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**Condominium for Sale**

Lezica 6471 Lezica, Montevideo



**Sale: US\$ 107,000**

**Maintenance : 2,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 56.0 sqm
- **Building:** 40.0 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 2
- **Land:** regular
- **Condition:** New
- **Floor number:** 1
- **Number Of Houses:** 21
- **Construction Quality:** Middle - High
- **environments:** 1

- |                   |             |                   |                          |
|-------------------|-------------|-------------------|--------------------------|
| • Kitchen         | • Water     | • Cable           | • Sewer                  |
| • Electricity     | • Internet  | • Pavement        | • Phone                  |
| • Living room     | • Alarm     | • Suitable credit | • Pet friendly           |
| • Car saves space | • Grill     | • Perimeter       | • A / C pre-installation |
| • Public laundry  | • Game room | • Security        | • SUM                    |

**Property status**

State: New

Age: 2023

Without Mortgage: Yes

## Description

- 1 bedroom apartment with windows to the front, very light and airy. High quality vinyl floors.
- 1 full bathroom with very good dimensions and excellent quality ROZEN materials.
- Being very spacious integrated into the kitchen.
- Very comfortable kitchen with generous measures, cupboards on and under counters of excellent quality.
- Laundry terrace with aluminum lattices.

It is located within a beautiful project, with 21 units of 1, 2 and 3 bedrooms with very particular characteristics, within a perimeter fence, surrounded by greenery and in a very quiet area with a very nice square behind with children's games.

It is promoted by the ANV within Law 18,795 with all tax benefits for 10 years.

All the units will be delivered with a connection for the installation of an alarm and with pre-installation for air conditioners.

It has the following services:

- barbecue with grill of 70 m<sup>2</sup>
- 4 covered parking spaces
- 7 fixed parking spaces
- automated laundry
- tools library
- bike rack
- Games area.

Promotional sale price: U\$S 115,000- INCLUDES A FIXED PARKING SPACE AS A GIFT

Do not hesitate to schedule a visit!

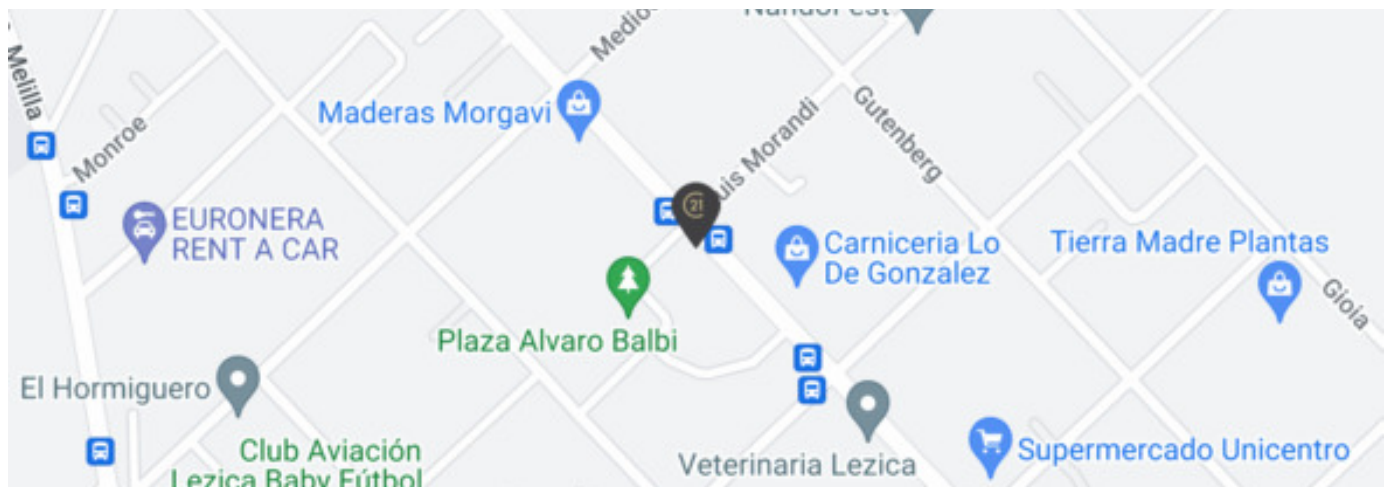
Real estate fees 3% + VAT.

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## Location

Lezica 6471 , Lezica, Montevideo

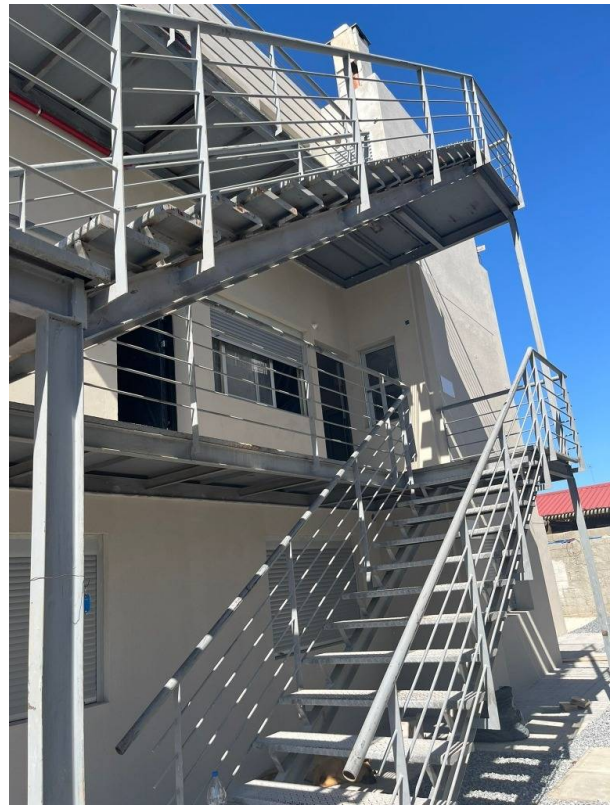
## References

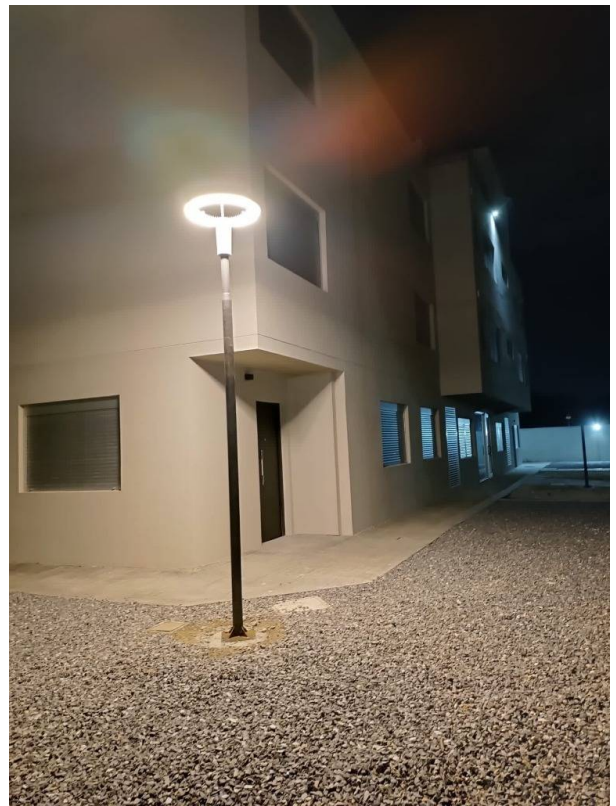


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## Photo Catalog













Bloque 2  
**Unidad 204**

1 Dormitorio  
1 Baño  
Estar- Cocina  
Terraza Lavadero

Área privada: 40,00 m<sup>2</sup>  
Área terraza de servicio: 2,10 m<sup>2</sup>  
Área común: 13,90 m<sup>2</sup>  
Área total: 56,00 m<sup>2</sup>  
Área patio: -

El área privada incluye el 100% de los espacios interiores: muros exteriores, muros interiores, y muros superiores de áreas comunes, el 50% de muros laterales entre unidades y el 100% de ductos interiores de la unidad. Se incluyen también las terrazas de las terrazas principales, y de servicio.  
Las áreas comunes corresponden al porcentaje de partes en relación proporcional al área privada de cada apartamento que accede por el mismo. El equipamiento es indicativo y se regirá en los gráficos de la Unidad Administrativa.

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Property subject to availability.

Price subject to change without notice.

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