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Condominium for Sale

Cordón, Montevideo



Sale: US\$ 163,368

Maintenance : 5,711

Property type: Condominium

Operation: Sale

- **Land:** 73.5 sqm
- **Building:** 50.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen

- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 5
- **Number Of Houses:** 110
- **Construction Quality:** Middle - High

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 73.5 m2 (50 m2 built and 8 m2 of terrace + walls, ducts and common areas) with front orientation and floor 5, which includes:

- Two Bedroom.
- Integrated living room and kitchen that face the front.
- A full bathroom.
- 8 m2 terrace in front

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 \$5711
Water, Sanitation, 24 hour security. with video-monitoring system.
Wifi in common areas

DELIVERY DATE: APRIL 2024.

ASK FOR MORE OPTIONS FOR OTHER UNITS.

Real Estate Commission 3% + VAT

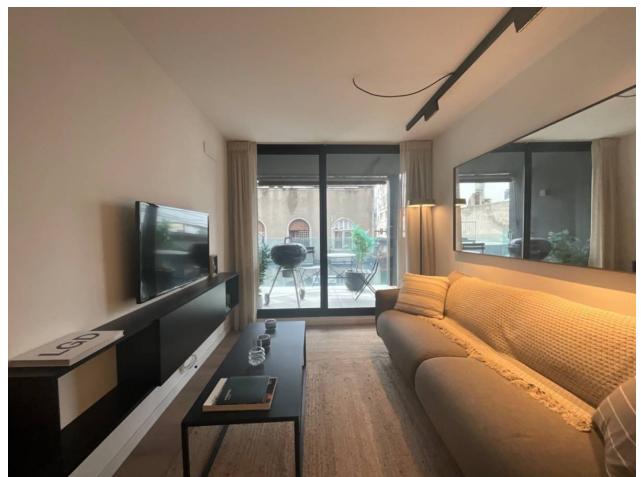
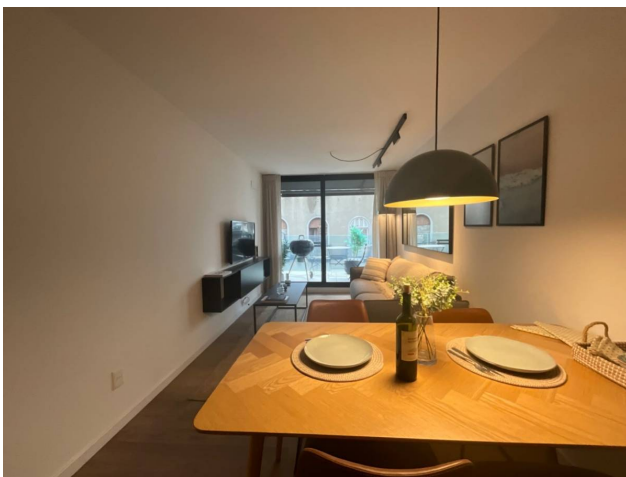
Location

, Cordón, Montevideo

References



Photo Catalog





UNIDAD 201-901

Área propia	48.34m ²
Terraza	6.74m ²
Muros y Ductos	5.36m ²
Áreas comunes	9.85m ²
Área Total	70.29m²

AREAS APPLICI

Área propia: 100% de la superficie de la unidad.
 Muros: 100% Muros unitarios.
 100% Muros exteriores con el resto del edificio.
 50% Muros exteriores entre unidades y 50% de propiedad.

Terrazas: 100% del área de la terraza incluyendo el espacio común.

Área común: Cuanto de los bienes comunes del edificio.

Restos: 100% del área del patio incluyendo muros perimetrales.

MASMIO Guaymas

AREAS APPLICI

Área propia: 100% de la superficie de la unidad.
 Muros: 100% Muros unitarios.
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 50% Muros exteriores entre unidades y 50% de propiedad.

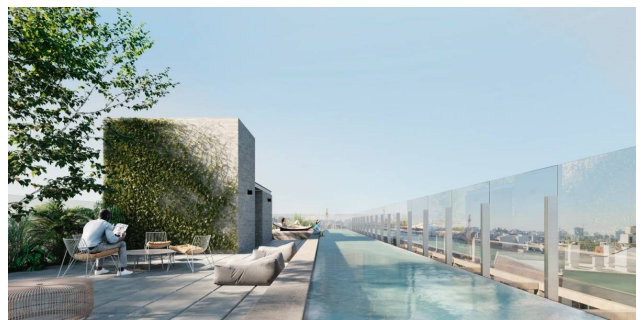
Terrazas: 100% del área de la terraza incluyendo el espacio común.

Área común: Cuanto de los bienes comunes del edificio.

Restos: 100% del área del patio incluyendo muros perimetrales.

Proyecto: **DIPLASOL S.A.** El mobiliario y el sistema de distribución se basa en fika, se está en proceso de desarrollo. Los mobiliarios representados son orientativos y pueden ser modificados por razones técnicas sin previo aviso. **Guaymas**

fika Proyecto **LED** Arquitectos





UNIDAD 606

Área Interior	26.63m ²
Terraza	5.06m ²
Muros y Ductos	4.20m ²
Áreas comunes	6.11m ²
Área Total	42.06m²

ÁREAS APPCU

Área Interior: 100% de bienes propios de la unidad.

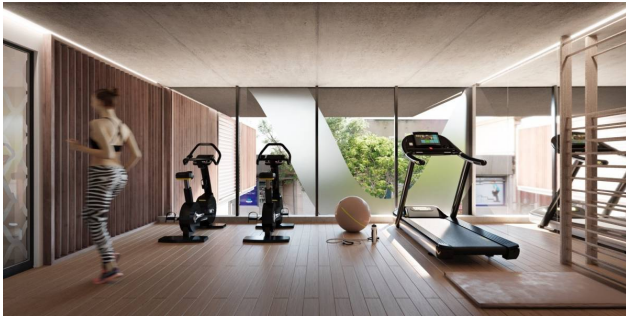
Muros: 100% Muros exteriores
100% Muros separativos con áreas comunes, SON Muros separativos entre unidades y instalaciones.

Terrazas: 100% del área de la terraza incluyendo muros perimetrales.

Área común: Cuadrante de las áreas comunes del caso.

Pavés: 100% del área del patio incluyendo muros perimetrales.





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Property subject to availability.

Price subject to change without notice.

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