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Condominium for Sale

Barrio Sur, Montevideo



Sale: US\$ 263,424

Property type: Condominium

Operation: Sale

- **Land:** 114.0 sqm
- **Building:** 66.4 sqm
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Stories:** 11
- **Kitchen:** Full kitchen
- **sqft Garden:** 26.44
- **Number of Elevators:** 2
- **Floor number:** 10
- **Number Of Houses:** 81

- **Construction Quality:** High
- **environments:** 5

- Deck
- Public laundry
- Terrace

- Bright
- Security

- Grill
- Solarium

- A / C pre-installation
- SUM

Property status

Age: 2022

Without Mortgage: Yes

Description

Brand new apartment for sale with 3 bedrooms, 2 bathrooms and patio to the north with barbecue area for private use. Located in a notable point of the city, Canelones street in Barrio Sur, a few blocks from the Rambla, 18 de Julio and the old city,

*PROMO FOR THE MONTH OF MARCH

UNIT 1001 (3D) + DOUBLE GARAGE: USD 271,253 + EXPENSES

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 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.
- The roof of both towers has a wide sector of amenities.

THE APARTMENTS

- Spacious and bright rooms
- Exterior spaces in all units
- Underground garages
- Quality finishes

- Wide openings in high performance anodized aluminum.
- Natural wood-like vinyl flooring.
- Porcelain tile floors in bathrooms.
- Top quality kitchen and bathroom lining.
- Doors with stainless steel fittings.
- Installation forecast for TV/Cable.
- Pre-installation for air conditioners.

AMENITIES

- Grills in both towers
- Solarium
- Co-Living space
- Co-Working space
- Bike Parking,
- Laundry
- Tend

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

Location

, Barrio Sur, Montevideo

References

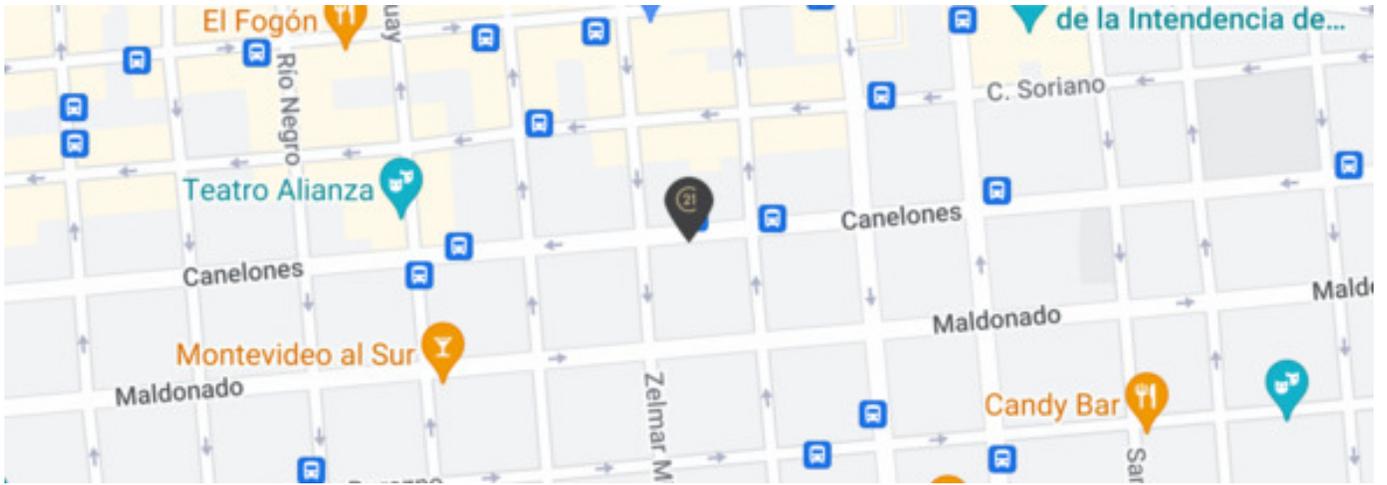
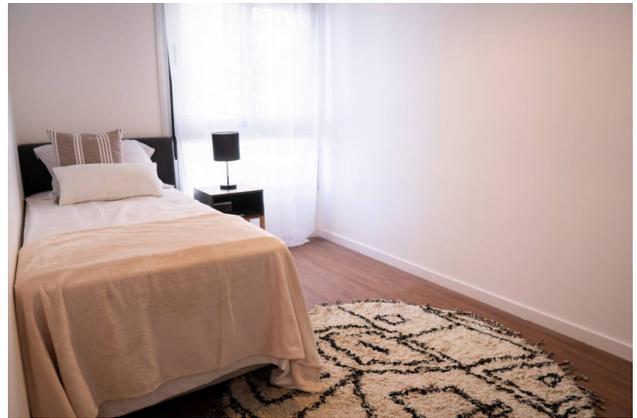
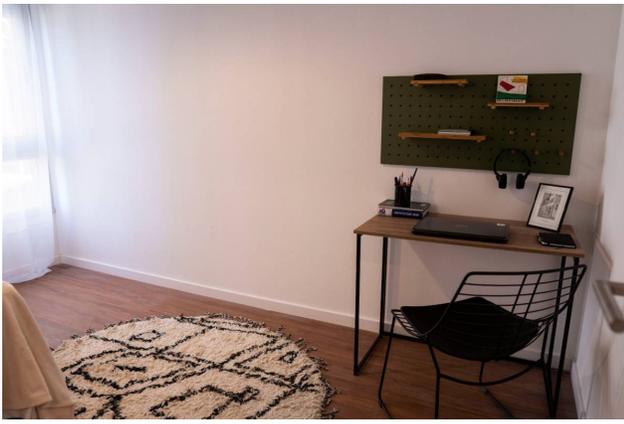


Photo Catalog





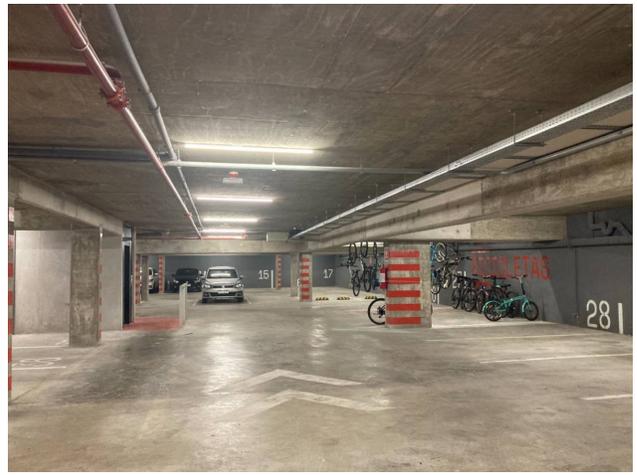


AMENITIES

91
CERO
UNO
DEL CENTRO

Proyecto autorizado según Normativa del Poder Ejecutivo (Ley N.º 17.790) de la D.O. (Actas, Registros, Inscripciones, Inscripciones). Los planos del presente pueden ser adquiridos mediante correo electrónico, consultando al correo electrónico: ventas@cerouno.com.uy. El presente es un modelo de referencia, no debe ser utilizado para fines de construcción. Las medidas verticales son aproximadas y pueden ser modificadas sin previo aviso, por lo tanto, se sugiere que se consulte con el arquitecto de obra.





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Property subject to availability.

Price subject to change without notice.

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