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# CENTURY 21.

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## Duplex house for Sale

Calle 1 entre Yamandú Rodríguez y Calle 5 0000 Villa Argentina, Canelones



**Sale: US\$ 230,000**

**Property type: Duplex House**

**Operation: Sale**

- **Land:** 250.0 sqm
- **Building:** 160.0 sqm
- **Front measurement:** 15.0 m
- **Background measurement:** 17.0 m
- **Bedrooms:** 3
- **Bathrooms:** 1
- **Half Baths:** 1
- **Parking lots:** 2
- **Stories:** 1
- **Land:** regular
- **Condition:** Excellent
- **Number Of Houses:** 2
- **Construction Quality:** Middle - High

- |               |                |               |                               |
|---------------|----------------|---------------|-------------------------------|
| • Kitchen     | • Pets Allowed | • Water       | • Cable                       |
| • Electricity | • Internet     | • Phone       | • Balcony                     |
| • Storage     | • Yard         | • Living room | • Courtyard                   |
| • suite room  | • Lake view    | • Toilette    | • Individual air conditioning |
| • Alarm       | • Garage       | • Grill       |                               |

## Property status

State: Excellent

Age: 2019

Without Mortgage: Yes

## Description

WORLD LEADER IN REAL ESTATE SERVICES OFFERS:

#SALE of BEAUTIFUL PROPERTY IN INDEPENDENT DUPLEX PH, RECENTLY BUILT, EXCELLENT MATERIALS, located METERS FROM THE SEA !!

ACCEPT BANK!!!!

The cover property has 160 M2 built on a 250 M2 land area, developed on two floors, its location and surroundings stand out in a great point of the Villa Argentina spa (south side) of the Canelones department.

HISTORY OF VILLA ARGENTINA/AGUILA:

The spa is located south of the department of Canelones, on the shores of the Río de la Plata and at km 44 of the Interbalnearia route. It integrates the group of spas known as Costa de Oro and the area of influence of the neighboring city of Atlántida. It limits to the north with the area known as City Golf, to the west with the Fortín de Santa Rosa resort and to the east with the city of Atlántida.

El Águila, also known as Quimera, is a building located in the Uruguayan resort of Villa Argentina, which is two kilometers from Atlántida. It is a design made by Juan Torres, it consists of a handmade stone structure, with the head of an eagle and the body of a dolphin, lacking plans and architectural design.

The area has extensive services, such as: lighting, water networks, electricity, telephony / WI-FI, subscriber cable, among others. Likewise, it has a wide range of services (Atlántida) among which stand out: schools, high schools, collection networks, English store, pharmacy, private / public health, gym, hotel, zoo, COPSA STM center, among others. .

The spa due to its proximity to the sea / descent through the area of the eagle (200 meters), as well as Av. Interbalnearia (200 meters), has a very good bus connection to different points of the Costa de Oro, Maldonado, Rocha and Montevideo.

The property has the following benefits:

- Good security.
- Front garden with wooden gate, electro-welded mesh to delimit land and plants.
- Excellent light and ventilation due to its southwest orientation.
- There are individual air conditioners.
- New electrical and sanitary installations.
- Double brick wall bagged on the outside.

TOP FLOOR:

- It is accessed through a comfortable staircase with handrails and glass blocks to provide good lighting.
- Good-sized front terrace (exit from bedrooms) to admire good sunsets with a view of the sea, as well as to take advantage of different occasions with the family. It has a painted aluminum railing and glass with fine finishes.
- Aluminum openings with roller blind.
- 3 bedrooms with air conditioning, one of them with bathroom en suite.
- 2 full bathrooms with top quality appliances (bosch), furniture, single command taps, water heater and extractor fan.

LOW LEVEL:

- Large living / dining room in front, air conditioning and led lighting.
- Integrated kitchen, containing overhead cabinets/under double allowance, water heater, single command taps and hood with filter.
- 1 social bathroom or full toilet (bosch materials).
- 1 exterior garage in the garden for one or two cars.
- Barbecue at the back, accessed from the kitchen through the internal patio.

IN SUMMARY: BEAUTIFUL PROPERTY with good footage, very good construction quality, excellent state of conservation, excellent location, excellent environment, general services and much more.

**\*\* COUNTED PRICE: USD 230,000 \*\***

**\*\*\*Fees for Human Professional Real Estate Service: 3%+VAT (NOT included in the publication price)\*\*\***

DO NOT FORGET TO KNOW HER, coordinate your visit with great pleasure !!

Or make your inquiries by multimedia: RRSS or WhatsApp !!

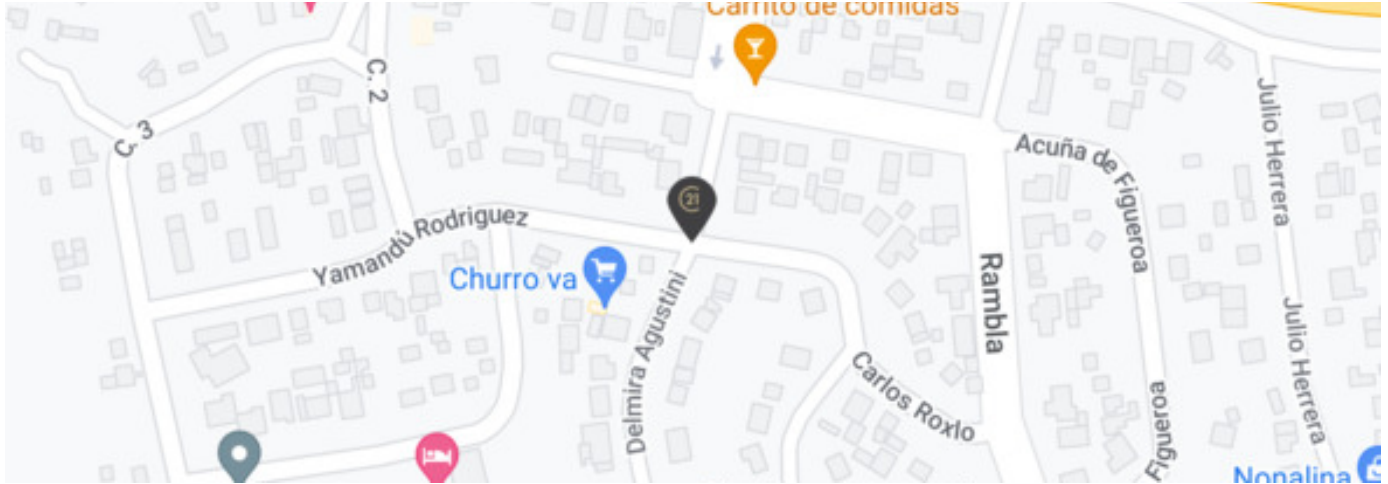
A TEAM (+85 Real Estate Consultants) trained, professional to attend (4 offices) and accompany you in your process and find solutions to your needs

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### Location

Calle 1 entre Yamandú Rodríguez y Calle 5 0000 , Villa Argentina, Canelones

### References



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### Photo Catalog

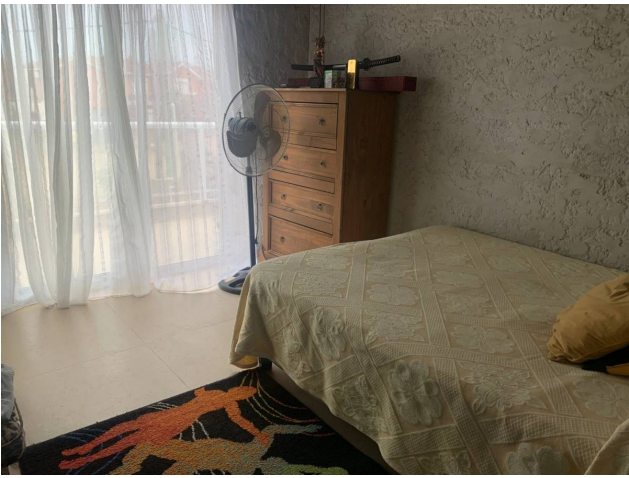














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Property subject to availability.

Price subject to change without notice.

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