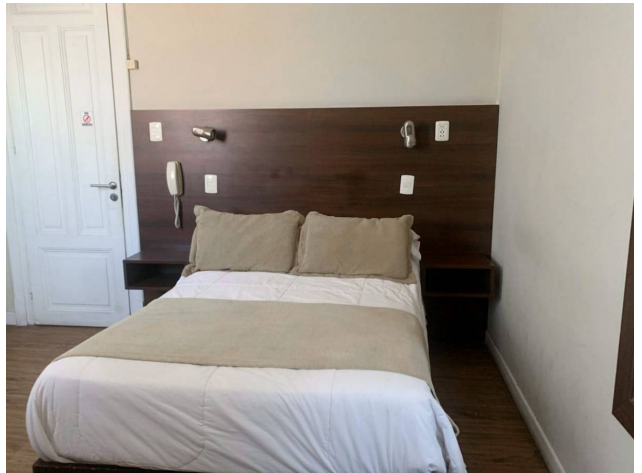
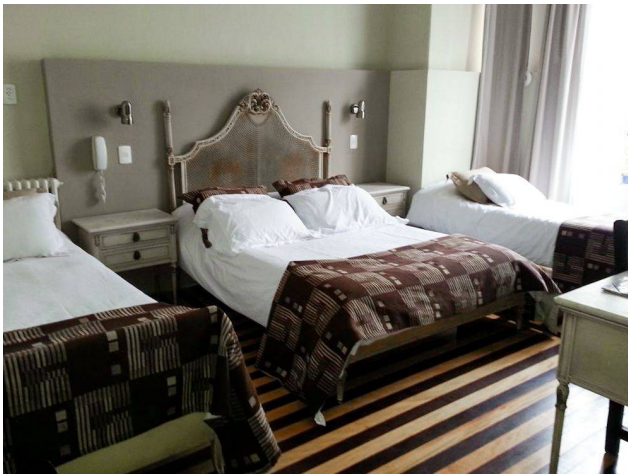
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## Photo Catalog







Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.