



Arq. Maria Noel Benvenuto

CENTURY 21

Premier

ID: 5227

mnbvenuto@c21premier.com.uy

+59899262375



Condominium for Sale

Aguada, Montevideo



Sale: US\$ 174,836

Property type: Condominium

Operation: Sale

- **Land:** 65.6 sqm
- **Building:** 55.9 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Number of Elevators:** 2
- **Floor number:** 11

- **Number Of Houses:** 80
- **Construction Quality:** High

- Bright
- Solarium

- A / C pre-installation
- SUM

- Public laundry

- Security

Property status

Age: 2023

Without Mortgage: Yes

Description

Brand new apartment on the 11th floor, with 2 bedrooms and 1 bathroom.

The social space of kitchen, dining room and living room is integrated and oriented to the Northeast.

Consult for the same typology in other floors

This specific apartment is located on the 11th floor, UF 1103.

It has a total footage of 65.57 m², Own 55.94 m² / Balcony 3.23 m²

THE APARTMENTS

- * All units have exterior expansion: balconies, terraces and gardens according to each type.
- * Views guaranteed by its large windows.
- * Apartments with 1, 2 and 3 bedrooms, with excellent views of the city.
- * Aluminum openings.
- * Porcelain or similar floors in bathrooms.
- * Installation for cable TV and Tel.
- * Does not include closets or dressing rooms.
- * Pre-Installation of individual electric water heater for hot water (provision not included)
- * Heating: Pre-Installation of Hot/Cold Air Conditioning (does not include provision of equipment).
- * Kitchens: granite or similar countertops, stainless steel sink, furniture under the counter (does not include cupboards or overhead furniture).
- * Bathrooms: Top quality sanitary ware and taps.

Building

It is located on a corner, on Av. Libertador, 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 is established in an area with strong commercial dynamics.

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

ASK FOR OTHER OPTIONS OF 1, 2, 3 BEDROOMS

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

PROMOS: SPECIAL PROMO 2023 - 2 BEDROOM UNIT. + 1 GARAGE: 25% advance / 75% possession
100% ADVANCE PAYMENT: SPECIAL 5% DISCOUNT

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

Real estate commission 3% + VAT

Location

, Aguada, Montevideo

References



Photo Catalog







PISO 11*
UF 1103







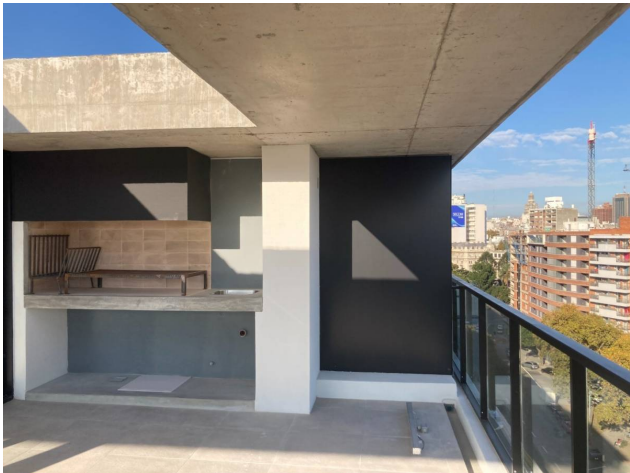
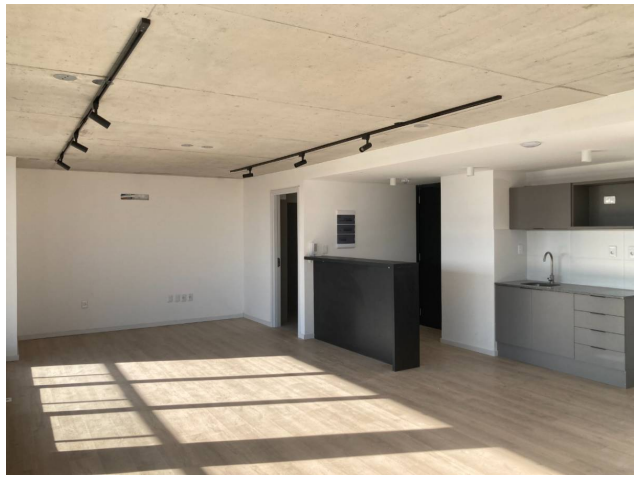
2 DORMITORIOS / 1 BAÑO

Área propia (m ²)	50,34
Balcón (m ²)	3,23
Área maquila (m ²)	5,48
Área ductos (m ²)	0,12
Área común (m ²)	6,40
ÁREA TOTAL (m²)	65,57

NOTA:
 100% planta entera
 100% planta separada con áreas comunes
 90% planta separada entre unidades y plantas de
 Las áreas propias, terrazas, balcones, ductos, patios o
 terrazas serán construidas según los criterios del APROU.







Av. Dr. Francisco Soca 1553, Montevideo, Montevideo
T +59894315336 | contacto@c21premier.com.uy | https://c21premier.com.uy

Property subject to availability.

Price subject to change without notice.

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