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Retail for Sale

Aguada, Montevideo



Sale: US\$ 145,570

Property type: Locale

Operation: Sale

- **Land:** 65.0 sqm
- **Building:** 60.0 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number Of Houses:** 80
- **Construction Quality:** High
- **environments:** 1

- | | | | |
|------------|--------------------------|------------------|------------|
| • Sewer | • Electricity | • Pavement | • Bright |
| • Grill | • A / C pre-installation | • Public laundry | • Security |
| • Solarium | • 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.

LOCAL B It has a total footage of 64.58 m², Own 59.64 m²
You can join LOCAL A (see plan), 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.

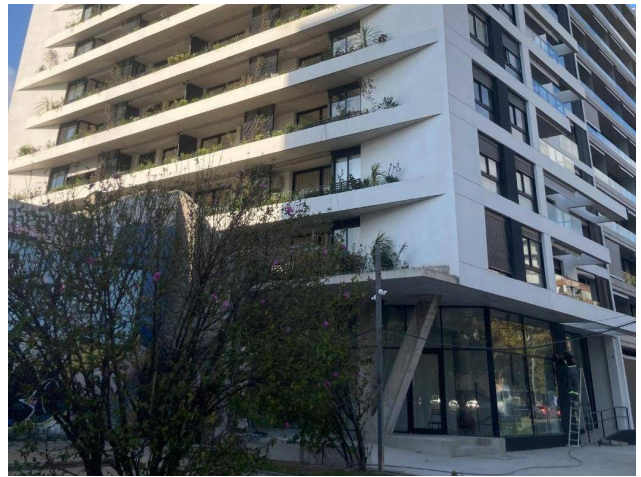
Location

, Aguada, Montevideo

References



Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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