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### Condominium for Sale

Cordón, Montevideo



Sale: US\$ 177,900

Maintenance : 5,633

Property type: Condominium

Operation: Sale

- Land: 93.6 sqm
- Building: 55.0 sqm
- Bedrooms: 2
- Bathrooms: 1
- Stories: 11
- Kitchen: Full kitchen
- Condition: New
- Number of Elevators: 2
- Floor number: 10
- Number Of Houses: 110
- Construction Quality: Middle - High

- Water
- Electricity

### Property status

State: New

Age: 2024

Without Mortgage: Yes

## Description

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

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

This specific apartment is developed on one floor with a total of 72 m2 (50.71 m2 built and 6.83 m2 of terrace + walls, ducts and common areas) facing the quiet part of the building and floor 2, which includes:

- Two bedrooms Bedroom.
- Integrated living room and kitchen.
- A full bathroom.
- 7 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\$18,800.

## 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 most:

Coliving / Coworking  
Green Square  
Water mirror  
Equipped Grills  
Solarium  
Laundry  
Gym  
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.

Low common expenses: Estimated for this unit \$5633  
Water, Sanitation, 24 hours a day. with video-monitoring system.  
Wifi in common areas

DELIVERY DATE: March 2024.

ASK FOR MORE OPTIONS FOR OTHER UNITS.

Real Estate Commission 3% + VAT

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## Location

, Cordón, Montevideo

## References



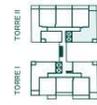
## Photo Catalog



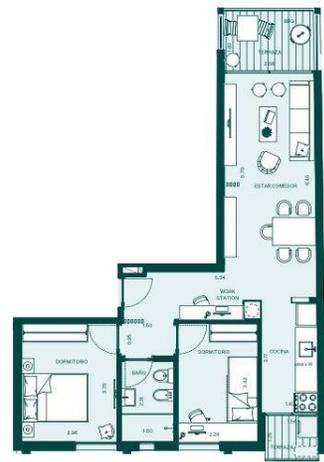


**UNIDAD 206-1006**

|                |                     |
|----------------|---------------------|
| Área propia    | 50.71m <sup>2</sup> |
| Terraza        | 6.83m <sup>2</sup>  |
| Muros y Ductos | 4.38m <sup>2</sup>  |
| Áreas comunes  | 10.08m <sup>2</sup> |
| Área Total     | 72.00m <sup>2</sup> |



**ÁREAS APPLICI**  
 Área propia: 100% de la construcción de la unidad.  
 Muros: 100% Muros exteriores.  
 Muros: 100% Muros interiores con áreas comunes.  
 10% Muros exteriores entre unidades y edificios.  
 Terrazas: 100% del área de las terrazas incluyendo áreas comunes.  
 Área común: Compartido de las áreas comunes del piso.  
 Pisos: 100% del área del piso incluyendo áreas comunes.



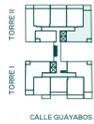
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**AREAS APFCU**  
 Área propia: 100% de bienes propios de la unidad.  
 Muros: 100% Muros exteriores  
 100% Muros interiores en áreas comunes.  
 100% Muros separadores entre unidades y medidores.  
 Terrazas: 100% del área de la terraza incluyendo muros exteriores.  
 Área común: Cuota parte de los bienes comunes del bien.  
 Pisos: 100% del área del piso incluyendo muros perimetrales.



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 Price subject to change without notice.

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