



Camila Oyhenart

CENTURY 21.

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UNIDAD 310

Área interior 48,99m²
Terraza 41,57m²
Muros y Ductos 6,90m²
Área comunes 11,54m²
Área Total 108,96m²

ÁREAS APPCUI

Área interior: 100% de terreno propio de la ciudad.

Área común: 100% de terreno propio de la ciudad.

Terraza: 100% de área de la terraza propia de la ciudad.

Área común: 100% de área de la terraza propia de la ciudad.

Patios: 100% del área del patio propia de la ciudad.

Proyectado: WELKYX S.A.

fika LGD

Condominium for Sale

Soriano 1106 Centro, Montevideo



Sale: US\$ 198,798

Maintenance : 4,500

Property type: Condominium

Operation: Sale

- Land: 109.0 sqm
- Building: 48.9 sqm
- Bedrooms: 2
- Bathrooms: 1
- Stories: 11
- Land: regular
- Condition: New
- Number of Elevators: 2
- Floor number: 35
- Number Of Houses: 85

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|---------------|----------------------------------|------------------|------------|
| • 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: 2025

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 109 m2 (49 m2 built and 42 m2 terrace) facing Soriano, which includes:

- Living room integrated with the kitchen.
- Two bedrooms.
- A full bathroom.
- Large terrace of 42 m2.

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 (approximate for a 2-bedroom unit, may vary according to the size of the apartment).

ACCEPT BANK LOAN

Occupancy expenses: 4.75% at the time of occupancy

DELIVERY DATE: November 2025.

Real Estate Commission 3% + VAT

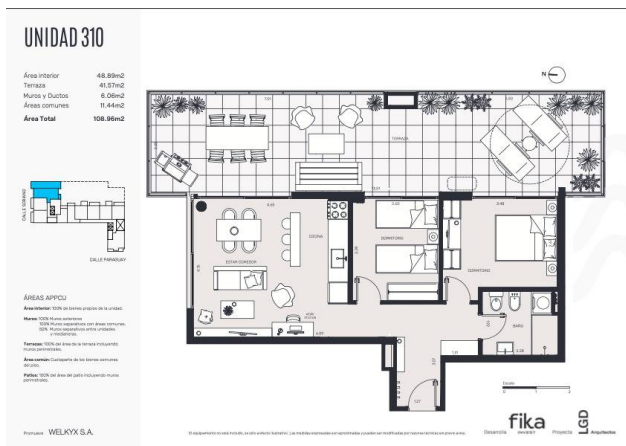
Location

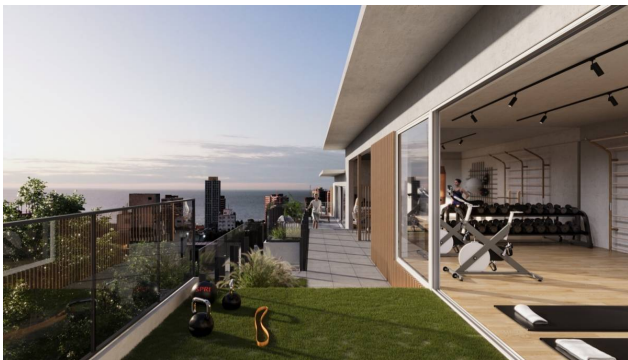
Soriano 1106 , Centro, Montevideo

References



Photo Catalog





UNIDAD 310

Área interior	45.89m ²
Terraza	41.57m ²
Alcoba y Baños	6.00m ²
Áreas comunes	11.44m ²
Área Total	106.90m²

Área interior: 100% de terreno propio de la unidad.
 Alcobas: 100% de área propia.
 Baños: 100% de área propia.
 Terraza: 100% del área de la Unidad y del terreno propio de la Unidad.
 Áreas comunes: Compartido de los terrenos comunes.
 Pabellón: 100% del área del pabellón de la Unidad y del terreno propio de la Unidad.

fika LED
 WELKYY S.A.

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Property subject to availability.

Price subject to change without notice.

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