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Condominium for Sale

Soriano 1106 Centro, Montevideo



Sale: US\$ 100,993

Maintenance : 3,000

Property type: Condominium

Operation: Sale

- **Land:** 37.8 sqm
- **Building:** 24.3 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 10
- **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: 2025

Without Mortgage: Yes

Description

Studio 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 38 m2 (24 m2 built and 4 m2 terrace) facing the quiet part of the building towards the large green area of the building, which includes:

- Integrated bedroom space - Living room and kitchen.
- A full bathroom.
- 4 m2 terrace.

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

A MORE SUSTAINABLE BUILDING:

Solar panels to supply energy for common spaces.

Hermetic double glass windows + reflective glass 210 m2 to effectively preserve temperature.

Garages with electric car charger provision.

LED lighting in common areas.

Dual flush toilets.

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

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 \$3000 (for standard studio apartments in the building).

ACCEPT BANK LOAN and FINANCING IN CONSTRUCTION

DELIVERY DATE: November 2025.

Real Estate Commission 3% + VAT

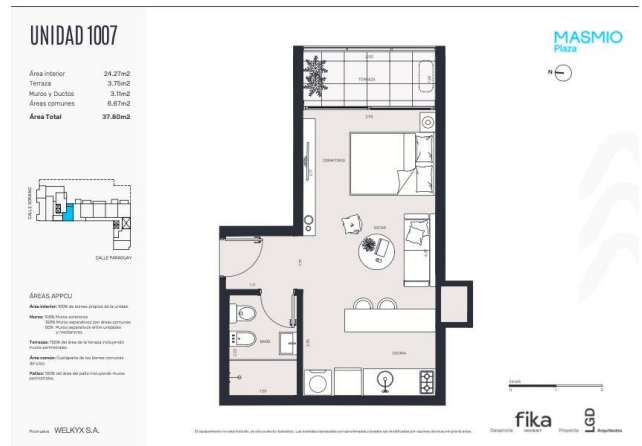
Location

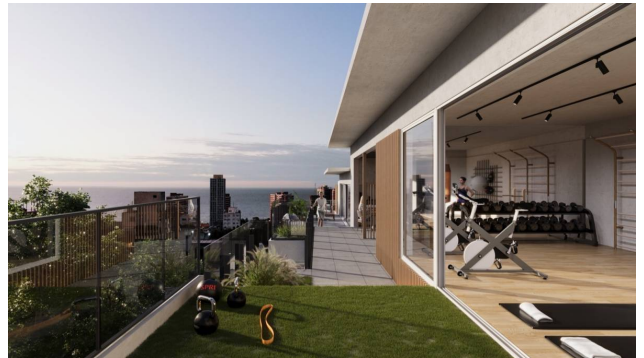
Soriano 1106 , Centro, Montevideo

References



Photo Catalog





UNIDAD 1007

Área interior	24.27m ²
Terraza	3.75m ²
Módulo y Tráctico	3.38m ²
Áreas comunes	6.67m ²
Área Total	37.80m²

Área interior: 100% de la superficie construida.
 Módulo y Tráctico: 100% de la superficie construida.
 Terraza: 100% del área de la terraza y 100% de la superficie construida.
 Área común: 100% de la superficie construida.
 Puntos: 100% del área del punto 1007 y 100% de la superficie construida.

Área APPDU
 Área interior: 100% de la superficie construida.
 Módulo y Tráctico: 100% de la superficie construida.
 Terraza: 100% del área de la terraza y 100% de la superficie construida.
 Área común: 100% de la superficie construida.
 Puntos: 100% del área del punto 1007 y 100% de la superficie construida.

fika LGD
 WELKYY S.A.

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Property subject to availability.

Price subject to change without notice.

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