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## Condominium for Sale

Vázquez Ledesma Punta Carretas, Montevideo



**Sale: US\$ 249,820**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 71.5 sqm
- **Building:** 54.5 sqm
- **Front measurement:** 3.1 m
- **Background measurement:** 12.0 m
- **Bathrooms:** 1
- **Stories:** 10
- **Kitchen:** Full kitchen
- **Land:** irregular
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 1
- **Number Of Houses:** 24
- **Construction Quality:** High
- **Showers:** 1
- **environments:** 1

- |                |               |               |             |
|----------------|---------------|---------------|-------------|
| • Pets Allowed | • Water       | • Cable       | • Sewer     |
| • Electricity  | • Natural gas | • Internet    | • Pavement  |
| • Phone        | • Balcony     | • Living room | • Lake view |
| • Gym          | • Grill       | • SUM         |             |

### Property status

State: New

Age: 2023

Without Mortgage: Yes

## Description

### ASK FOR THE PROMOTIONAL DISCOUNT!

Unmissable promotion sale of Exclusive Studio Apartment in a well in Punta Carretas a few meters from Rambla Gandhi. With a privileged open view of the Rio de la Plata, Noir Rambla, located in Punta Carretas, is in one of the most coveted areas of Montevideo.

Address: José Vázquez Ledesma and Rambla Gandhi.

On José Vázquez Ledesma street, a few meters from the Villa Biarritz Park and the Rambla, it stands out for its proximity to green spaces and a booming gastronomic hub, in addition to its good access to the east and west of the city.

The building consists:

- \* 24 Units between 45 and 132m2.
- \* PB and basements of garages.
- \* 1 study floor.
- \* 9 floors of housing, Studio, 2 and 3 rooms.
- \* 1 floor of amenities.

This unit 101 is located on the 1st floor facing the street, it has 54.54 m2 covered, 16.96 semi-covered, 71.5 total.

Due to co-ownership regulations, the building allows you to have a temporary rental, which is a plus if you want to buy to generate profitability.

Green spaces to enjoy sports and outdoor life, Close to the beach, Punta Carretas Shopping, Golf. Close to the gastronomic center of Punta Carretas.

Balconies with porcelain tile floors and laminated glass railings with aluminum handrails.

Descriptive memory:

Design porcelain or wood-like floors.

Aluminum or PVC openings with DVH glass.

Balconies with porcelain tile floors and laminated glass railings with aluminum handrails.

Installation of pipes for Split type Air Conditioning

Top quality porcelain tile floors and coating in bathrooms.

Full vanity with mirror.

Top quality single-lever faucets in bathrooms and kitchen.

Top quality sanitary ware and accessories.

Stainless steel sink in kitchen.

Granite or Silestone countertop.

Kitchen furniture, cupboards and under counter design.

Full kitchen with extraction hood.

Porcelain countertop elevation.

Complete interior closets.

Generator set.

Automatic car lift.

Automatic access gates.

Elevator covered in stainless steel of the highest quality.

Electric doorman with viewfinder camera.

Full gym equipped with state-of-the-art machines and accessories.

sum and laundry fully equipped.

Delivery date: DECEMBER 2024

Garages: USD 40,000

Way to pay:

- \* 10% RESERVATION
- \* 80% PURCHASE AND SALE PROMISE
- \* 10% POSSESSION

We share with all real estate agencies.  
Real Estate Commission 3% plus VAT.  
Do not lose this chance!

### Location

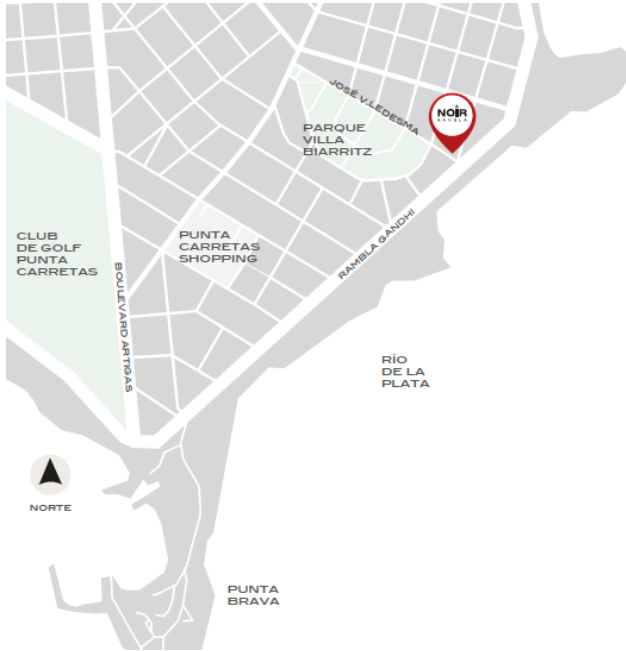
Vázquez Ledesma , Punta Carretas, Montevideo

### References



### Photo Catalog





Se informa que esta información es meramente orientativa y no constituye un contrato. El precio y las condiciones de venta pueden variar sin previo aviso. Se recomienda consultar con el agente inmobiliario para obtener más detalles. Este documento no constituye un contrato de compraventa. El presente es un documento informativo y no debe ser utilizado como base para la toma de decisiones de inversión. El precio y las condiciones de venta pueden variar sin previo aviso. Se recomienda consultar con el agente inmobiliario para obtener más detalles. Este documento no constituye un contrato de compraventa.



PISO 1						
M <sup>2</sup>	CUB	SEMI	DESC	TOTAL UF	ESPACIOS COMUNES	TOTAL M <sup>2</sup> APFOU UF
	54,54	-	16,96	71,50	21,45	92,95

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Property subject to availability.  
 Price subject to change without notice.

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