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Retail for Sale

Barrio Sur, Montevideo



Sale: US\$ 155,573

Property type: Locale

Operation: Sale

- **Land:** 71.2 sqm
- **Building:** 66.6 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Kitchenette
- **Number of Elevators:** 2
- **Number Of Houses:** 104
- **Construction Quality:** High

- Pets Allowed
- A / C pre-installation

- Pet friendly
- Public laundry

- Gym
- Solarium

- Grill
- SUM

Property status

Age: 2024

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, downtown and the old city.

It is an excellent investment opportunity.

Area in full growth with very good connectivity to the rest of the city and surrounded by services.

Building

Facing north on Canelones street, the project consists of 2 11-story towers, a total of 104 apartments, as well as garages, garages and boxes on PB and SS. It will become a new urban piece that with its volumetry, chromaticity and dynamism will give a new character to the center of Montevideo.

It consists of:

- Basement with garages
- Ground floor with 2 commercial premises, a mixed-use cowork, meeting rooms, gym, semi-covered garages, storage/boxes and bike parking.
- 10 floors with a total of 104 apartments
- Amenities on the 11th floor

Also has:

- Two elevators
- 41 covered garages in the basement and 16 semi-covered garages on the ground floor.
- 18 Storage/Boxes
- Bike Parking Area

Characteristics of the common areas

The entrance to the building works as a coworking space and is linked to the internal patio, creating a very well-lit environment that is ideal for receiving someone, working or studying. In turn, it connects with two meeting rooms and a gymnasium of the building.

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In turn, it connects with two meeting rooms and a Gymnasium of the same.

On the top floor, and complementing the ground floor, is the Solarium, the Wet Spa, 4 Barbecues, a Multipurpose Room with Bathroom, Kitchenette and a Laundry with Tender.

*Completion of the work: JANUARY 2024

Payment scheme

20% Advance / CV commitment

40% Financing fee (quantity 11)

40% to possession

4.5% occupancy expenses

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

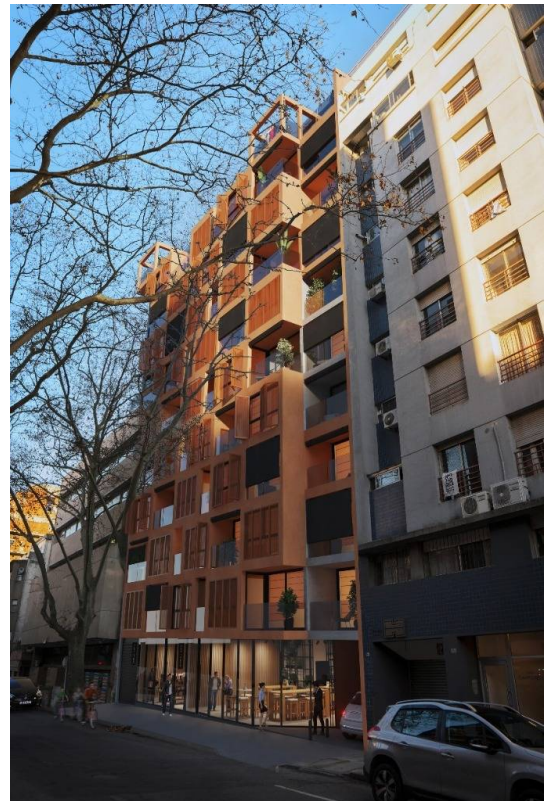
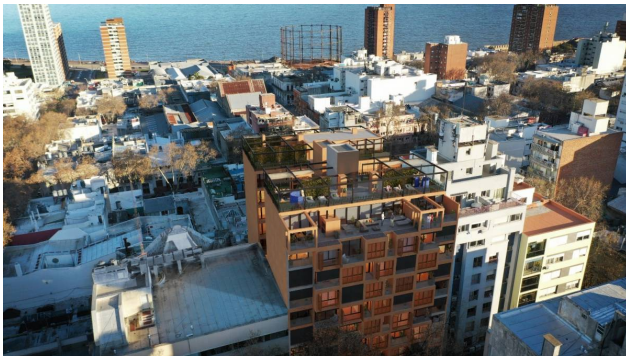
Location

, Barrio Sur, Montevideo

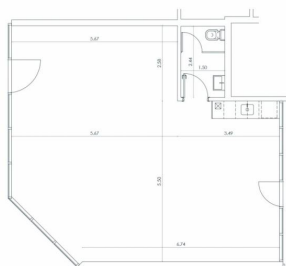
References



Photo Catalog



PLANTA BAJA



LOCAL COMERCIAL
LC1 - Total 71,25 m²
Proyecto 8965 m² / C.D.M. 4,6 m²



AMENITIES

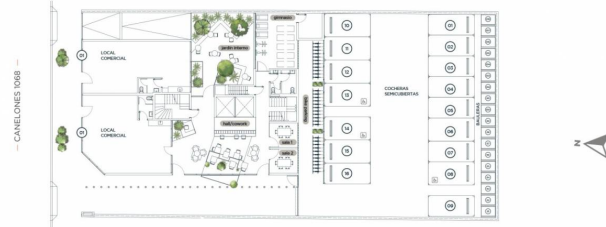


Excelentes vistas a la Ciudad, a la Rambla y al Mar • Solarium • Wet Spa • 4 Parrileros Semicubiertos
 Coliving • Salón de usos múltiples con baño y kitchenette • Laundry • Tender

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PLANTA BAJA

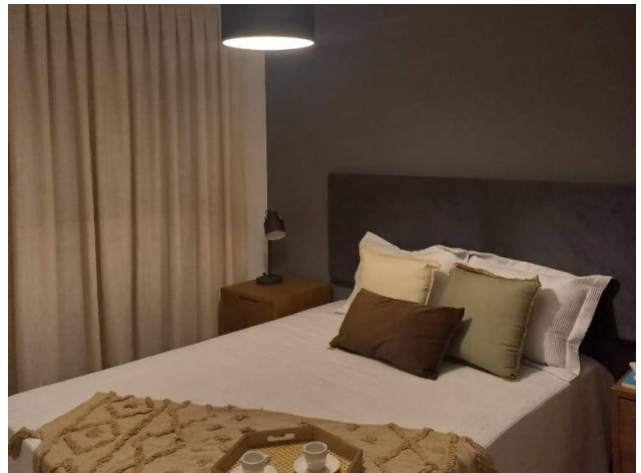
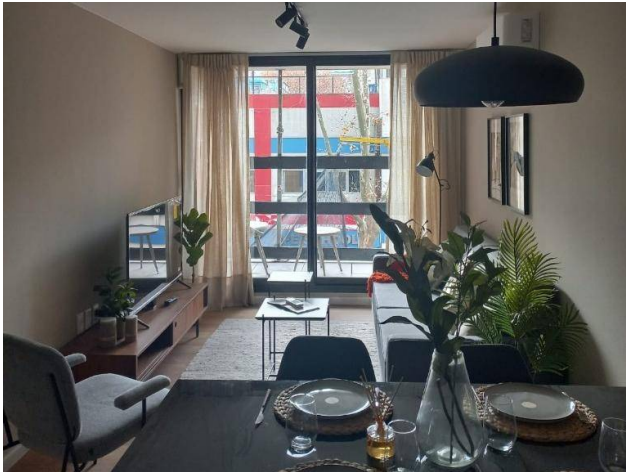


COCHERAS
 1 a 5 / 7 / 9 / 16
 2,05 x 4,80 m
 6 / 8 / 10 a 15
 2,40 x 4,80 m

BAULERAS
 1 a 17
 1,73 m²
 18
 1,64 m²

BAULERAS
 Local Comercial 1
 71,28 m²
 Local Comercial 2
 63,49 m²

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Property subject to availability.

Price subject to change without notice.

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