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### Condominium for Sale

Soriano 1106 Centro, Montevideo



**Sale: US\$ 85,230**

**Maintenance : 3,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 34.8 sqm
- **Building:** 23.3 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 3
- **Number Of Houses:** 85

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

### Property status

State: New

Age: 2025

Without Mortgage: Yes

## Description

Studio 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 35 m2 (23 m2 built and 3 m2 of terrace) facing the quiet part of the building towards a large green space in the building, which includes:

- Space integrated bedroom - Living room and kitchen.
- A full bathroom.
- Terrace of 3 m2.

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 \$3000 (for standard efficiency units in the building).

ACCEPT BANK LOAN

DELIVERY DATE: August 2025.

ASK FOR MORE OPTIONS OF OTHER UNITS.

Real Estate Commission 3% + VAT

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Soriano 1106 , Centro, Montevideo

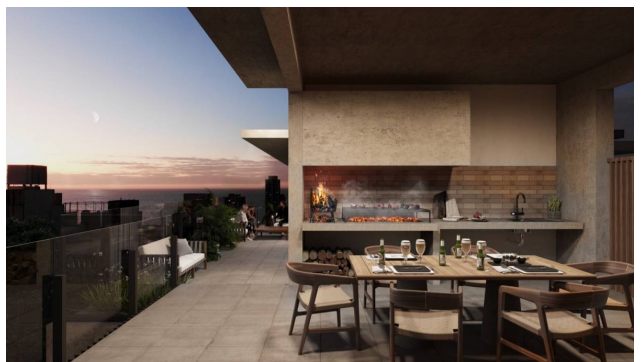
## References

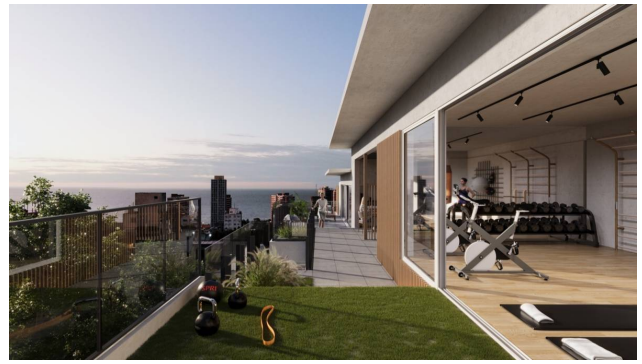


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