



**Condominium for Sale**

Gabriel Pereira Pocitos, Montevideo



**Sale: US\$ 115,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 33.6 sqm
- **Building:** 26.8 sqm
- **Bathrooms:** 1
- **Half Baths:** 1
- **Stories:** 10
- **Kitchen:** Kitchenette
- **Number of Elevators:** 2
- **Floor number:** 2
- **Number Of Houses:** 57
- **Construction Quality:** Middle - High
- **environments:** 1

- |                      |          |                   |                               |
|----------------------|----------|-------------------|-------------------------------|
| • Water              | • Cable  | • Internet        | • Pavement                    |
| • Balcony            | • Hall   | • Laundry         | • Individual air conditioning |
| • Underground garage | • Garage | • In construction | • Goal security               |

**Property status**

Age: 2022

Without Mortgage: Yes

## Description

STUDIO TYPE EQUIPMENT WITH IMMEDIATE DELIVERY, LAST UNITS!

Located in the heart of Pocitos, 4 blocks from the rambla, close to the WTC, Shopping Montevideo.

EXCELLENT INVESTMENT OPPORTUNITY.

The Pocitos neighborhood has multiple gastronomic and commercial proposals; excellent connectivity and transportation. This building has green spaces, equipped with excellent security and comfort.

- CCTV with 24-hour video and monitoring system.
- Biometric locks in units.
- Opening of main doors with tag, fingerprint or code.
- Tag access to garages.
- Fire detection system.
- Latest generation elevators.
- WIFI in amenities.

Amenities on the 11th floor provided with high-end furniture and state-of-the-art equipment:

- Coliving
- Solarium
- Barbecue
- Business Center - Gym
- Laundry

The garages are marketed independently and may include installation of electric vehicle chargers.

Estimated occupancy date: WORK COMPLETED IN NOVEMBER 2023 / IMMEDIATE DELIVERY.

Occupancy costs 5% with promotional discount on some units.

Optional garage: from U\$S 23,000

Way to pay:

- 10% Reserve - 90% Purchase and Sale
  - Customized payment method: Consult
  - Banked payment method: up to 80%
- Real Estate Fees 3% + IVA.

DO NOT HESITATE TO CONTACT US!

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## Location

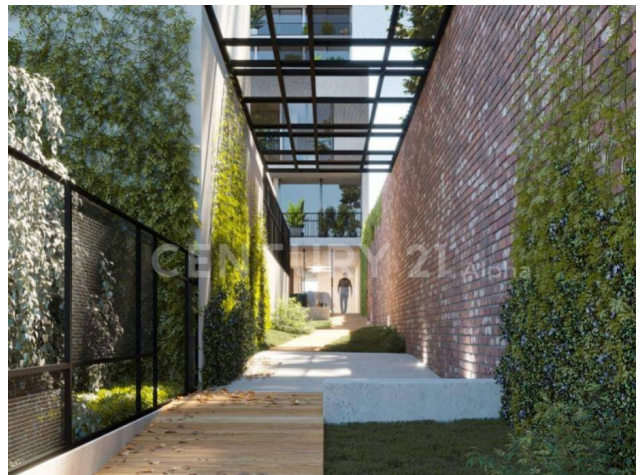
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## References



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## Photo Catalog

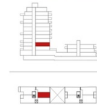




**U 204**  
STUDIO

Area Total 33.59 m<sup>2</sup>

Area interior 26.81 m<sup>2</sup>  
Muro 2.91 m<sup>2</sup>  
Quilce 1.88 m<sup>2</sup>  
Área común 3.97 m<sup>2</sup>



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Property subject to availability.

Price subject to change without notice.

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