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**CENTURY 21.**

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**Retail for Sale**

Barrio Sur, Montevideo



**Sale: US\$ 158,224**

**Property type: Locale**

**Operation: Sale**

- **Land:** 63.8 sqm
- **Building:** 58.8 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Kitchenette
- **Number of Elevators:** 2

- **Number Of Houses:** 81
- **Construction Quality:** High

- A / C pre-installation
- SUM

• Public laundry

• Security

• Solarium

**Property status**

Age: 2022

Without Mortgage: Yes

## Description

Sale of COMMERCIAL PREMISES, located in a notable point of the city, Canelones street in Barrio Sur, a few blocks from the boulevard, July 18 and the old city, It is an excellent investment opportunity.

LOCAL B It has a total footage of 63.80 m<sup>2</sup>, Own 58.85 m<sup>2</sup>

## Building

They are two differentiated towers joined by a bridge. They are 11 stories high and have a total of 81 apartments with typologies from 1 to 3 bedrooms.

The North tower has 38 apartments on Canelones street, while the South tower has 43 units; most of which have ocean views.

All the units have terraces and large windows that provide a lot of light to the rooms.

It has a total of 43 garages and garages located on the ground floor and basement of the building.

In addition, the roof of both towers has a large sector of amenities.

## AMENITIES

The building has a variety of amenities such as: Barbecues, Solarium, Co-Living Space, Co-Working Space, Bike Parking, Laundry, Tender.

The garages are sold separately with prices starting at U\$S 16,000 - CHECK AVAILABILITY

## PAYMENT SCHEME

100% cash payment

4.5% Occupancy Expenses to Possession

Real estate fees 3%+VAT

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

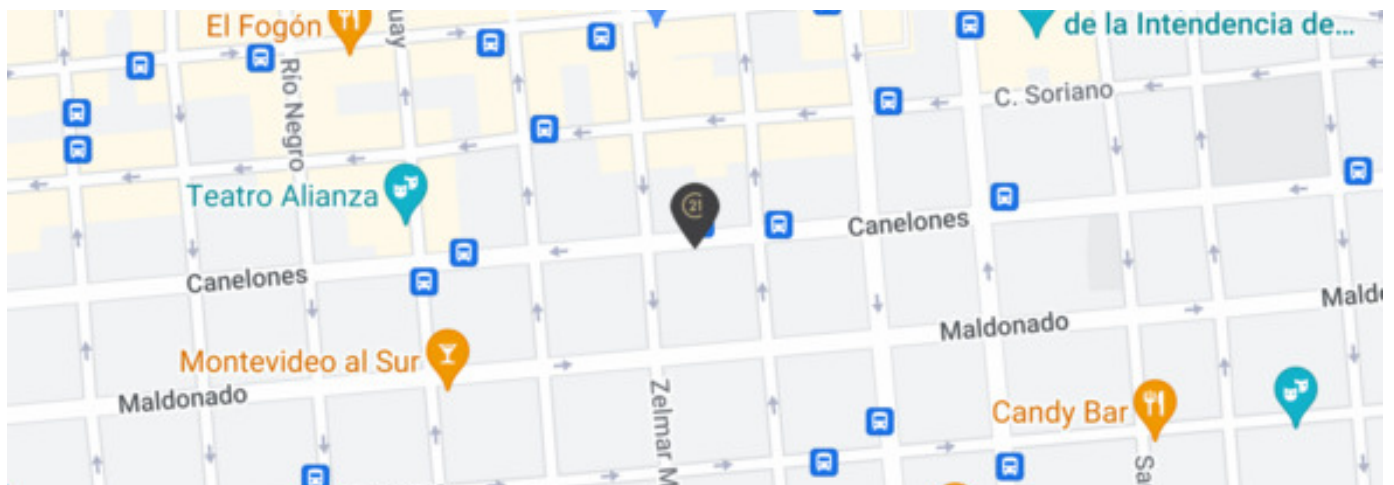
VAT exemption on the purchase

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## Location

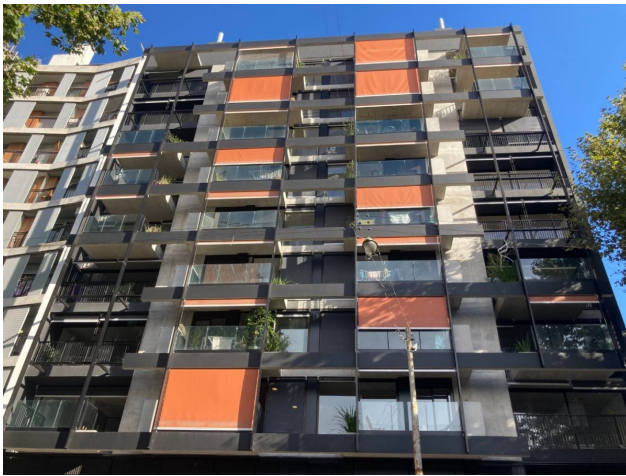
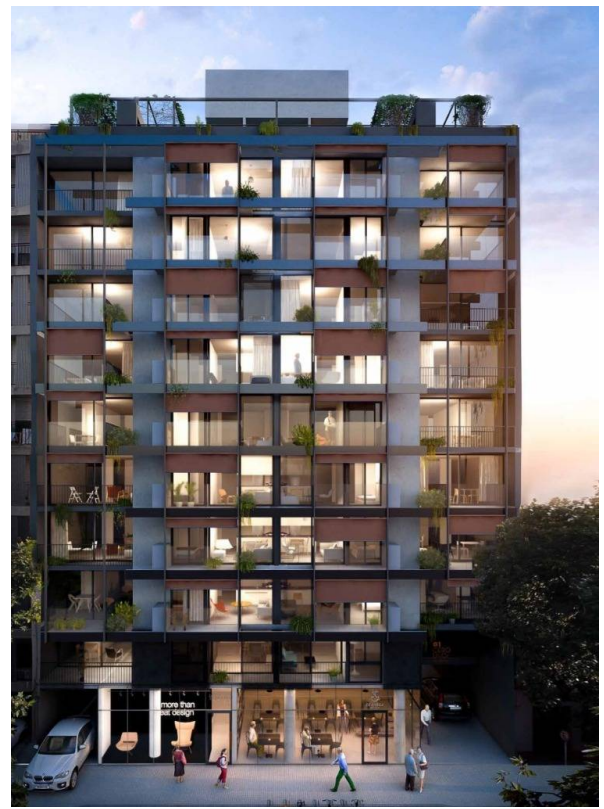
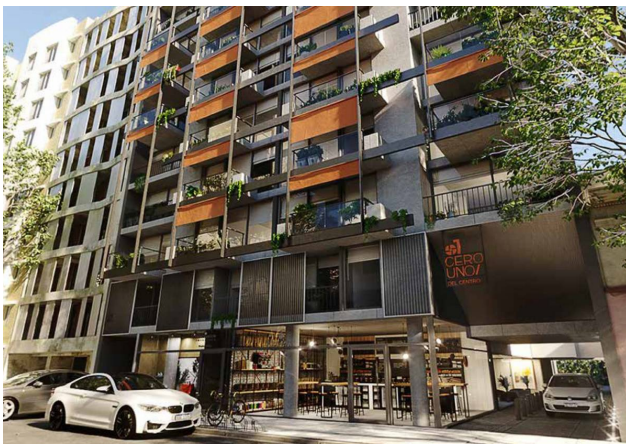
, Barrio Sur, Montevideo

## References



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## Photo Catalog



LC

**LOCAL B**  
 Total 43,80 m<sup>2</sup>  
 Propios 58,85 m<sup>2</sup> / C.D.M. 4,95 m<sup>2</sup>

**CERO UNO**  
 by **CONCRETO**

LC

**LOCAL COMERCIAL UNIFICADO**  
 Total 128 m<sup>2</sup>  
 Propios 116,90 m<sup>2</sup> / C.D.M. 11,10 m<sup>2</sup>

**CERO UNO**  
 by **CONCRETO**





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Property subject to availability.

Price subject to change without notice.

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