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Condominium for Sale

Soriano 1106 Centro, Montevideo



Sale: US\$ 161,162

Maintenance : 4,500

Property type: Condominium

Operation: Sale

- **Land:** 53.0 sqm
- **Building:** 48.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 1
- **Number Of Houses:** 85

- | | | | |
|---------------|----------------------------------|------------------|------------|
| • Kitchen | • Water | • Electricity | • Balcony |
| • Living room | • Toilete | • Gym | • Bright |
| • Grill | • A / C pre-installation | • Public laundry | • Security |
| • Solarium | • Tipo de Padrón del inmueble: 2 | | |

Property status

State: New

Age: 2001

Without Mortgage: Yes

Description

2 bedroom apartment 2 blocks from 18 de Julio Avenue, near the Rambla, the Municipality of Montevideo and surrounded by theaters, restaurants and commercial areas.

This apartment begins its construction in the middle of this year by LGD, an architectural firm present since 1998, with more than 320 projects executed in much of Latin America.

Masmio is the fourth project of this line, in conjunction with Masmio Avenida, Masmio Guayabos, Masmio Design and it will have a total of 7,600 m2 developed in 109 Studio-type units (single room), 1 bedroom, 2 bedrooms and Amenities.

This specific apartment is developed on one floor with a total of 53 m2 (48 m2 built and 5 m2 terrace) facing Paraguay, which includes:

- Living room integrated with the kitchen.
- Two bedrooms.
- A full bathroom.
- 5 m2 terrace facing Paraguay street.

The units are delivered with cooktop and hood, bar, low and countertop cabinets.

The garages are sold separately with prices starting at US\$18,700 *check availability*

ENJOY MORE THAN YOUR APARTMENT.

With 650 m2 of AMENITIES to enjoy all year round, the building has spaces and services for you to share with whoever you want most:

- More than 200 m2 of green areas in its Plaza with a water mirror.
- Barbecues, grills.
- Coliving - cowork.
- Solarium.
- In-out gym to exercise indoors or outdoors.
- Laundry or Laundry space.
- Two access lobbies, being able to enter your apartment both on Soriano Street and on Paraguay Street.
- Wifi in all common spaces.
- Video surveillance with CCTV.
- Bike parking

Building within the promoted housing law area, which means

Exemption from Property Transaction Tax (ITP 2% on the cadastral value) on the first sale.

Greater profitability, better return on investment for rental in a market with strong demand.

100% exemption for 10 years from the tax on the income of residents and non-residents.

Exemption from Wealth Tax during the first 10 years.

Common expenses \$4500

Occupancy expenses: 4.75% at the time of occupancy

ACCEPT BANK LOAN AND FINANCING IN CONSTRUCTION

DELIVERY DATE: November 2025.

ASK FOR MORE OPTIONS FOR OTHER UNITS.

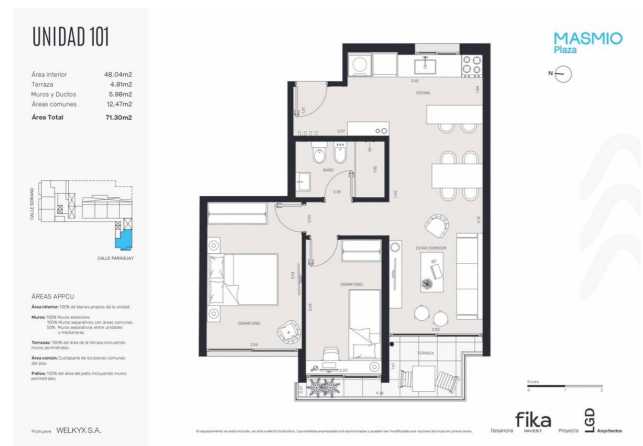
Real Estate Commission 3% + VAT

Soriano 1106 , Centro, Montevideo

References



Photo Catalog



Área interior	48.04m ²
Terraza	4.81m ²
Muros y Ductos	5.98m ²
Áreas comunes	12.47m ²
Área Total	71.30m²

ÁREAS DE APLICACIÓN

Área inferior: 100% de bienes propios de la unidad.

Muros: 100% Muros exteriores.
100% Muros separativos con áreas comunes.
50% Muros separativos entre unidades y medianeros.

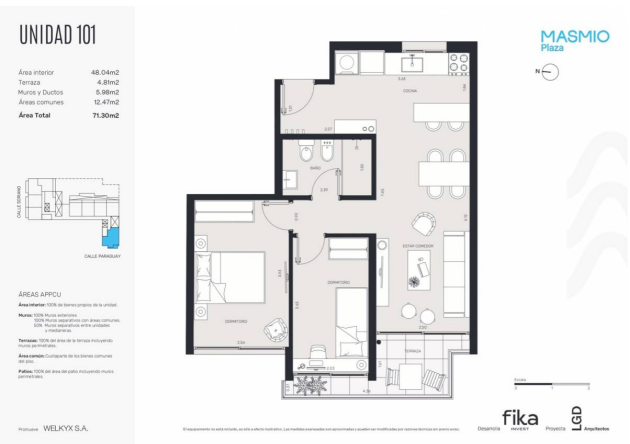
Terrazas: 100% del área de la terraza incluyendo muros perimetrales.

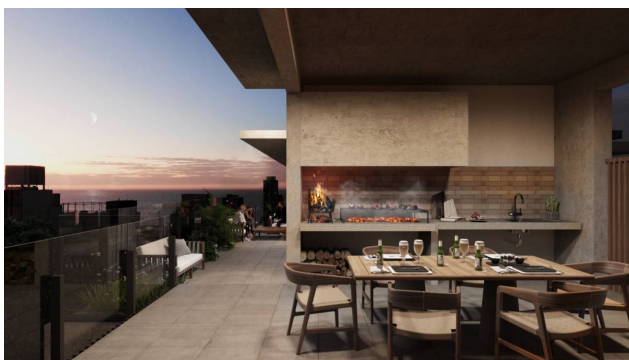
Área común: Compartir de los bienes comunes del piso.

Patio: 100% del área del patio incluyendo muros perimetrales.

Protección **WELKYX S.A.**







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Property subject to availability.

Price subject to change without notice.

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