# **CENTURY 21.**





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### **Retail for Sale**

Aguada, Montevideo



Sale: US\$ 181,904

Property type: Locale Operation: Sale

Land: 83.0 sqmBuilding: 77.7 sqmBathrooms: 1Stories: 11

Kitchen: Full kitchenLand: regular

• Condition: New

Number Of Houses: 80Construction Quality: High

• Water • Sewer

Grill
A / C pre-installation

• SUM

er • Electricity

Public laundry

• environments: 1

Garage

Security

# **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\$\$ 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

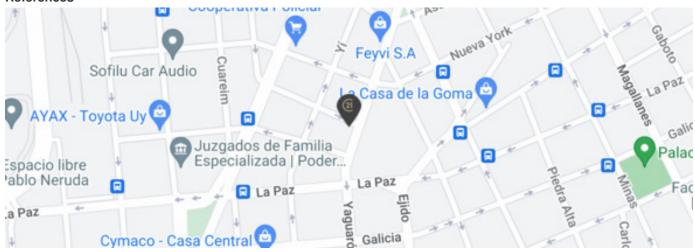
VAT exemption on the purchase

Excellent opportunity for investment.

## Location

, Aguada, Montevideo

## References



# **Photo Catalog**







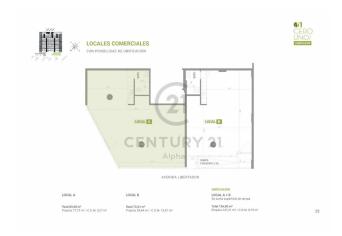












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Property subject to availability.

Price subject to change without notice.

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