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**CENTURY 21.**

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**Condominium for Sale**

**Aguada, Montevideo**



**Sale: US\$ 162,932**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 70.2 sqm
- **Building:** 52.3 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 3
- **Number Of Houses:** 80
- **Construction Quality:** High
- **environments:** 3

- Water
- A / C pre-installation
- Tipo de cobertura (Garage): 3

- Balcony
- Public laundry
- Tipo Garage: 1

- Living room
- Security
- Acceso al Garage: 1

- Grill
- Solarium
- Tipo de Padrón del inmueble: 1

**Property status**

State: New

Age: 2023

Without Mortgage: Yes

**Description**

Brand new apartment with 2 bedrooms and 1 bathroom. The social space of kitchen, dining room and living room is integrated and is oriented to the northwest, on Av. Libertador.

\*Consult for the same typology in other floors\*

This specific apartment is located on the 3rd floor, UF 301.

It has a total footage of 70.19 m<sup>2</sup>, Own 52.27 m<sup>2</sup> / Balcony 4.66 m<sup>2</sup>

#### THE APARTMENTS

- \* All units have exterior expansion: balconies, terraces and gardens according to each type.
- \* Views guaranteed by its large windows.
- \* Apartments with 1, 2 and 3 bedrooms, all with excellent views of the city.
- \* Aluminum openings.
- \* Porcelain or similar floors in bathrooms.
- \* Installation for cable TV and Tel.
- \* Does not include closets or dressing rooms.
- \* Pre-Installation of individual electric water heater for hot water (provision not included)
- \* Heating: Pre-Installation of Hot/Cold Air Conditioning (does not include provision of equipment).
- \* Kitchens: granite or similar countertops, stainless steel sink, furniture under the counter (does not include cupboards or overhead furniture).
- \* Bathrooms: Top quality sanitary ware and taps.

#### Building

It is located on a corner, with three clear facades, it displays impressive irregular tiles that serve as a tray for its gardens. Green facades act as a natural noise insulator because they absorb and reduce high frequency sounds, reducing noise by up to 10 decibels.

They also reduce the interior temperature of a building by up to 5 degrees in summer and maintain the temperature in winter.

It is established in an area with strong commercial dynamics.

It has a great view, not only because of its location on the corner and on Av. Libertador, but also because its architecture and volumetry will make it a new milestone in the architecture of our times.

\*80 apartments from the 1st to the 11th floor

\*Commercial ground floor

\*40 Garages in basement and ground floor

\*2 elevators

\*Roof top amenities

\*Security system

#### AMENITIES

\*Hall and Cowork space linked to central patio.

\*Rooftop with views of the Bay and the Hill of Montevideo

\*Lookout

\*Grills

\*SUM

\*Bike Parking

#### ASK FOR OTHER OPTIONS OF 1, 2, 3 BEDROOMS

The garages are sold separately with prices starting at U\$S 22,889 - CHECK AVAILABILITY

Ready to be delivered APRIL 2023

#### PAYMENT SCHEME

20% Advance / CV Commitment

30% Financing in installments - Number of installments: 2

50% to possession

4.5% Occupancy Expenses to Possession

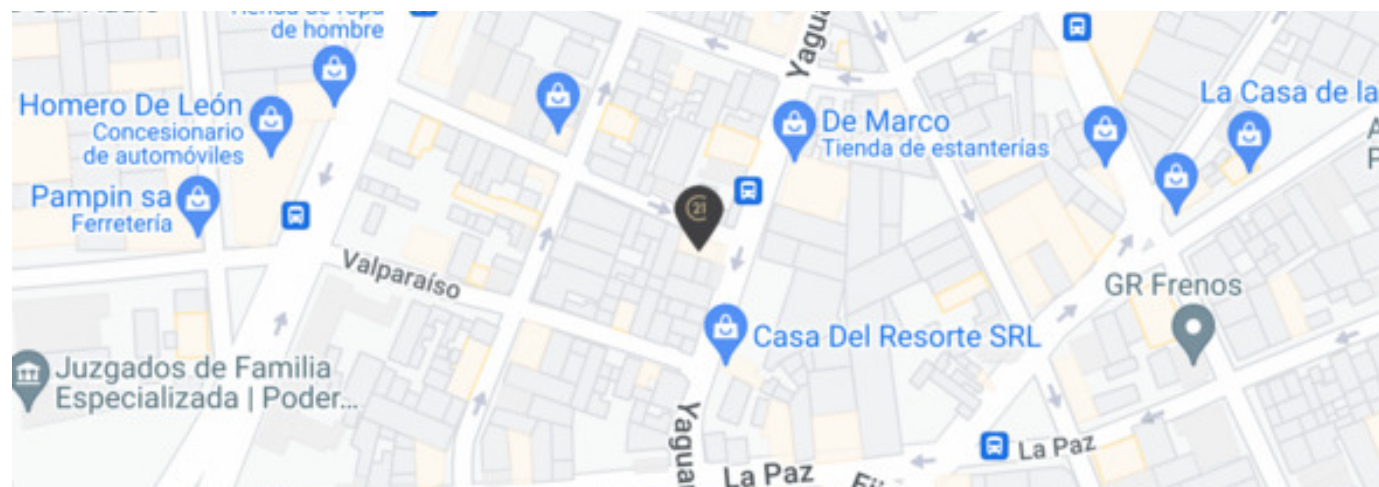
PROMOS: SPECIAL PROMO 2023 - 2 BEDROOM UNIT. + 1 GARAGE: 25% advance / 75% possession

100% ADVANCE PAYMENT: SPECIAL 5% DISCOUNT

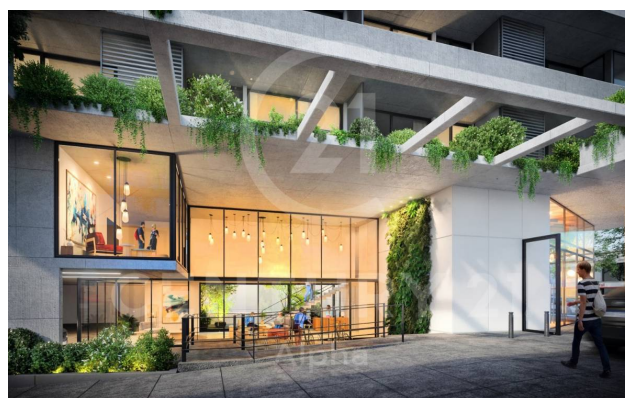
### Location

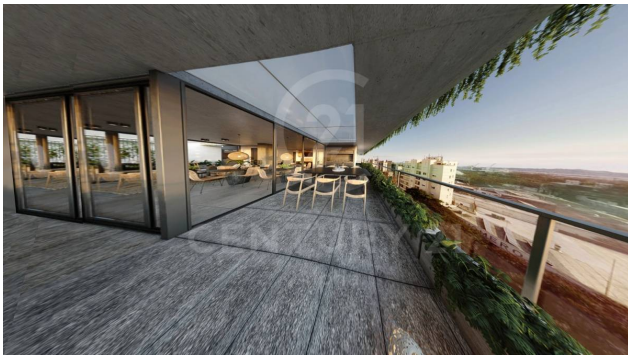
, Aguada, Montevideo

### References



### Photo Catalog













PISOS 3°/7°  
UF 301 al 601  
801 al 1101



PISO 3°/7°  
1 Y 2 DORMITORIOS



**2 DORMITORIOS / 1 BAÑO**

Área propia (m <sup>2</sup> )	52,27
Balcón (m <sup>2</sup> )	4,56
Área mutua (m <sup>2</sup> )	6,34
Área ductos (m <sup>2</sup> )	0,12
Área común (m <sup>2</sup> )	6,80
<b>ÁREA TOTAL (m<sup>2</sup>)</b>	<b>70,19</b>

NOTA:  
100% húcos adosados.  
100% húcos adosados con áreas comunes.  
80% húcos adosados con unidades independientes.  
Las áreas propias, terraza, ductos, área común, patios o  
terrazas están contempladas según los criterios del APPCC.



**1 DORMITORIO**

UF 300-765 - Total 46,31 m <sup>2</sup>
Proposa 32,23 m <sup>2</sup> / Balcón 3,77 m <sup>2</sup> / C.D.M. 6,89 m <sup>2</sup>
UF 300-764 - Total 46,31 m <sup>2</sup>
Proposa 32,23 m <sup>2</sup> / Balcón 4,54 m <sup>2</sup> / C.D.M. 6,13 m <sup>2</sup>
UF 300-766 - Total 46,31 m <sup>2</sup>
Proposa 32,23 m <sup>2</sup> / Balcón 4,54 m <sup>2</sup> / C.D.M. 6,13 m <sup>2</sup>
UF 300-767 - Total 46,31 m <sup>2</sup>
Proposa 31,45 m <sup>2</sup> / Balcón 3,82 m <sup>2</sup> / C.D.M. 6,72 m <sup>2</sup>

**2 DORMITORIOS**

UF 301-1101 - Total 70,19 m <sup>2</sup>
Proposa 52,27 m <sup>2</sup> / Balcón 4,56 m <sup>2</sup> / C.D.M. 13,26 m <sup>2</sup>
UF 300-768 - Total 61,16 m <sup>2</sup>
Proposa 50,82 m <sup>2</sup> / Balcón 4,79 m <sup>2</sup> / C.D.M. 11,78 m <sup>2</sup>
UF 300-769 - Total 61,16 m <sup>2</sup>
Proposa 50,81 m <sup>2</sup> / Balcón 4,77 m <sup>2</sup> / C.D.M. 12,61 m <sup>2</sup>
UF 300-770 - Total 70,19 m <sup>2</sup>
Proposa 53,65 m <sup>2</sup> / Balcón 4,32 m <sup>2</sup> / C.D.M. 12,20 m <sup>2</sup>

Proyecto aprobado según Normas del Poder Ejecutivo N.º 18.130 del 14/05/2014, normas reglamentarias, modificatorias, las  
condiciones del proyecto pueden ser sometidas a cualquier cambio, habiéndose otorgado un plazo de 90 días, 10/10/2014 a cualquier  
representante. Todas las etapas, modificaciones y complementos de los proyectos son responsabilidad del promotor,  
autorización y control edilicio y modificatorias. El cumplimiento de esta ley, queda a cargo de los constructores, que deberán  
expresarla, así como también a cualquier otro funcionario que se encuentre en el momento de la obra.



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Property subject to availability.

Price subject to change without notice.

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