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**Condominium for Sale**

La Paz Centro, Montevideo



**Sale: US\$ 248,514**

**Maintenance : 7,500**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 110.7 sqm
- **Building:** 80.0 sqm
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Parking lots:** 2
- **Stories:** 13
- **Kitchen:** Full kitchen
- **sqft Garden:** 8.7
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 4
- **environments:** 4

- |                 |                    |                               |                   |
|-----------------|--------------------|-------------------------------|-------------------|
| • Water         | • Cable            | • Electricity                 | • Internet        |
| • Phone         | • Balcony          | • Desk                        | • Laundry         |
| • Living room   | • Living room      | • Individual air conditioning | • Suitable credit |
| • Sports Center | • Grill            | • A / C pre-installation      | • Pet friendly    |
| • Security      | • 24 hour security | • Goal security               | • Game room       |
|                 |                    |                               | • SUM             |

**Property status**

State: New

Age: 2022

## Description

In a downtown area in the middle of the urban revitalization process, this 13-story tower is being developed with one, two, and three-bedroom units. An innovative project designed to provide practicality and maximize investment.

With a corner typology and close to the Montevideo bay, the Tower offers exceptional open views of the Río de la Plata. Vehicular access is prioritized as well as optimal access to transportation and both public and private services. An enclave of excellence in immediate communication with the main expressway arteries of the city, with the port of Montevideo and the heart of Ciudad Vieja.

The project stands out for its finishes and contemporary design, materials, equipment and amenities that put quality at the service of everyday enjoyment and comfort.

The building has:

- Access lobby
- Last generation elevators
- WiFi in common areas
- Access control with coded card
- CCTV
- Units with digital lock
- Outdoor games for children
- Fitness equipment
- Multi court
- Multipurpose rooms (with furniture for Co-Work space)
- Pet Garden
- universal accessibility
- Generator set
- Optional bike racks
- Optional garages

The development is covered by the Promoted Housing Law No. 18,795, therefore it has:

- VAT exemption
- Exemption from ITP
- IRAE/IRPF exemption for income generated from rentals for 10 years according to current regulations
- Exemption from Wealth Tax for 10 years

Unit 403 - 3 Beds. 2 bathrooms

Price INCLUDES DOUBLE GARAGE, 2 BOXES and 2 BICYCLE RACKS

Connections 4%

Common expenses \$7500

Possibility of financing through any local bank.

Delivery date: immediate.

Real estate fees 3% + VAT.

Check for other units and types available and schedule your visit.

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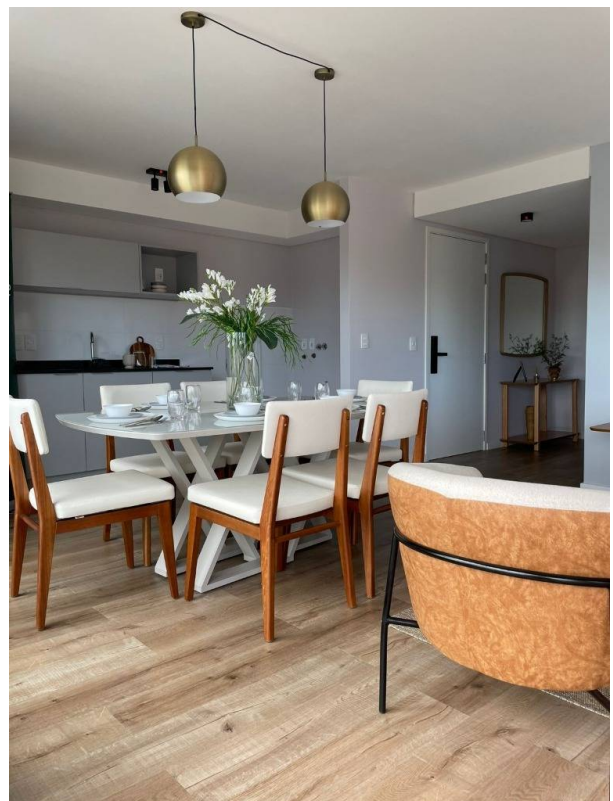
## Location

La Paz , Centro, Montevideo

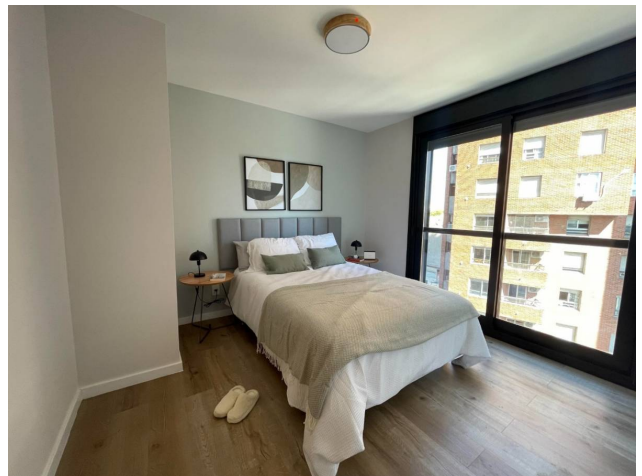
## References



## Photo Catalog













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Property subject to availability.

Price subject to change without notice.

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