



**Condominium for Sale**

ACEVEDO DIAZ 1527 Tres Cruces, Montevideo



**Sale: US\$ 165,900**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 82.9 sqm
- **Building:** 51.2 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 10
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 8
- **Number Of Houses:** 20
- **Construction Quality:** High
- **environments:** 3

- Kitchen
- Sewer
- Phone
- Bright
- SUM

- Pets Allowed
- Electricity
- Living room
- Grill
- Tipo de Padrón del inmueble: 2

- Water
- Internet
- Suitable credit
- A / C pre-installation
- Orientacion del Terreno (en caso): 3

- Cable
- Pavement
- Pet friendly
- Public laundry

**Property status**

State: New

Age: 2025

Without Mortgage: Yes

## Description

Apartment on the 8th floor (801) with an east-facing location of very good dimensions and excellent quality.

- \* Exterior and interior walls with thermal insulation.
  - \* 100% cellular concrete. Retak type.
  - \* Premium porcelain tile coatings in kitchens and bathrooms.
  - \* Large windows with aluminum openings (double glass throughout the unit).
  - \* Complete closets in the bedrooms.
  - \* 100% LED installation, low consumption, energy and environmentally friendly.
  - \* Pre-installation of A/C equipment in the apartment.
  - \* Full kitchen with appliances included (stove, independent oven, extractor hood and water heater).
  - \* Video surveillance service in hall and garages.
  - \* Reduced common expenses.
  - \* Large garages on the ground floor and 1st floor.
  - \* Laundry with tender and large terrace for common use.
  - \* Very comfortable barbecue with grill on the top floor, fully equipped with very good taste.
  - \* Protected within the promoted housing law 18,795 with all tax benefits for 10 years.
- master bedroom (5.00 by 2.50 meters) with very comfortable closet.
  - 2nd bedroom (3.80 by 1.90 meters) with closet as well.
  - Living room of very good size, 7.30 by 2.80 meters.
  - terrace in front of 1.20 by 2.80 meters.
  - 1 very complete bathroom with very generous measurements (2.10 by 2.20 meters).
  - Very functional kitchen (2.90\*1.85) meters fully equipped and with very complete closets on and under the counter.
  - Pre-installation for air conditioning in bedrooms and living room.

\*\*\*Optional garages from US\$20,000-

\*\*\* Occupancy expenses: 5%.

\*\*\* Real estate commission: 3% plus VAT.

\*\*\*BANK FINANCING OR OTHER OPTION (see):

- 10% at the time of signing the reservation ticket.
- Minimum 30% at the time of signing the purchase-sale commitment, after obtaining the construction permit
- 50% delivery during the work in 18 monthly installments or 6 quarterly installments, starting the following month after the signing of the purchase-sale commitment.
- Remaining 10% plus 5% occupancy expenses at the time of delivery of the unit.

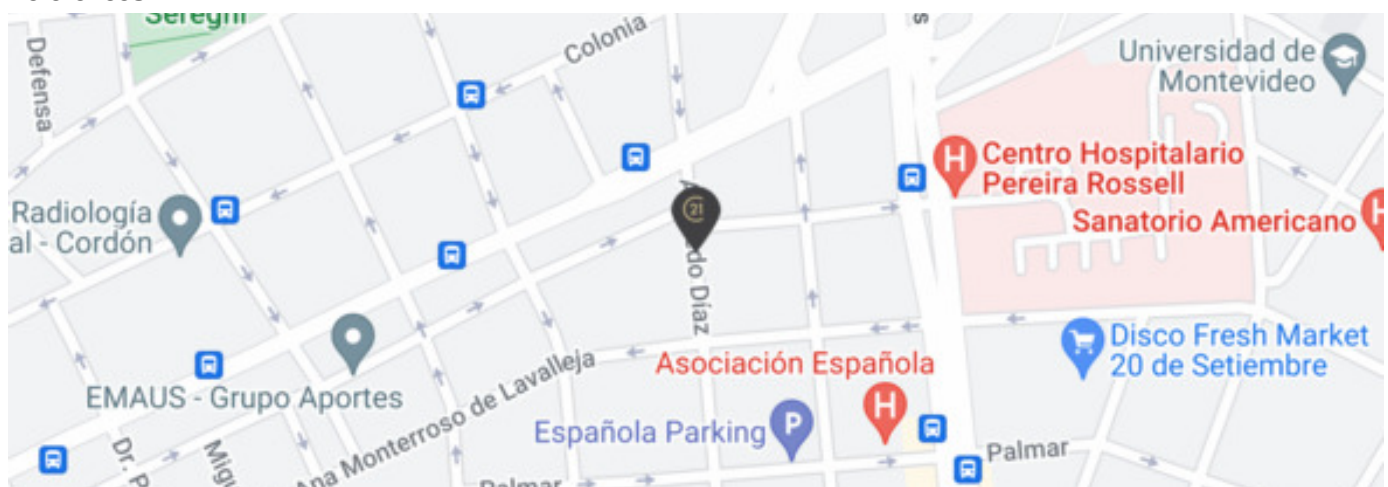
\*\*\*APPROXIMATE DELIVERY DATE: MAY 2025.

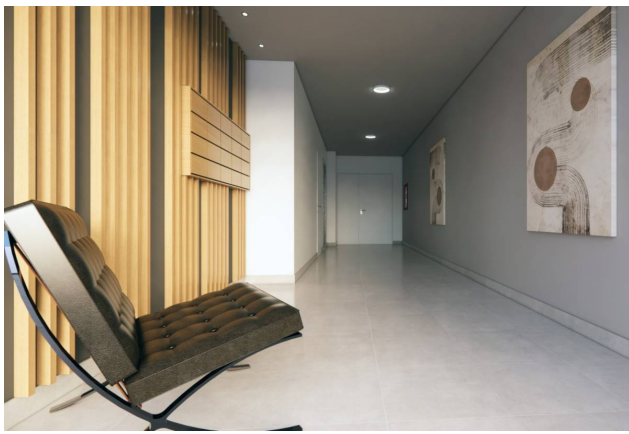
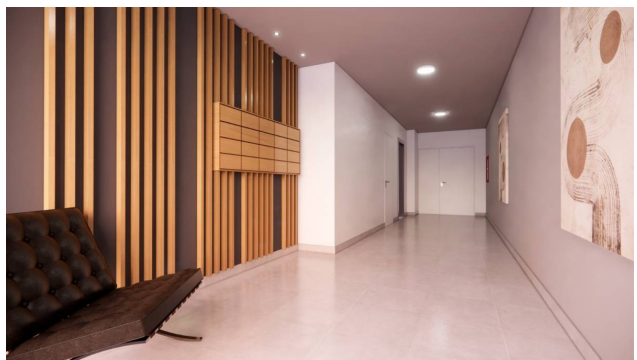
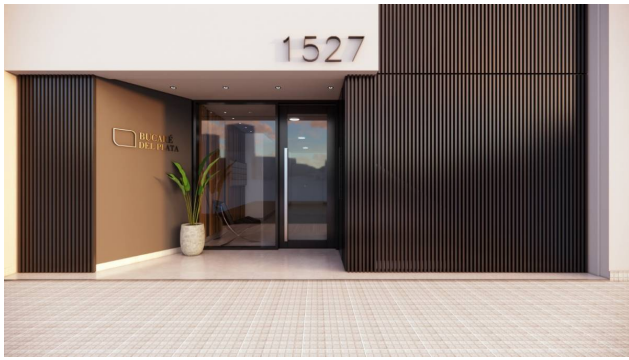
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## Location

ACEVEDO DIAZ 1527 , Tres Cruces, Montevideo

## References















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Property subject to availability.

Price subject to change without notice.

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