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Condominium for Sale

Cordón, Montevideo



Sale: US\$ 169,195

Maintenance : 6,287

Property type: Condominium

Operation: Sale

- **Land:** 94.4 sqm
- **Building:** 51.7 sqm
- **Bedrooms:** 2
- **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 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 94 m2 (52 m2 built, 2 m2 terrace, 21 m2 patio + walls, ducts and common areas) facing the quiet part of the building and floor 1, which includes:

- Two Bedroom.
- Integrated living room and kitchen.
- A full bathroom.
- 2 m2 terrace.
- 21 m2 patio.

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 \$6287

Water, Sanitation, 24 hour security. with video-monitoring system.

Wifi in common areas

DELIVERY DATE: March 2024.

ASK FOR MORE OPTIONS FOR OTHER UNITS.

Real Estate Commission 3% + VAT

Location

, Cordón, Montevideo

References

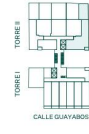


Photo Catalog



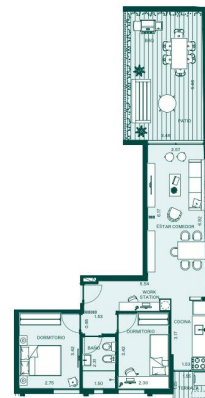
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Área propia	21.74m ²
Terraza	2.00m ²
Muros y Ductos	6.95m ²
Áreas comunes	12.29m ²
Subtotal	72.98m ²
Piso	21.40m ²
Área Total	94.38m ²



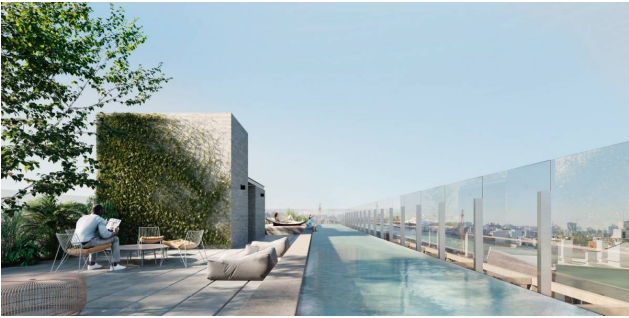
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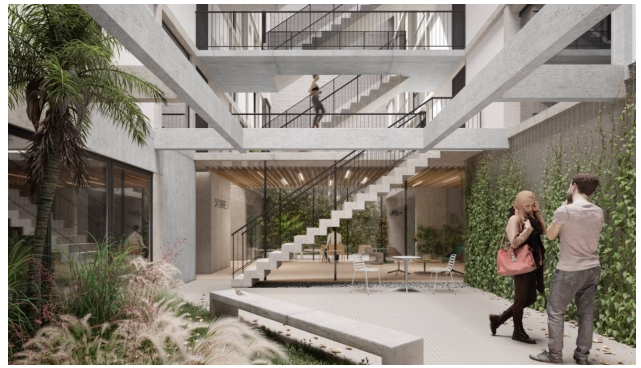
Área propia: 100% de responsabilidad del propietario.
Muros: 100% Muros exteriores.
100% Muros interiores con áreas comunes.
100% Muros exteriores entre unidades.
100% Muros interiores entre unidades.
Finanzas: 100% de responsabilidad del propietario.
Área común: Compartida por los vecinos conexas.
Módulo.
Pisos: 100% del área del piso incluyendo muros exteriores.



MASMIO arquitectos







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Property subject to availability.

Price subject to change without notice.

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