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House for Sale

Av. Brasil 2653 Pocitos, Montevideo



Sale: US\$ 3,950,000

Property type: Home

Operation: Sale

- **Land:** 860.0 sqm
- **Building:** 1,200.0 sqm
- **Bedrooms:** 5

- **Bathrooms:** 3
- **Parking lots:** 7
- **Stories:** 3
- **Number Of Houses:** 1

Property status

Age: 1923

Without Mortgage: Yes

Description

Excellent location on Av. Brasil, more than 1200 internal m2 in excellent condition, without the need for any repairs.

Modernized to develop your business activity, air conditioning in all rooms, structured cabling for data and telephony, video surveillance, electric intercom with viewer, direct connection to Headquarters.

This house was built in 1923 by the architect Arrarte Victoria and the construction company Castelli y Rondinoni in the Pocitos neighborhood of Montevideo.

It was intended as the presidential residence for Tomás Berreta, who lived there from 1946 to 1947.

The classic design of the building is perfectly adapted to modern functionality, with a covered driveway, a basement for special use and a large central hall that connects all levels, illuminated by a bay window.

The building stands out for its luminosity characteristics and its finishes, decorative treatments and elements of excellent quality equipment, such as stoves, marquetry floors and multiple lamps with attached furniture.

At present, the building has been adapted for offices of a company, preserving its particular original qualities.

It has modern electrical installation, security alarm, central heating system, air conditioning and interior and exterior intelligent lighting.

It is declared as an Asset of Departmental Interest, granting a reduction in the Real Estate Contribution tax. In addition, it has two annex buildings with meeting rooms, offices, kitchen and barbecue, among other spaces. There is also a room for events and courses, with a connection for a multimedia projector, as well as a cable connection to 48 workstations, distributed throughout both buildings.

The building has a perimeter fence, an alarm with response service, interior and exterior security cameras, fire alarm, fire doors, two internal and external emergency stairs, following international standards.

The spaces are equipped with all modern conveniences, from cleaning services to the latest technology, to offer a comfortable and immersive experience for guests.

There are also many leisure options around for guests during their stay.

There are nearby restaurants and bars, shops, art galleries and museums, and many other attractions that the Pocitos neighborhood of Montevideo has to offer.

Location

Av. Brasil 2653 , Pocitos, Montevideo

References

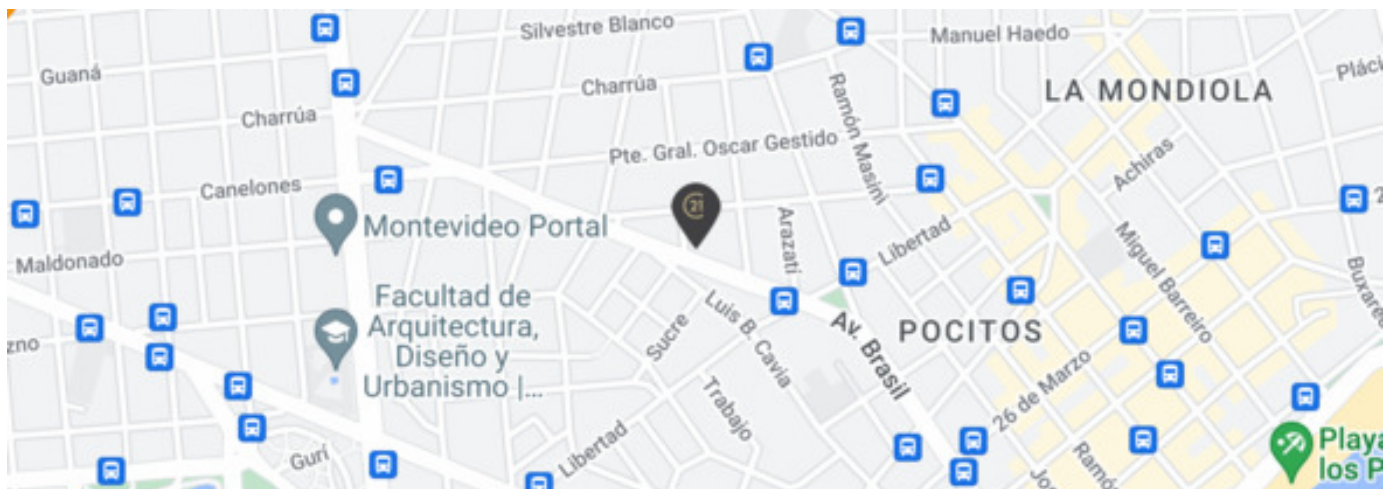
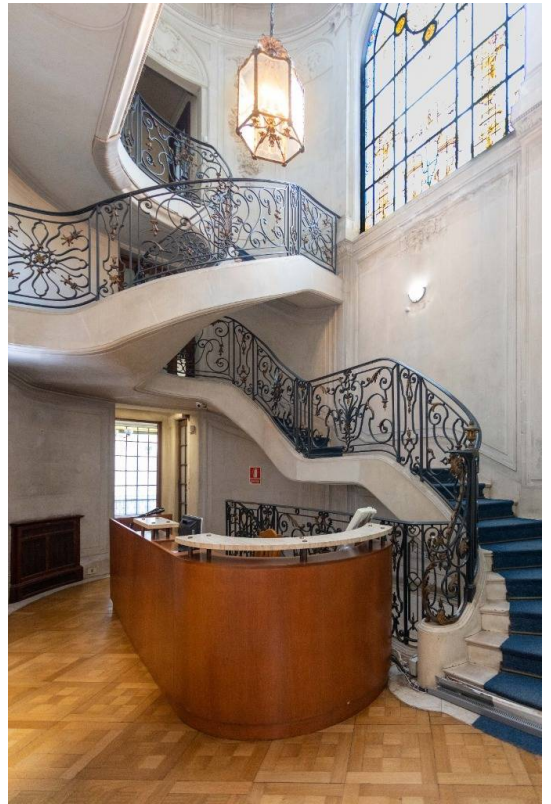
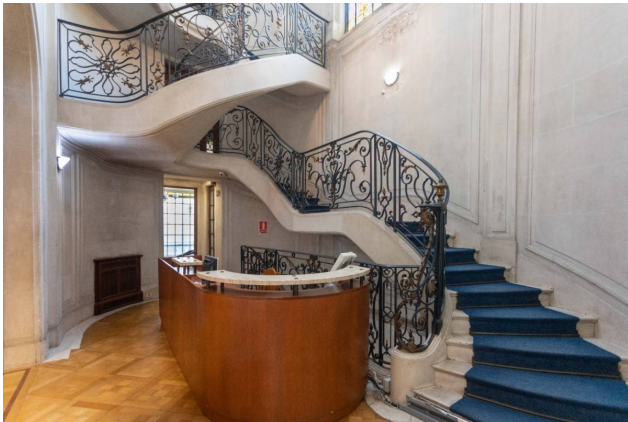
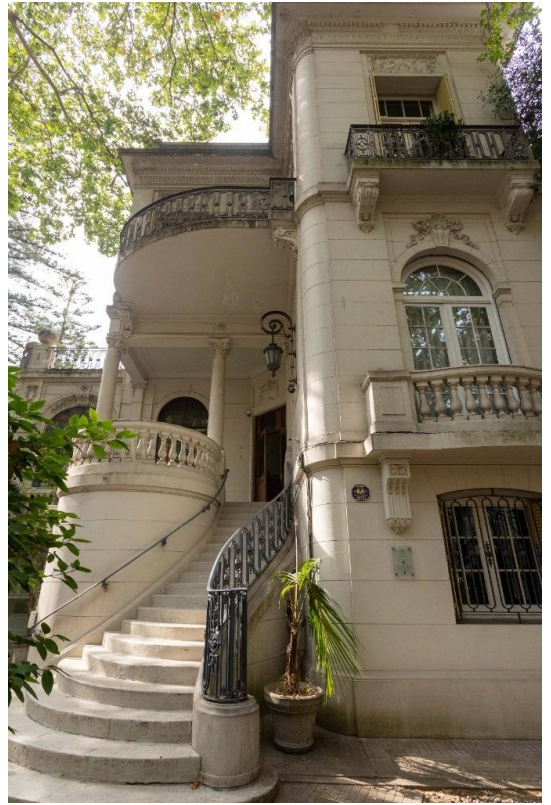
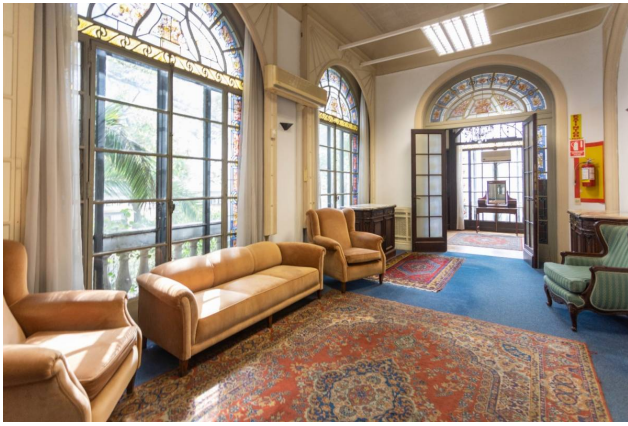
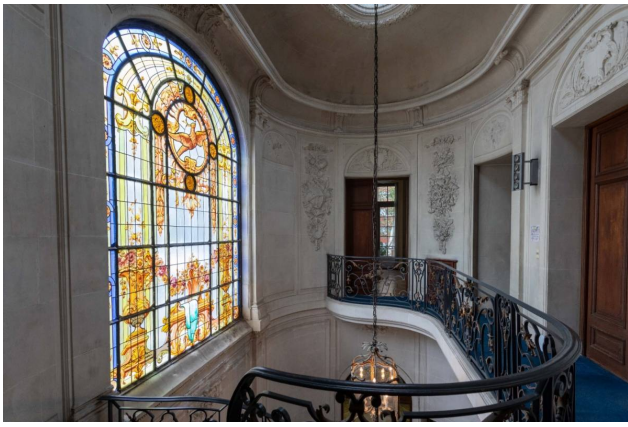


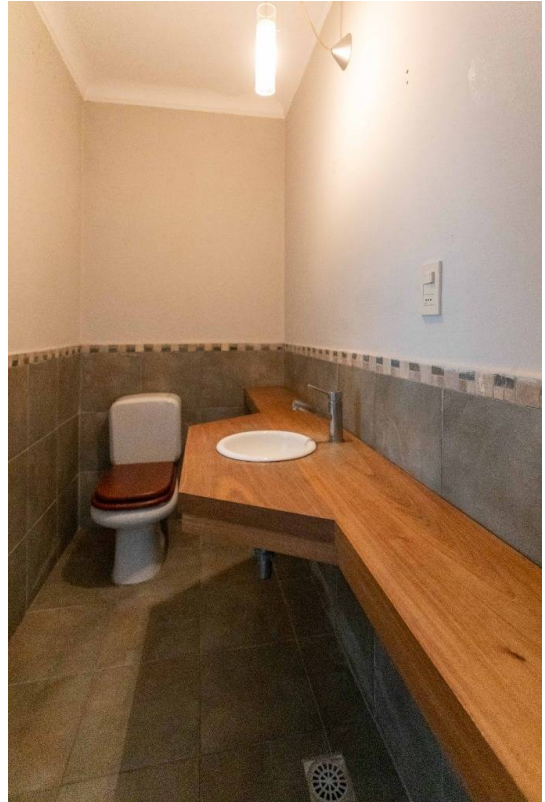
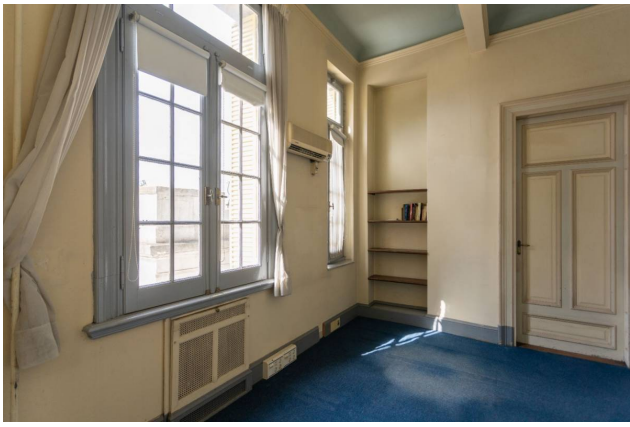
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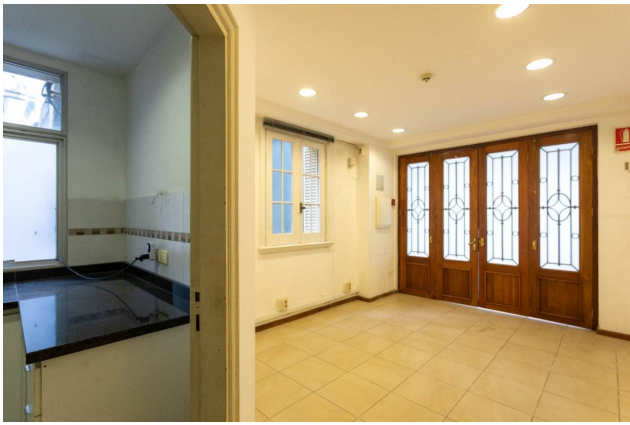


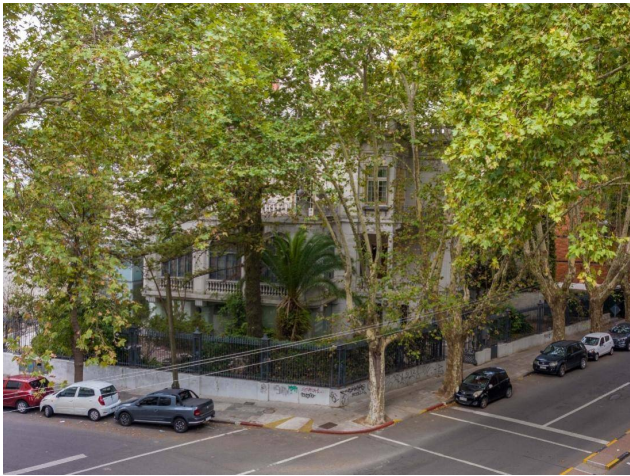


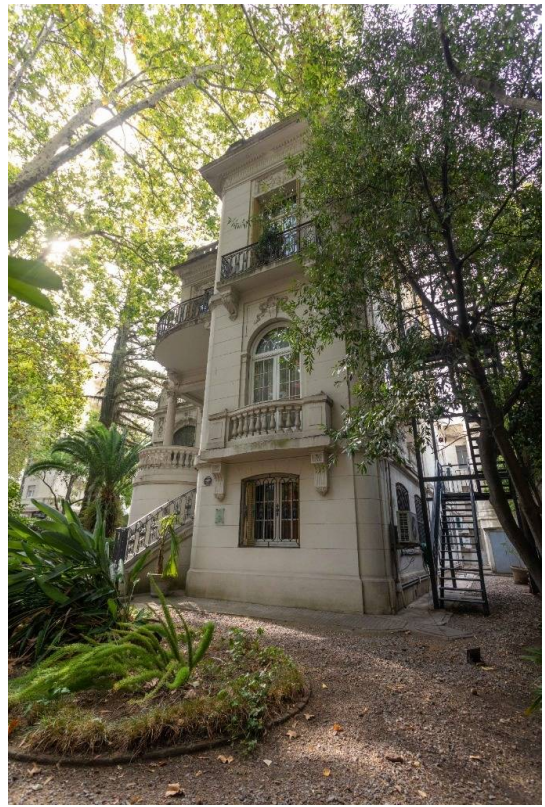


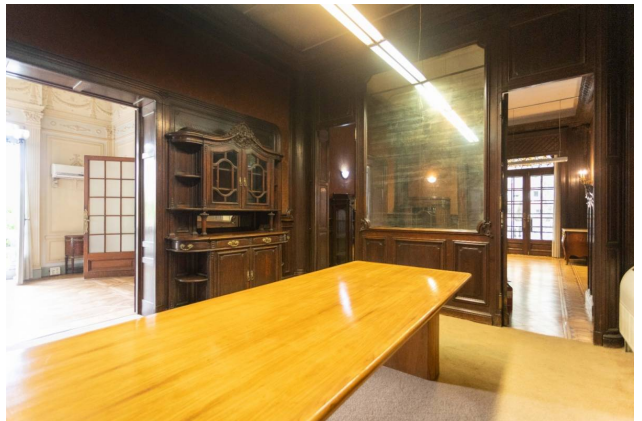
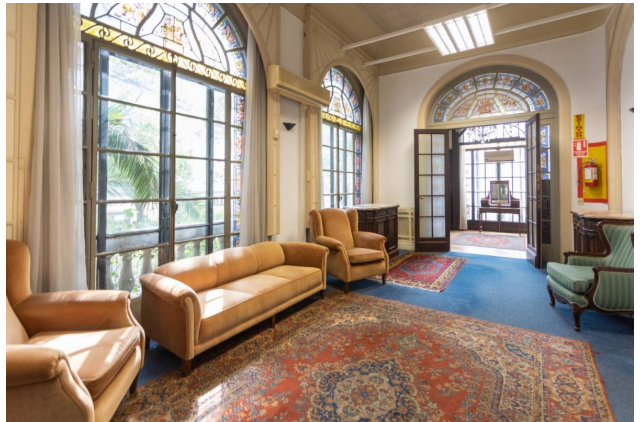
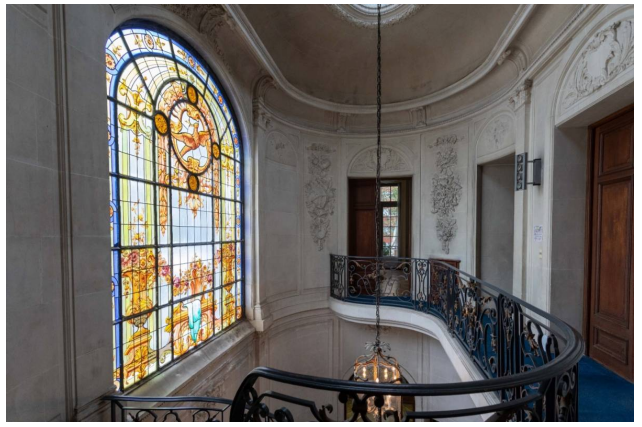


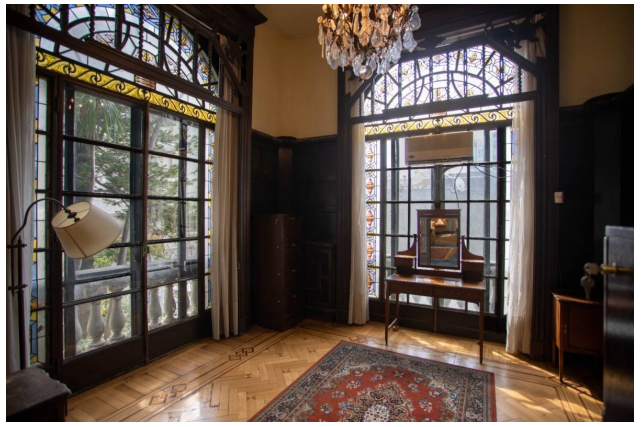


















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