



**Condominium for Sale**

colonia Cordón, Montevideo



**Sale: US\$ 134,900**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 42.8 sqm
- **Building:** 36.3 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 13
- **Number of Elevators:** 1
- **environments:** 2

- |           |         |               |               |
|-----------|---------|---------------|---------------|
| • Kitchen | • Water | • Electricity | • Living room |
| • Bright  | • Grill | • Game room   |               |

**Property status**

Age: 2020

Without Mortgage: Yes

## Description

A NEW PROJECT,  
AN URBAN CONNECTION HUB.  
Excellent investment opportunity!

In the geographic center of the city.  
Between walks and shops. Between bars and schools.  
An open-air university campus.  
The authentic rhythm of the Cordón.  
The essence of the new Montevideo.

Comforts and amenities:

Barbecue: Two equipped barbecues to enjoy, cook and meet others.

Bar: A meeting point, a pass in the day. A meeting place for projects, study, travel, business

Laundry: A pay-per-use laundry room within the building to facilitate daily life.

24 hour surveillance

Co-work: A common space equipped and connected to work, study and meet

Playroom: Entertainment room, equipped with games and screen

Financing: Consult for financing.

The project is carried out under the protection of Law 18,795, Promoted Housing Law (Social Housing) for which it has:

-Exoneration of the ITP

-Exoneration of IRAE / IRPF to income generated from rentals for 10 years

-Exoneration of the IP for 10 years

Prices do not include:

- Occupancy expenses 4%

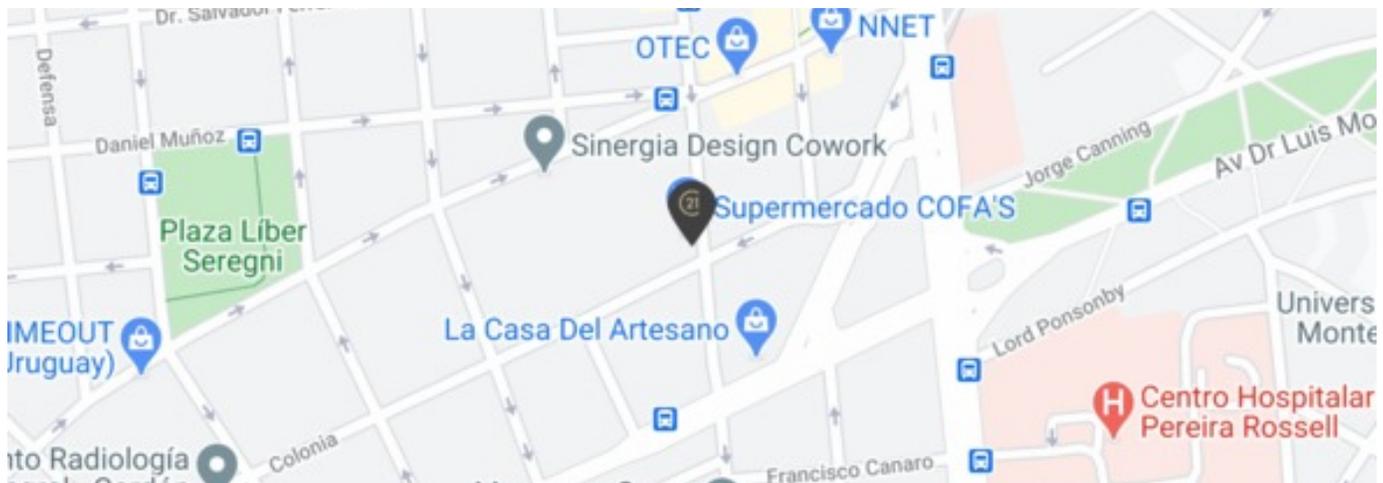
- Real estate fees 3% plus VAT (paid on commitment).

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## Location

colonia , Cordón, Montevideo

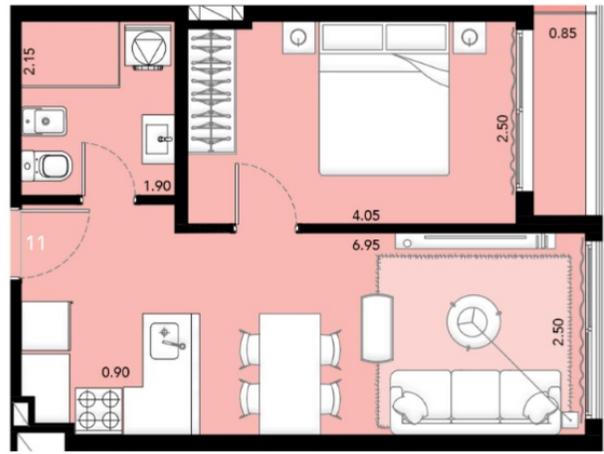
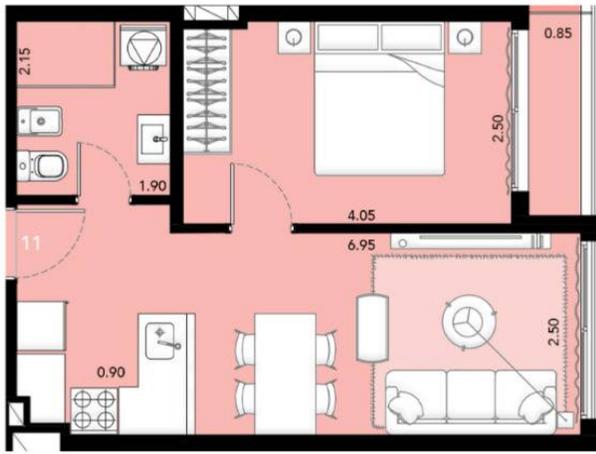
## References



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## Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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