



Camila Oyhenart

CENTURY 21.

Alpha

ID: 5105
coyhenart@c21alpha.com.uy
+59899836873



Condominium for Sale

Soriano 1106 Centro, Montevideo



Sale: US\$ 134,025

Maintenance : 3,500

Property type: Condominium

Operation: Sale

- **Land:** 56.8 sqm
- **Building:** 36.7 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Kitchenette
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 1
- **Number Of Houses:** 85

• **environments:** 5

- | | | | |
|------------|--------------------------|------------------|------------|
| • Water | • Electricity | • Gym | • Bright |
| • Grill | • A / C pre-installation | • Public laundry | • Security |
| • Solarium | | | |

Property status

State: New

Age: 2025

Without Mortgage: Yes

Description

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

IMPORTANT DISCOUNTS BEFORE THE WORK BEGINS - AUGUST 2023

Construction of this apartment began in the middle of this year by LGD, an architectural firm that has been present since 1998, with more than 320 projects carried out in much of Latin America.

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

This specific apartment is developed on one floor with a total of 57 m2 (37 m2 built and 7 m2 of terrace) facing Soriano, which includes:

- Living room integrated with the kitchen.
- A bedroom.
- A full bathroom.
- 7 m2 terrace facing Soriano street.

The units are delivered with anafe and hood, bar, closets under and desktop.

The garages are sold separately with prices starting at U\$S 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 square with a reflecting pool.
- Barbecues, grills.
- Coliving - coworking.
- Solarium.
- Gym in out to exercise indoors or outdoors.
- Laundry or laundry space.
- Two access Lobbies, being able to enter your apartment from both Soriano and Paraguay streets.
- Wifi in all common spaces.
- Video surveillance with CCTV.
- Bike parking

A MORE SUSTAINABLE BUILDING:

Solar panels to supply energy to common spaces.

Hermetic double glass windows + reflective glass 210 m2 to effect the preservation of temperature.

Garages with electric car charger forecast.

LED lighting in common areas.

Dual flush toilets.

ALL THIS WITH THE BENEFITS OF THE TAX EXEMPTION LAW NUMBER 18,795:

Exemption from Property Transactions 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 levied on the income of residents and non-residents.

Exemption from the Wealth Tax during the first 10 years.

Common expenses \$3500 (for standard 1-bedroom apartments in the building).

ACCEPT BANK LOAN

DELIVERY DATE: August 2025.

ASK FOR MORE OPTIONS OF OTHER UNITS.

Real Estate Commission 3% + VAT

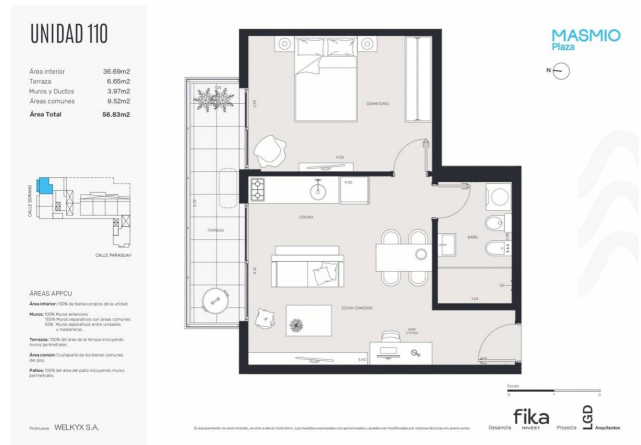
Location

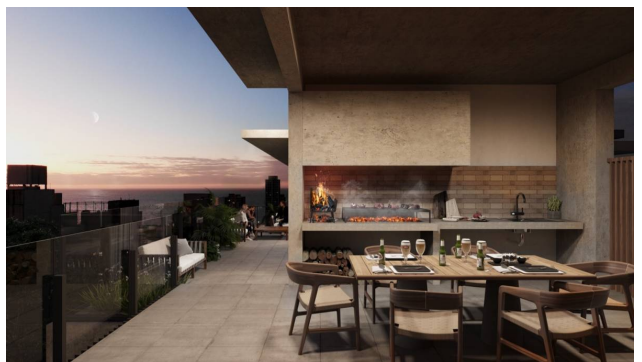
Soriano 1106 , Centro, Montevideo

References



Photo Catalog







UNIDAD 110

Área Interior	36,85m ²
Terraza	6,95m ²
Muros y Ductos	3,97m ²
Áreas Comunes	6,32m ²
Área Total	68,13m²

SÍNCAS APPDU

Área de superficie 100% de terreno propio de la unidad.

Materiales: 100% Muros autorizados.
100% Muros autorizados para áreas comunes.
100% Muros autorizados para áreas comunes.
100% Muros autorizados para áreas comunes.

Terminados: 100% de áreas de los ambientes interiores.
100% de áreas de los ambientes interiores.
100% de áreas de los ambientes interiores.

Equipamiento: 100% de los ambientes comunes.
100% de los ambientes comunes.
100% de los ambientes comunes.

Faltos: 100% de áreas de los ambientes interiores.
100% de los ambientes interiores.
100% de los ambientes interiores.

Proyectado por: **WELKYY S.A.**

MASMIO Plaza

fika **leg**

FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | 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.