



Laura Misa

# CENTURY 21.

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## Condominium for Sale

Tres Cruces, Montevideo



**Sale: US\$ 161,000**

**Maintenance : 5,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 71.1 sqm
- **Building:** 71.1 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 7
- **Number of Elevators:** 3
- **Floor number:** 6
- **environments:** 3

- Kitchen
- Balcony

- Pets Allowed
- Living room

- Water
- Living room

- Electricity
- Individual air conditioning
- In construction
- A / C pre-installation
- SUM

- Suitable credit
- Gym
- Security
- Tipo de Padrón del inmueble: 2

- Pet friendly
- Bright
- 24 hour security

- Air heating
- Grill
- Goal security

## Property status

Age: 2023

Without Mortgage: Yes

## Description

The project is located in the Tres Cruces area, on Calle La Paz esq. Defense, in a sector of great recent evolution as a result of new residential projects, important transformations in the public space and the proximity to large facilities and services of national scope.

The tower projected under the Horizontal Property Regime will be developed by means of a built volume with a wide façade facing La Paz street, facing North, which will guarantee natural sunlight and lighting throughout the day for the complex.

Inside the block, this volume is articulated with the new adjoining constructions, achieving an integration of its exterior spaces and allowing the interior units with an East-West orientation to enjoy the calm of the central patio.

The residential program is made up of 1, 2 and 3 bedroom units, with 2 and 3 bedroom units with individual barbecues.

The towers will have:

- Double height lobby with contemporary furniture.
- Units with digital lock
- Access control with coded card
- CCTV
- Co-work space
- Meeting rooms
- WiFi in common areas
- Multi court
- Games for children
- Gym
- Fitness equipment
- Pet garden
- Multipurpose rooms with barbecue and integrated kitchen
- Outdoor pergola grills

The project is covered by the promoted housing law, Law 18,795, so it will have:

- Exemption IVA
- Exemption from the ITP (2% of the cadastre value)
- IRAE/IRPF exemption for income generated from rentals
- Exemption from Wealth Tax for 10 years

Estimated common expenses \$5,000

Occupancy expenses 4%

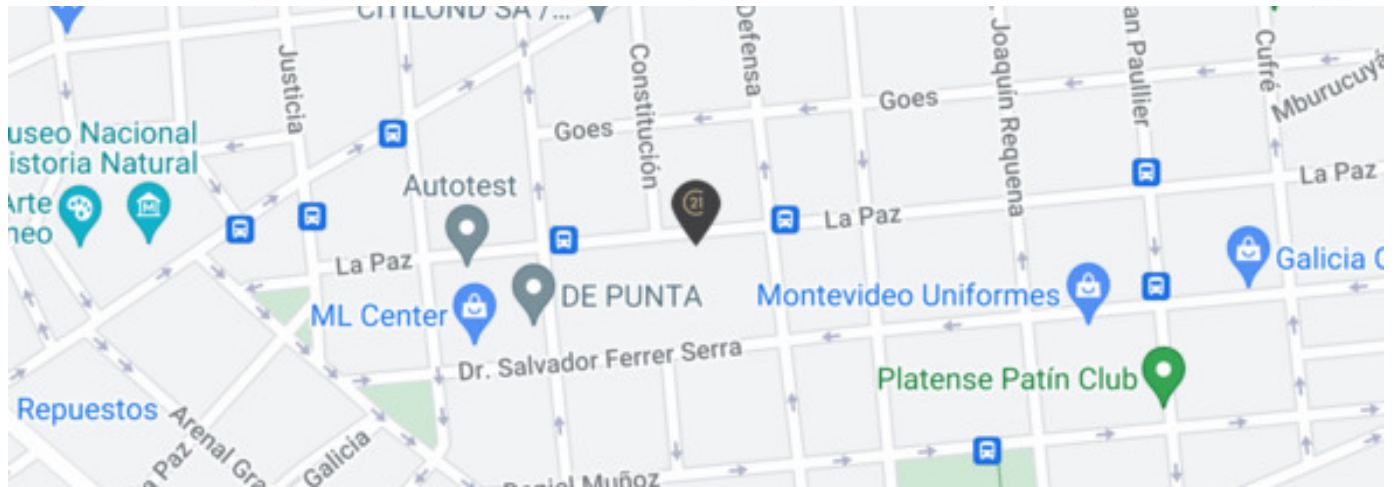
Fees 3% + iva

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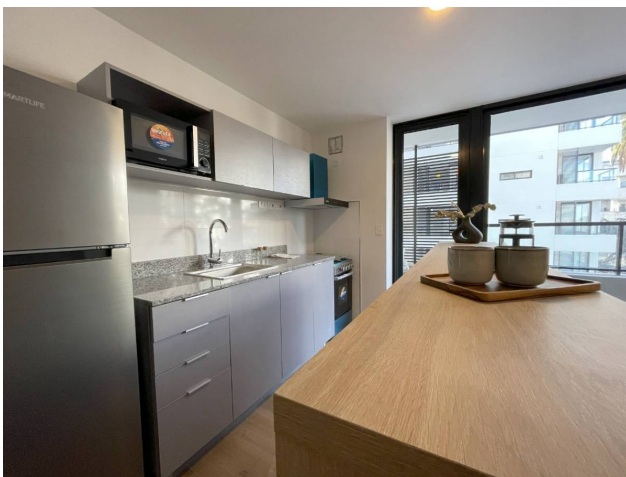
## Location

, Tres Cruces, Montevideo

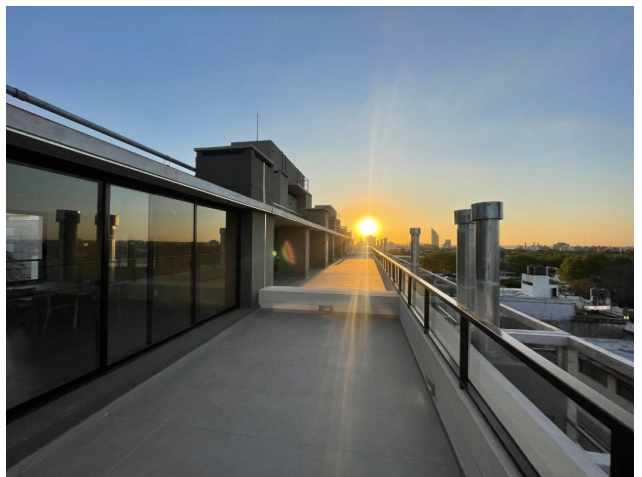
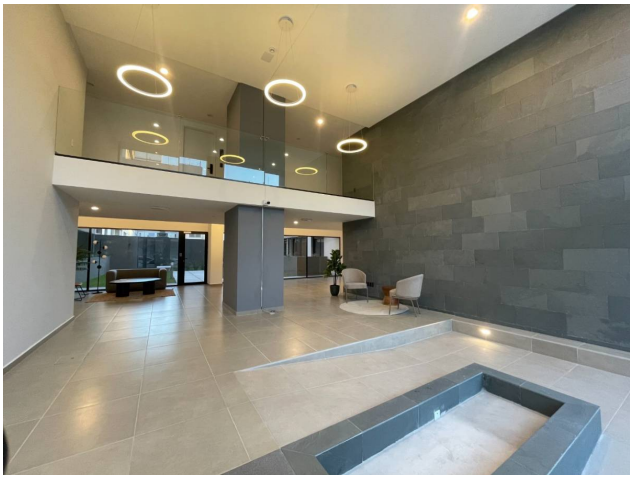
## References

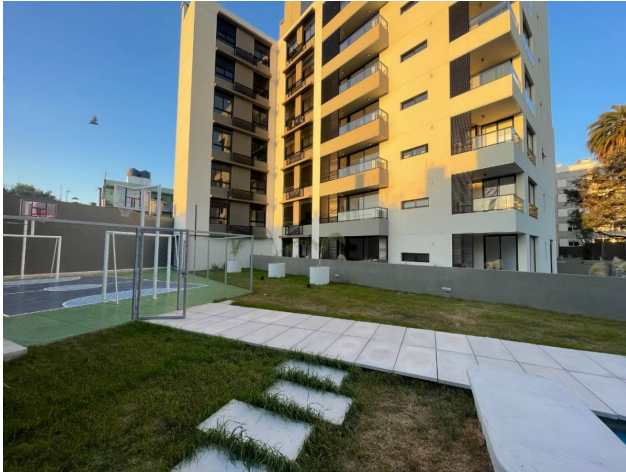


## Photo Catalog









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Property subject to availability.

Price subject to change without notice.

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