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Condominium for Sale

Barrio Sur, Montevideo



Sale: US\$ 165,130

Property type: Condominium

Operation: Sale

- **Land:** 76.6 sqm
- **Building:** 54.6 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Number of Elevators:** 2
- **Floor number:** 2
- **Number Of Houses:** 81

- **Construction Quality:** High

- Balcony
- Public laundry

- Bright
- Security

- Grill
- Solarium

- A / C pre-installation
- SUM

Property status

Age: 2022

Without Mortgage: Yes

Description

Brand new apartment for sale with 2 bedrooms and 1 bathroom, with views of the Río de La Plata.

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,

Published price per unit 208

CONSULT

*UNITS AVAILABLE ON OTHER FLOORS:

- 8 FLOOR / UF804 - USD 183,396
- 9 FLOOR / UF908 - USD 197,205

Building

- They are two different towers joined by a bridge. They have a height of 11 floors and bring together 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 sea 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 carports located on the Ground Floor and Basement of the building.
- The roof of both towers has a large area of amenities.

THE APARTMENTS

- Spacious and bright environments
- Outdoor spaces in all units
- Underground garages
- Quality finishes

- Large openings made of high-performance anodized aluminum.
- Natural wood imitation vinyl floor.
- Porcelain floors in bathrooms.
- Top quality kitchen and bathroom coating.
- Doors with stainless steel hardware.
- 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 US\$20,000 - CHECK AVAILABILITY

PAYMENT SCHEME

100% Cash payment
4.5% Occupancy expenses upon possession
Reserve 3,000 USD

Accept Bank

Real estate fees 3%+VAT

The project is covered by Law 18,795 Promoted Housing Law (former Social Housing) so it has:

ITP exemption

Exemption from IRAE/IRPF/IRNR on income generated from rentals for 10 years

IP exemption for 10 years

VAT exemption on purchase

Location

, Barrio Sur, Montevideo

References

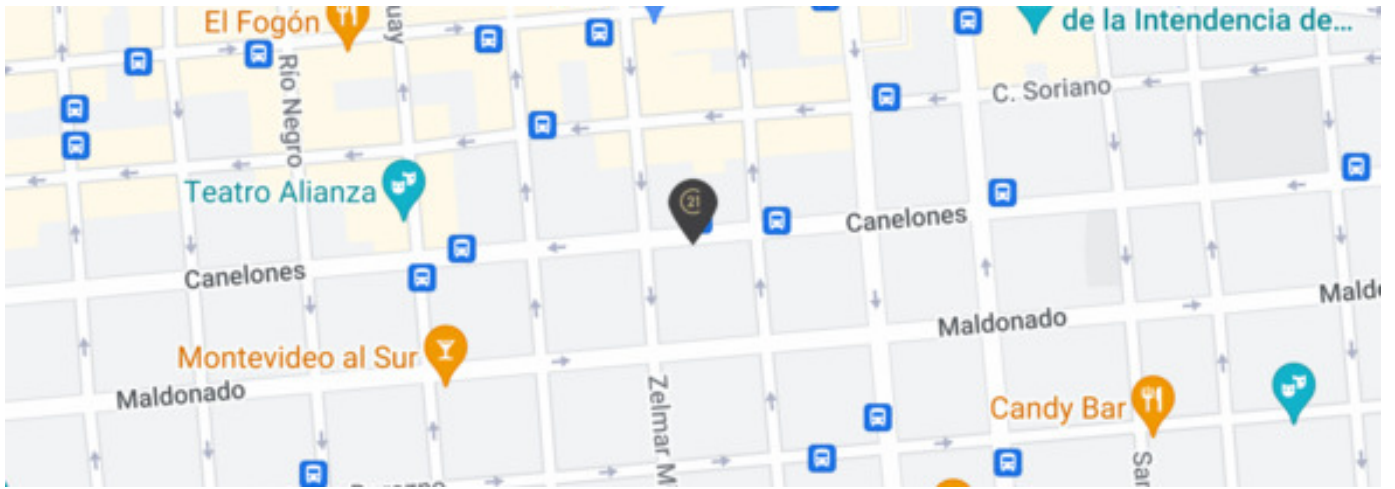


Photo Catalog





PISOS
2/5/6/7

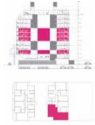


1 DORMITORIO

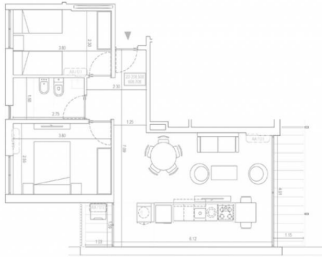
UF 202, 502, 602, 702 - Total 46,22 m²
 Propios 22,86 m² / Balcón 3,65 m² / C.D.M. 9,71 m²
 UF 203, 503, 603, 703 - Total 45,78 m²
 Propios 22,86 m² / Balcón 3,65 m² / C.D.M. 9,27 m²
 UF 204, 504, 604, 704 - Total 42,34 m²
 Propios 21,91 m² / Balcón 3,13 m² / C.D.M. 7,32 m²
 UF 207, 507, 607, 707 - Total 42,62 m²
 Propios 21,91 m² / Balcón 3,13 m² / C.D.M. 7,58 m²

2 DORMITORIOS

UF 201, 501, 601, 701 - Total 73,19 m²
 Propios 34,99 m² / Balcón 5,57 m² / C.D.M. 16,63 m²
 UF 206, 506, 606, 706 - Total 72,78 m²
 Propios 35,22 m² / Balcón 5,97 m² / C.D.M. 16,59 m²
 UF 205, 505, 605, 705 - Total 77,22 m²
 Propios 35,05 m² / Balcón 6,72 m² / C.D.M. 15,45 m²
 UF 208, 508, 608, 708 - Total 76,59 m²
 Propios 34,57 m² / Balcón 6,48 m² / C.D.M. 15,54 m²



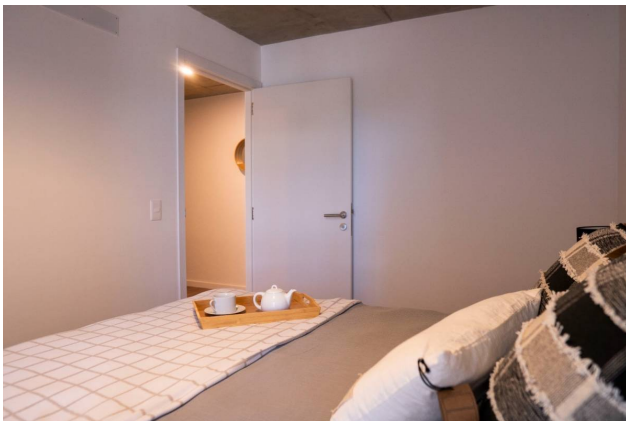
UF
208

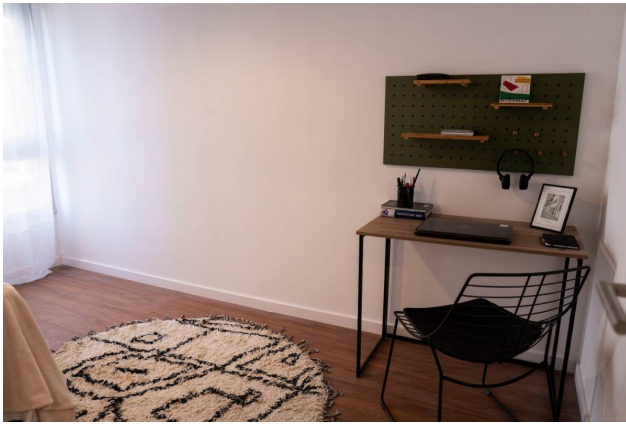
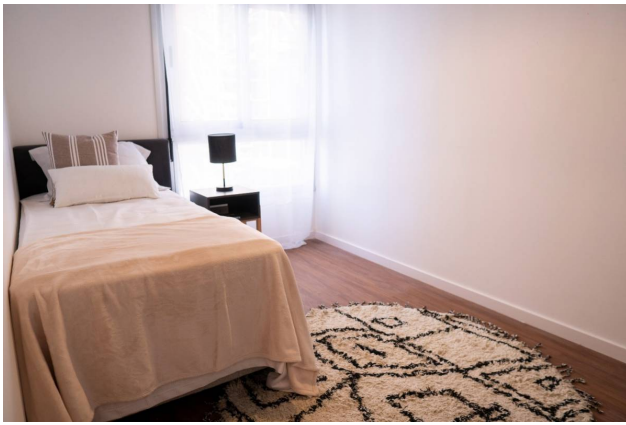


2 DORMITORIOS / 1 BAÑO

Área propia m² 54,57
 Terraza m² 6,48
 Área muros m² 7,52
 Área duchos m² 0,10
 Área común m² 792
ÁREA TOTAL m² 76,59

NOTA:
 100% muros exteriores
 100% muros repartidos con áreas comunes
 50% muros repartidos entre unidades y medianeras.
 Las áreas propias, terrazas, duchos, área común, patio o
 retiros están consideradas según los criterios del APCCO.





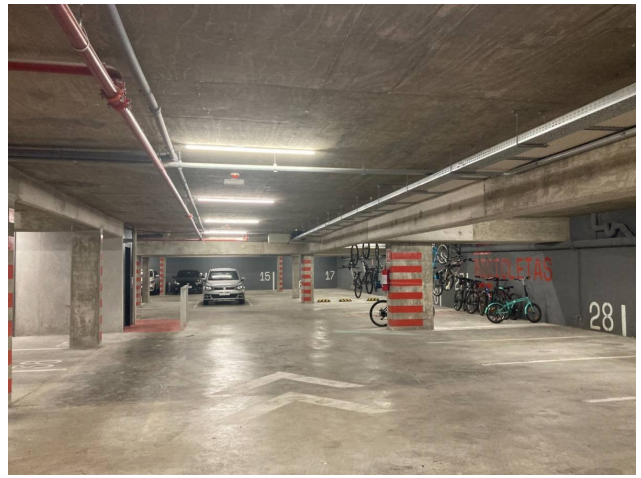
AMENITIES



Proyecto aprobado según Resolución del Poder Ejecutivo (Ley 18.795) de la DGC, con fines regulatorios, informativos. Los contenidos del presente pueden ser actualizados mediante decreto, resoluciones de carácter no vinculante y modificaciones. El asesoramiento no está destinado, ni debe ser interpretado como, una garantía o recomendación de inversión. El asesoramiento no constituye un consejo de inversión y no debe ser interpretado como un consejo de inversión. El asesoramiento no constituye un consejo de inversión y no debe ser interpretado como un consejo de inversión.

91
CERO
UNO
DEL CENTRO





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Property subject to availability.

Price subject to change without notice.

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