



### Condominium for Sale

Solano García Punta Carretas, Montevideo



Sale: US\$ 169,000

Property type: Condominium

Operation: Sale

- Land: 41.6 sqm
- Building: 38.0 sqm
- Bedrooms: 1
- Bathrooms: 1
- Stories: 5

- Number of Elevators: 1
- Floor number: 4
- Number Of Houses: 51
- environments: 1

- Pool

### Property status

Age: 2023

Without Mortgage: Yes

## Description

Located meters from the Golf Club, at the intersection of Solano García and Miñones streets, one of the most sought-after places in the prestigious neighborhood of the city of Montevideo, Uruguay.

Its outstanding design, which breaks the stereotype of the area, and its outstanding amenities, make this project the ideal opportunity for those looking for their home or a quality and exclusive investment.

In one of the neighborhoods with the greatest revaluation of the m2, with availability of studio apartments and one-bedroom units.

WITHOUT OCCUPANCY COSTS OR CONNECTION FEE, it is the most competitive and profitable project in the area, with a projected annual profitability of 6.33% in USD over 10 years between rental and resale.

4-story building with studio apartments, 1 and 2 bedrooms with exclusive outdoor space and unobstructed views.

It will have outstanding amenities:

- Infinity horizon pool
- Gym
- Barbecue for common use
- Lookout
- Laundry
- Grill
- Solarium.

Unit 407: - At the bottom with Northwest orientation... with 41.6 m2

Unit 408: - Lateral with Northeast orientation... with 43.6 m2

- Both are 1-bedroom apartments with a 3.6 m2 balcony.

It has the option of a grill for exclusive use: USD 17,500

Like a garage, it is a common space for exclusive use (Tomorrow it can be rented or sold internally in the building).

DELIVERY: MARCH 2025

Garages available: USD 28,000

Consult about different financing plans, always within the construction time.

\*DISCOUNTED PRICE: Applies to cash payments, for an amount equal to or greater than 80% of the total unit at the time of signing the commitment.

Real estate commission: 3% + VAT

A unique opportunity for investors and for those looking for their own home.

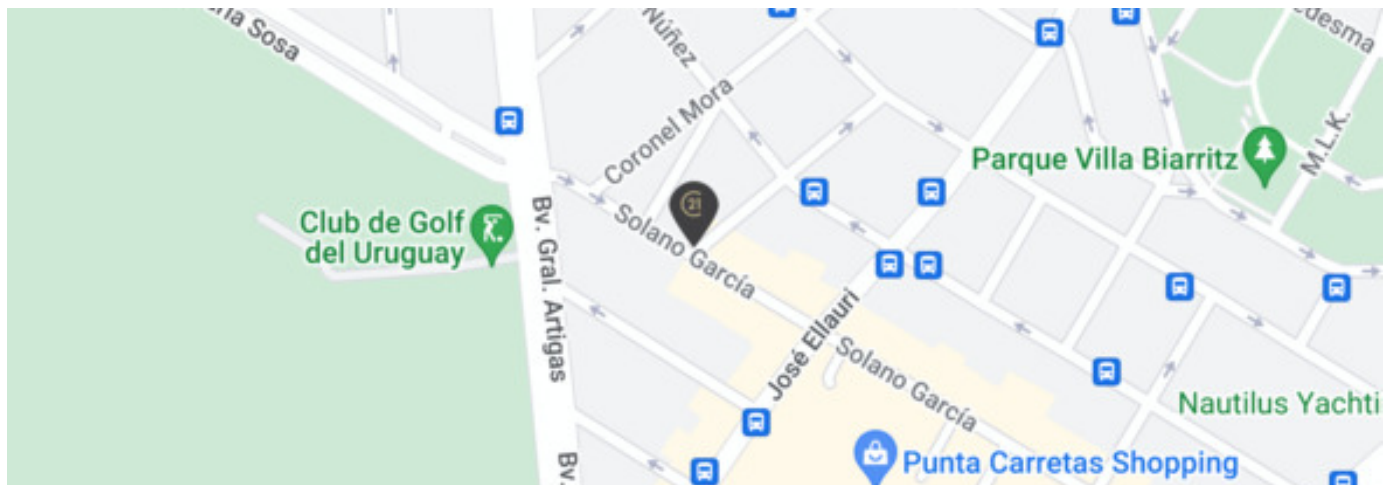
Do not hesitate to contact us!

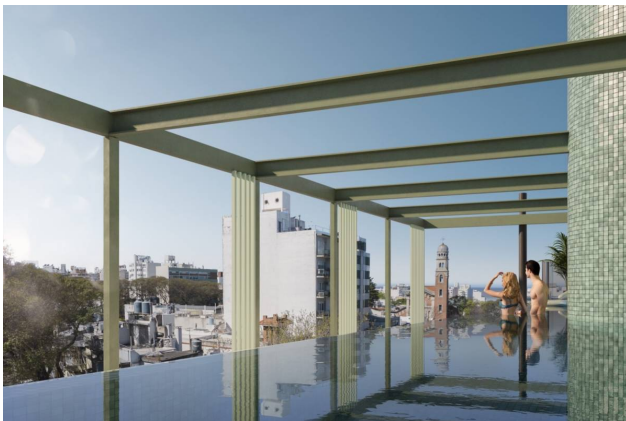
---

## Location

Solano García , Punta Carretas, Montevideo

## References





## PISOS 1 AL 4 - FONDO



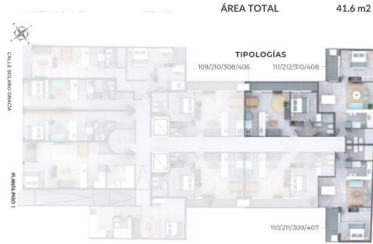
**APTOS: 1 DORMITORIO  
407**

ÁREA CONSTRUIDA	38.0 m <sup>2</sup>
Área Interior	33.9 m <sup>2</sup>
Área Muros	4.1 m <sup>2</sup>
ÁREA EXTERIOR	3.6 m <sup>2</sup>
<b>ÁREA TOTAL</b>	<b>41.6 m<sup>2</sup></b>



**APTOS: 1 DORMITORIO  
408**

ÁREA CONSTRUIDA	40.0 m <sup>2</sup>
Área Interior	36.0 m <sup>2</sup>
Área Muros	4.0 m <sup>2</sup>
ÁREA EXTERIOR	3.6 m <sup>2</sup>
<b>ÁREA TOTAL</b>	<b>43.6 m<sup>2</sup></b>



**FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo**  
**T 099170152 | [contacto@c21alpha.com.uy](mailto:contacto@c21alpha.com.uy) | <https://c21alpha.com.uy>**

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.