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**Condominium for Sale**

Barrio Sur, Montevideo



**Sale: US\$ 183,162**

**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:** 8

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

- Balcony
- Bright
- A / C pre-installation
- Public laundry
- Security
- Solarium
- SUM

**Property status**

Age: 2022

Without Mortgage: Yes

## Description

Brand new apartment for sale with 2 bedrooms and 1 bathroom, on the street facing north.

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

## 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

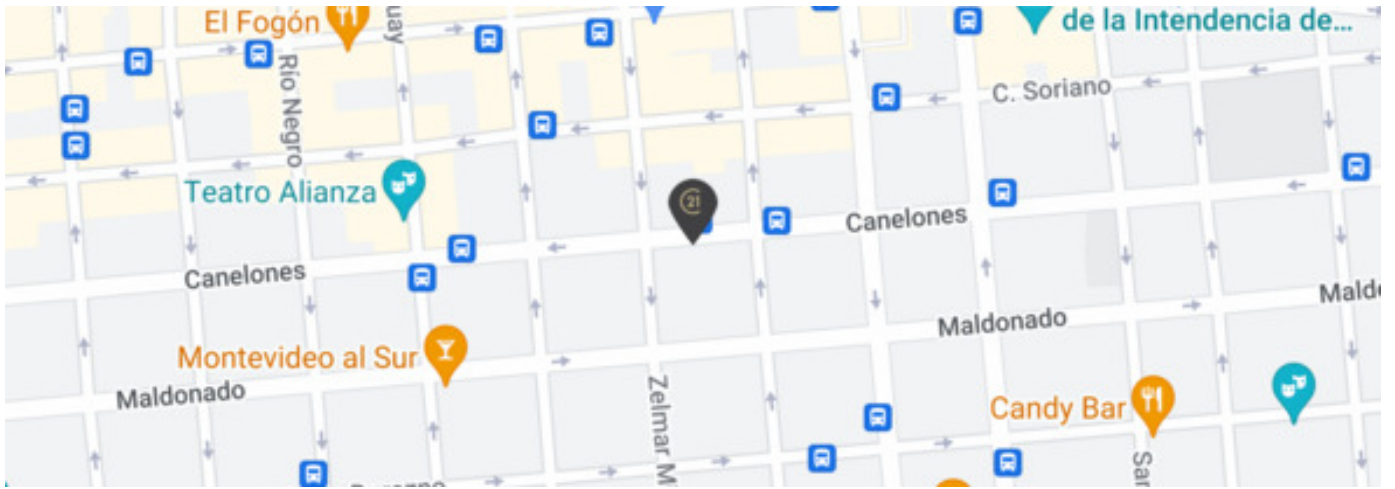
VAT exemption on the purchase

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## Location

, Barrio Sur, Montevideo

## References

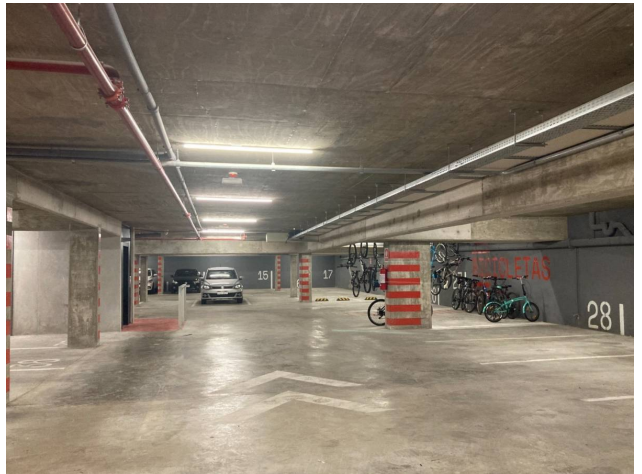


## Photo Catalog











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Property subject to availability.

Price subject to change without notice.

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