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Condominium for Sale

Cordón, Montevideo



Sale: US\$ 132,671

Maintenance : 4,238

Property type: Condominium

Operation: Sale

- Land: 75.6 sqm
- Building: 32.4 sqm
- Bedrooms: 1
- Bathrooms: 1
- Stories: 11
- Kitchen: Full kitchen

- Condition: New
- Number of Elevators: 2
- Floor number: 1
- Number Of Houses: 110
- Construction Quality: Middle - High

Property status

State: New

Age: 2024

Without Mortgage: Yes

Description

1 bedroom apartment one block from Avenida 18 de Julio, close to several faculties and services in the southern cordon area.

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 third project of four in this line, in conjunction with Masmio Avenida, Masmio Plaza, and Masmio Design, and it will have a total of 7,500 m2 developed in 110 studio-type units (single-room), 1-bedroom, 2-bedroom and amenities.

This specific apartment is developed on a floor with a total of 76 m2 (32 m2 built and 32 m2 of patio + walls, ducts and common areas) facing the quiet part of the building and floor 1, including:

- A bedroom.
- Integrated living room and kitchen.
- A full bathroom.
- Patio 32 m2.

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

The garages are sold separately with prices starting at U\$S 18,800.

ENJOY MORE THAN YOUR APARTMENT.

With more than 700 m2 of amenities to enjoy all year round, the building has spaces and services for you to share with whoever you want the most:

Colliving / Coworking
green square
Water mirror
Equipped Grills
Solarium
Laundry
Gym
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.

Low common expenses: Water, Sanitation, Security 24 hours. with video-monitoring system.
Wifi in common areas

DELIVERY DATE: March 2024.

ASK FOR MORE OPTIONS OF OTHER UNITS.

Real Estate Commission 3% + VAT

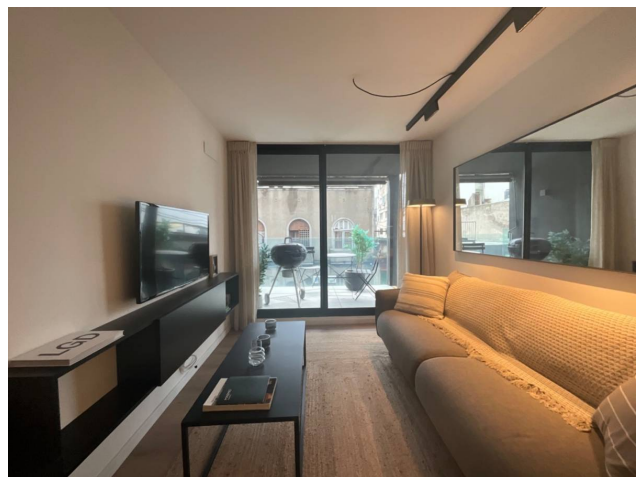
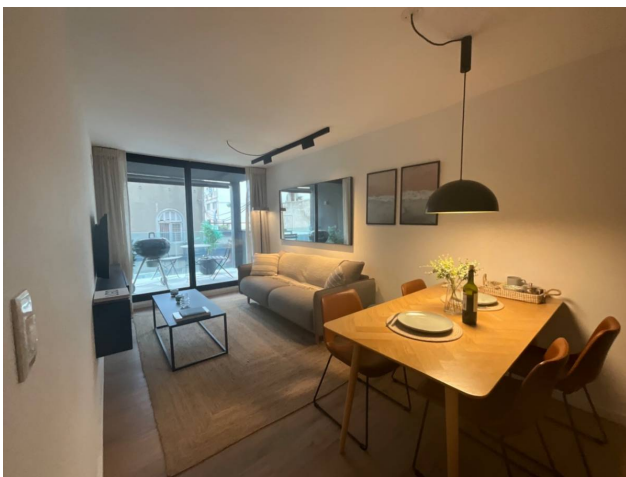
Location

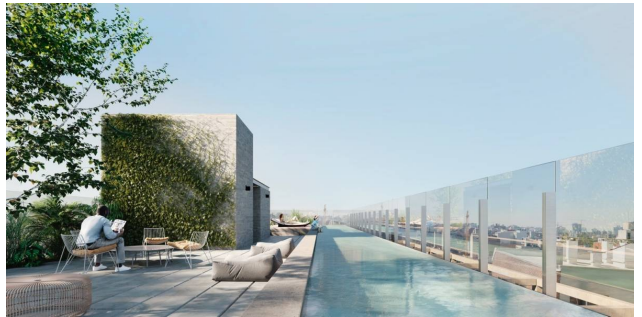
, Cordón, Montevideo

References



Photo Catalog





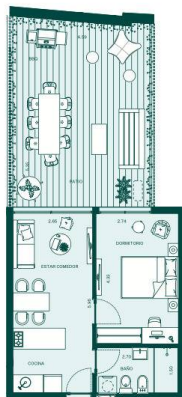
UNIDAD 109

Área propia 32.40m²
Muros y Ductos 4.80m²
Áreas comunes 7.88m²
Subtotal 44.88m²
Patio 30.90m²
Área Total 75.88m²



ÁREAS APPLICI

Área propia: 100% de la construcción de la unidad.
Muros y Ductos: 100% Muros estructurales y áreas comunes.
100% Muros no estructurales y instalaciones.
Equipamiento:
Tampoco: 100% del área de la terraza independiente.
Áreas comunes: 100% del área de la terraza independiente.
Área común: Compartido de las áreas comunes.
Patio: 100% del área del patio independiente.
Compartido.



MASMIO Guatemala



FIL 3D



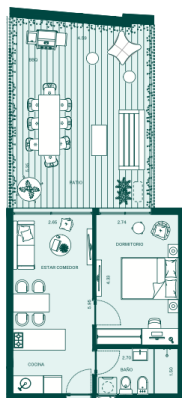
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MASMIO Guatemala



FIL 3D

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Property subject to availability.

Price subject to change without notice.

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