



Ulises Fontanini

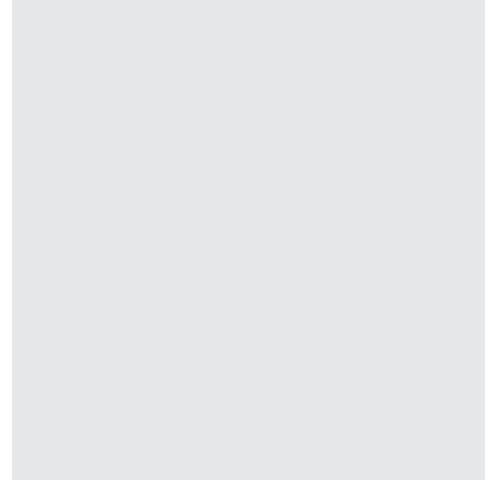
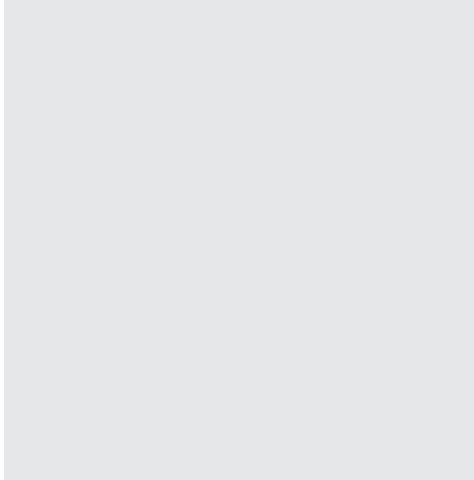
CENTURY 21.

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Condominium for Sale

Dr. Euclides Peluffo Puerto Buceo, Montevideo



Sale: US\$ 290,000

Maintenance : 9,200

Property type: Condominium

Operation: Sale

- Land: 48.6 sqm
- Building: 48.6 sqm
- Bedrooms: 1
- Bathrooms: 1
- Stories: 9
- Land: regular
- Condition: New
- Number of Elevators: 2
- Floor number: 6
- Number Of Houses: 1
- Construction Quality: High
- environments: 2

- Kitchen
- Cable
- Pavement

- Pool
- Sewer
- Yard

- Pets Allowed
- Electricity
- Living room

- Water
- Internet
- Individual air conditioning
- Central heating
- Automatic watering
- Goal security

- Furnished
- Gym
- Game room
- Solarium

- Pet friendly
- Bright
- Sauna
- SUM

- Heating
- Swimming pool
- 24 hour security
- Tipo de Padrón del inmueble: 2

Property status

State: New

Age: 2019

Without Mortgage: Yes

Description

Available from August 2023. Fixed income 5.5%

Ideal investors focused on principal capital revaluation.

Forum Building, Diving Port

Designed in association by the architects Carlos Ott and Carlos Ponce de León, the building proposal appeals to a language of nautical and organic forms, with prows of sinuous facades, and with an architecture in the form of a cloister with a central park, surrounded by green spaces. that are integrated into the recreational, commercial and tourist spaces of the entire area.

The project is located on an 11,000 m² property, on the first line of construction on the Rambla, with views facing the boulevard, the sea and the central gardens from all the apartments.

Facing north, the 1-bedroom apartment is located on the sixth floor. Its location allows a wide and unobstructed view of the interior gardens and amenities area, which favors it due to its protection from the wind and noise pollution.

The apartment, furnished with design, is fully equipped, ready to enter

This 49m² apartment has:

Living room with a window leading to a 8.2m² terrace with a beautiful view of the central garden.

Comfortable American-style kitchen integrated into the living room with a breakfast bar. It includes a built-in oven, stove and extractor hood, refrigerator and dishwasher.

Super bright bedroom with a large 14m² dressing room.

Full bathroom with top quality appliances.

Top quality apartment, prefinish wood floors (with underfloor heating), porcelain tile in bathrooms and kitchen, Hansgrohe faucets, Silestone countertop, Ferrum sanitary ware.

All the windows of the property are double to insulate the sounds.

Fine finishes and attention to detail throughout the unit.

Each nucleus of the project will have two silent elevators.

The exclusive Forum project has excellent-level amenities, such as:

- Pool In-Out
- Children's pool
- Counter current swimming pool
- Gym
- Changing rooms
- Sauna and massage room
- Multipurpose room with independent access
- Gourmet Space
- Business Center
- Room for children and teenagers
- 3,500 m² of park
- 24 hour surveillance
- Generator set for common areas
- Bikers

Common expenses: \$10,867

The unit does not have a garage but there is optional purchase available

Real Estate Contribution: \$54,000 annually

Primary Tax: \$17,500 per year

It does not have occupancy expenses or reserve fund.

Real estate fees 3% + VAT

Location

Dr. Euclides Peluffo , Puerto Buceo, Montevideo

References

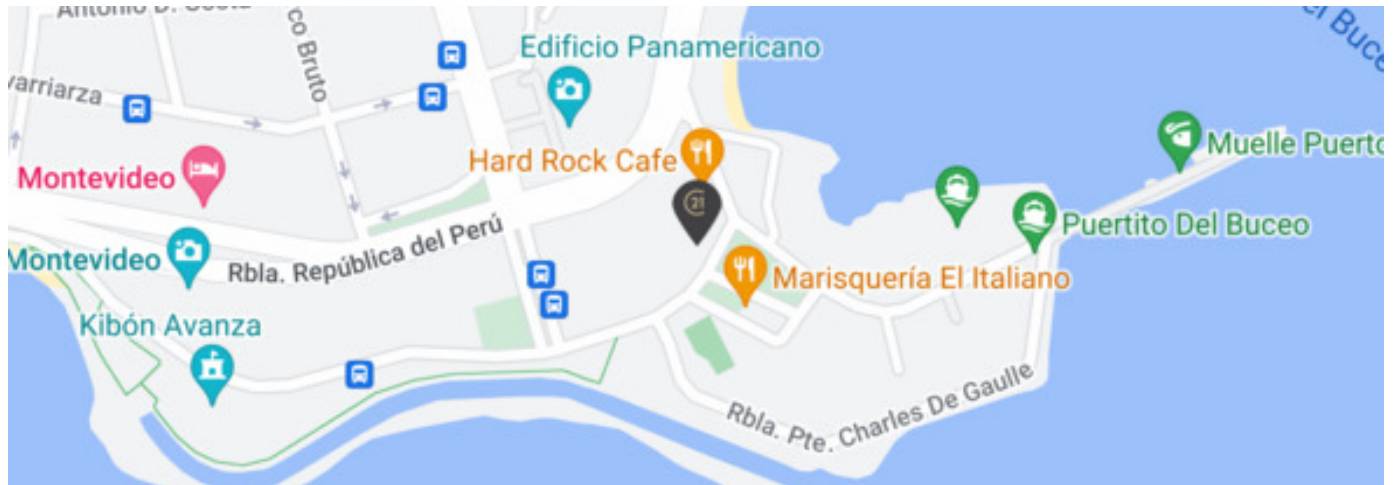
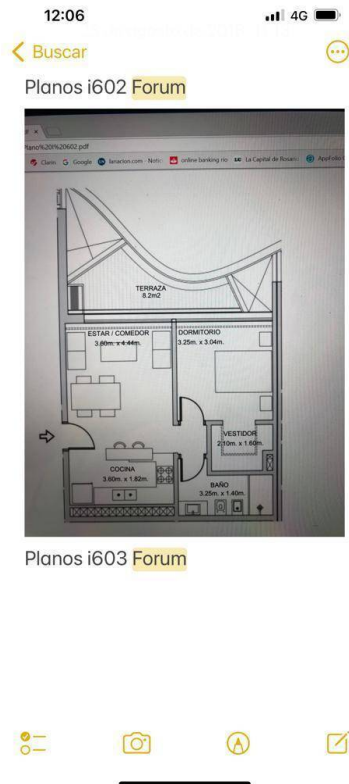


Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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