



Arq. Maria Noel Benvenuto

CENTURY 21.

Premier

ID: 5241

mnbvenuto@c21premier.com.uy
+59899262375



Condominium for Sale

Barrio Sur, Montevideo



Sale: US\$ 186,494

Property type: Condominium

Operation: Sale

- **Land:** 76.0 sqm
- **Building:** 55.2 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Number of Elevators:** 2
- **Floor number:** 9
- **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, overlooking 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,

CONSULT

*UNITS AVAILABLE ON OTHER FLOORS:

- 2 FLOOR / UF205 - USD 166,796
- 3 FLOOR / UF305 - USD 172,382
- 6 FLOOR / UF605 - USD 184,518

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

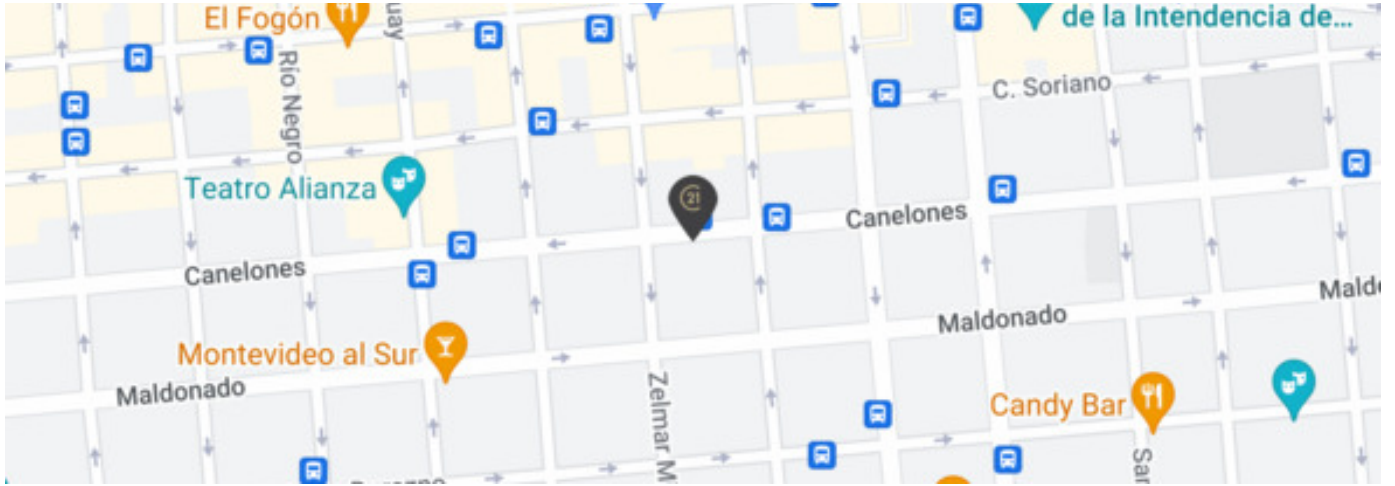
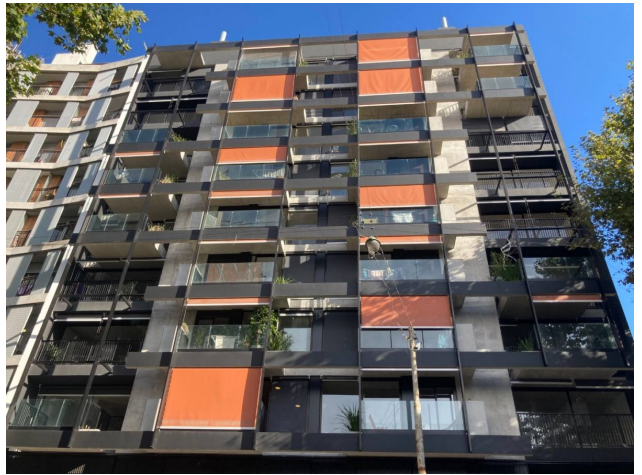


Photo Catalog







AMENITIES

C1 CERO UNO DEL CENTRO

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

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