



**Condominium for Sale**

colonia Cordón, Montevideo



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**Sale: US\$ 173,900**

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**Property type: Condominium**

**Operation: Sale**

- **Land:** 58.8 sqm
- **Building:** 67.3 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 13
- **Number of Elevators:** 1
- **Floor number:** 6
- **environments:** 3

- Kitchen
- Balcony
- Grill
- Security

- Pets Allowed
- Living room
- A / C pre-installation
- 24 hour security

- Water
- Air heating
- Public laundry

- Electricity
- In construction
- Game room

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**Property status**

Age: 2025

Without Mortgage: Yes

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## Description

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%

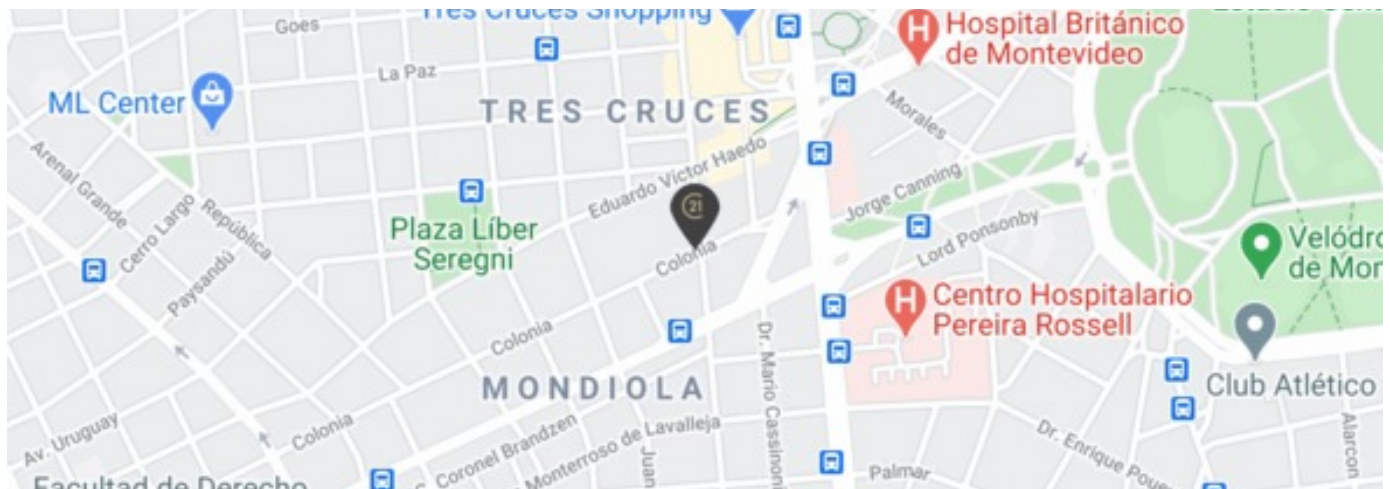
- Real estate fees 3% plus VAT (paid on commitment).

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## Location

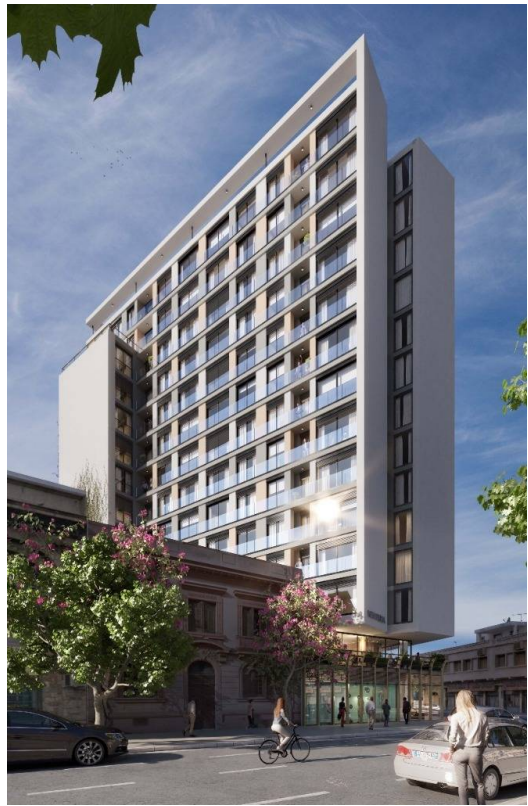
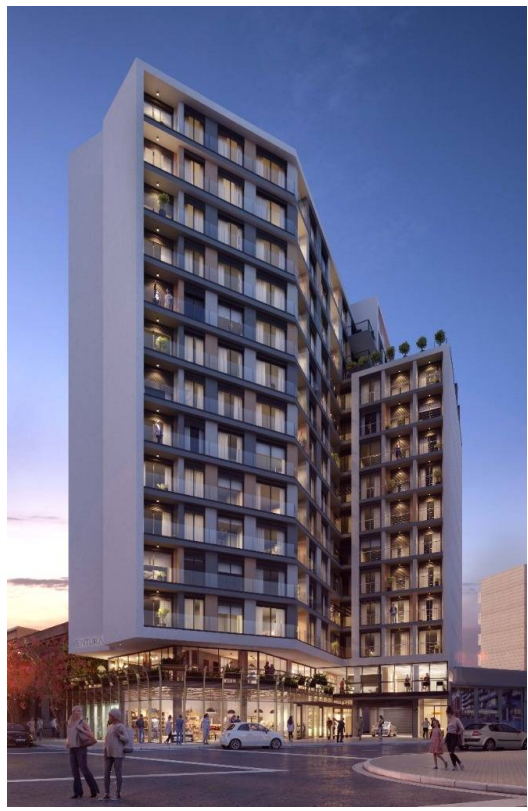
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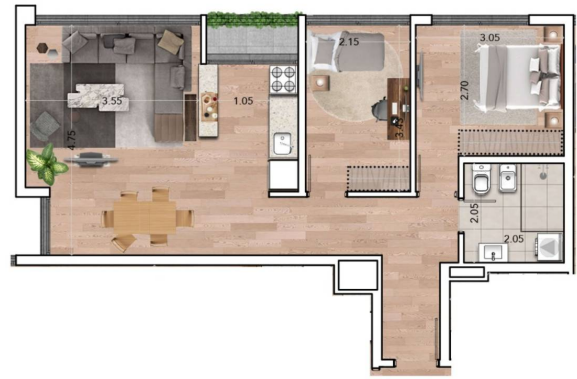
## References



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## Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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