



Arq. Maria Noel Benvenuto

CENTURY 21.

Premier

ID: 5267

mnbvenuto@c21premier.com.uy

+59899262375



Condominium for Sale

Barrio Sur, Montevideo



Sale: US\$ 139,350

Property type: Condominium

Operation: Sale

- **Land:** 71.5 sqm
- **Building:** 48.5 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 1
- **Number Of Houses:** 104
- **Construction Quality:** High
- **environments:** 3

- Pets Allowed
- Grill
- Solarium
- Balcony
- A / C pre-installation
- Gym
- Public laundry
- Bright
- Security

Property status

State: New

Age: 2024

Without Mortgage: Yes

Description

Apartment with 2 bedrooms, a bathroom, with a kitchen integrated into the dining room and living room. It is 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.

Brand New! January 2024.
OPPORTUNITY 40% financing in installments.

Apartment features
Studios, 1 and 2 Bedrooms

- Exterior expansion in all units
- Anodized aluminum openings
- Porcelain tile floors in bathrooms.
- Pre-Installation of individual electric hot water tank for hot water.
- Pre installation of washing machine
- Installation for cable TV and Telephone
- Pre-Installation of Hot/Cold Air Conditioning
- Kitchens granite countertops
- Stainless steel sink
- Furniture under counter
- Bathrooms: Top quality sanitary ware and taps.

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.

The entrance to the building works as a Cowork space and is linked to the internal patio, creating a very well-lit environment and ideal for receiving guests, working or studying.

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

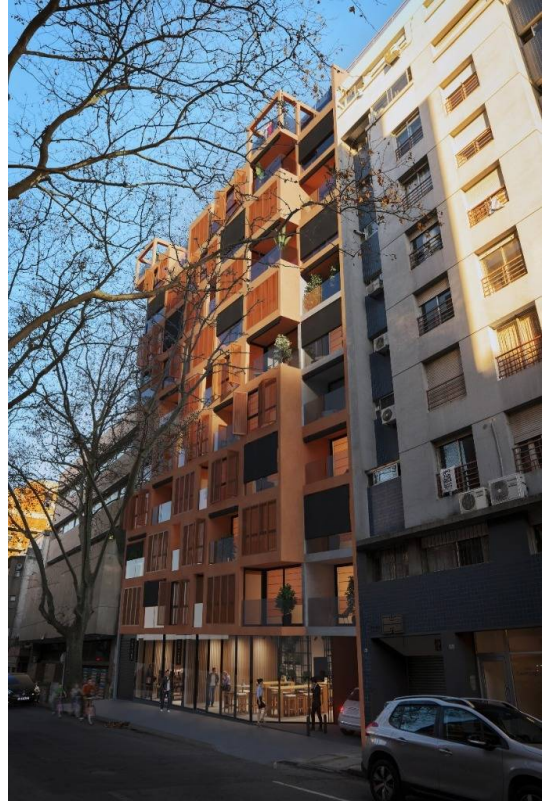
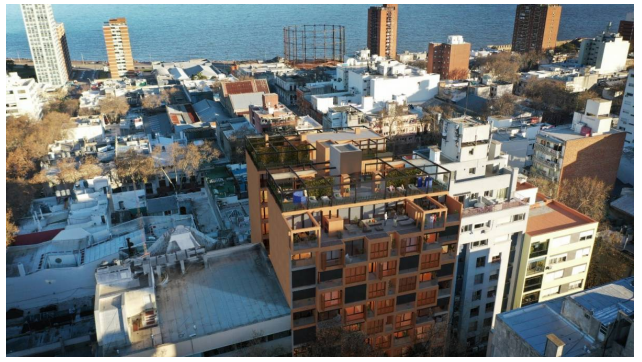
, Barrio Sur, Montevideo

References



Photo Catalog







1º Piso



MONOAMBIENTE

UF 103 - Total 32,48 m²
Propios 22,22 m² / Terraza 10,0 m² / C.D.M. 8,22 m²
UF 106 - Total 41,06 m²
Propios 27,74 m² / Terraza 2,76 m² / C.D.M. 10,36 m²
UF 107 - Total 36,29 m²
Propios 24,69 m² / Terraza 2,99 m² / C.D.M. 8,51 m²
UF 108 - Total 36,26 m²
Propios 24,69 m² / Terraza 2,99 m² / C.D.M. 8,56 m²

UF 109 - Total 37,20 m²
Propios 25,99 m² / Terraza 2,02 m² / C.D.M. 9,18 m²
UF 110 - Total 35,80 m²
Propios 24,33 m² / Terraza 2,81 m² / C.D.M. 8,60 m²
UF 111 - Total 36,55 m²
Propios 24,56 m² / Terraza 3 m² / C.D.M. 8,99 m²
UF 112 - Total 43,29 m²
Propios 28,34 m² / Terraza 2,94 m² / C.D.M. 10,57 m²

1 DORMITORIO

UF 102 - Total 48,97 m²
Propios 34,21 m² / Terraza 2,99 m² / C.D.M. 10,81 m²
UF 104 - Total 48,73 m²
Propios 33,79 m² / Terraza 2,65 m² / C.D.M. 12,29 m²

2 DORMITORIOS

UF 101 - Total 71,49 m²
Propios 48,48 m² / Terraza 5,21 m² / C.D.M. 17,80 m²
UF 105 - Total 71,61 m²
Propios 48,68 m² / Terraza 4,81 m² / C.D.M. 18,12 m²



1º Piso

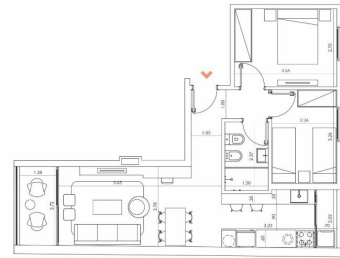
UF 101

2 dormitorios / 1 baño

Área Propia	48,48 m ²
Área Terraza	5,21 m ²
Área C.D.M.	17,80 m ²
Sup. Total	71,49 m²

Las áreas propias, terrazas, conductos y garajes, áreas de uso común, como el área comunitaria según el Reglamento, pertenecen a la Mancomunidad de Microzonas.

C.D.M. = Superficie Total de áreas comunes, sótano y sótano.



AMENITIES



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

PLANTA BAJA



16 Cocheras Y 18 Bauleras/boxes - Gym - Área De Coworking - 2 Locales Comerciales 2 Salas De Reuniones
• 33 Bikes Parking - 41 Garages En Subsuelo



PLANTA BAJA



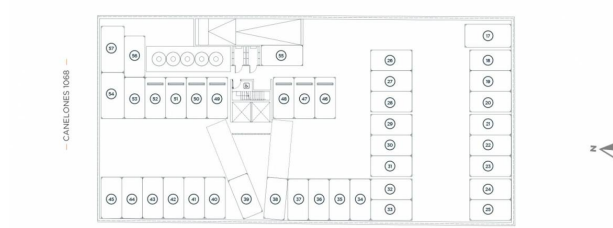
COCHERAS
1 x 8 / 7 / 9 / 18
2,15 x 4,80 m
6 / 8 / 10 a 15
2,40 x 4,80 m

BAULERAS
1 x 9
1,75 m²
18
1,84 m²

BAULERAS
Local Comercial 1
71,25 m²
Local Comercial 2
63,48 m²



SUBSUELO



GARAGES
17
2,4 x 4,8 m
18 a 92 / 55
2,15 x 4,3 m

GARAGES DOBLES
17
2,4 x 4,8 m + 2,15 x 4,3 m
54 a 57
2,4 x 4,8 m + 2,4 x 4,8 m

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

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.