



Arq. Maria Noel Benvenuto

**CENTURY 21**

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**Retail for Sale**

Aguada, Montevideo



**Sale: US\$ 181,904**

**Property type: Locale**

**Operation: Sale**

- **Land:** 83.0 sqm
- **Building:** 77.7 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Land:** regular
- **Condition:** New
- **Number Of Houses:** 80
- **Construction Quality:** High

- **environments:** 1

- |         |                          |                  |            |
|---------|--------------------------|------------------|------------|
| • Water | • Sewer                  | • Electricity    | • Garage   |
| • Grill | • A / C pre-installation | • Public laundry | • Security |
| • SUM   |                          |                  |            |

**Property status**

State: New

Age: 2023

Without Mortgage: Yes

## Description

Sale of COMMERCIAL PREMISES, in the outstanding brand new building located on Av. Libertador, in the heart of La Aguada.

It has a total footage of 83 m<sup>2</sup>, Own 77.73 m<sup>2</sup>  
You can join Local b, check availability.

### Building

It is established in an area with strong commercial dynamics.

It is located on a corner, with three clear facades, it displays imposing slabs 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 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

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

The project is covered by Law 18,795 Promoted Housing Law (former Social Housing) for which it has:

ITP exoneration

Exemption from IRAE/IRPF/IRNR to income generated from rentals for 10 years

IP exoneration for 10 years

VAT exemption on the purchase

Excellent opportunity for investment.

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## Location

, Aguada, Montevideo

## References



## Photo Catalog







**Av. Dr. Francisco Soca 1553, Montevideo, Montevideo**  
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Property subject to availability.

Price subject to change without notice.

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