



Laura Misa

CENTURY 21.

Alpha

ID: 5273

lmisa@c21alpha.com.uy

+59893432111



Condominium for Sale

Presidente Berro Tres Cruces, Montevideo



Sale: US\$ 146,260

Maintenance : 3,500

Property type: Condominium

Operation: Sale

- **Land:** 66.8 sqm
- **Building:** 48.4 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 4
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 2
- **Number Of Houses:** 57
- **environments:** 2

- Kitchen
- Balcony

- Pets Allowed
- Living room

- Water
- Individual air conditioning
- Gym
- A / C pre-installation
- 24 hour security

- Internet
- Suitable credit
- Pet friendly
- Bright
- Public laundry
- SUM

- Air heating
- Grill
- Game room

- In construction
- Perimeter
- Security

Property status

State: New

Age: 2025

Without Mortgage: Yes

Description

Tower located on Presidente Berro street between Avenida 8 de Octubre and Avenida Italia, guaranteeing connectivity and proximity to all public and private services and facilities.

The possibility of immediate access to the main fast-track arteries in and out of the city, as well as its proximity to different strategic points in the area, such as the main national and international bus terminal in Uruguay, make it a unique project, with a strong urban imprint, to live and connect with the city.

The tower under the horizontal property regime, destined for apartment units promoted by Law 18,795, is developed in variable levels between 4 and 5 floors along the slope of Presidente Berro street, made up of two independent vertical circulation cores. The project has basements for garages and technical areas.

The residential program is made up of apartment units, studio apartments, 1 and 2 bedrooms.

At the access level on Presidente Berro street, each independent pedestrian access has its own Lobby, and this connects to the vertical circulation core of each sector. On both sides of the tower, two vehicular accesses along Presidente Berro street flank it, with access control and a motorized gate.

UNIQUE AMENITIES:

- Digital lock
- CCTV
- Smart Lockers
- Meeting room and cowork
- Print Center
- Study Room
- Game Room
- Gym
- Laundry
- Courtesy bikes

The project is protected under the Promoted Housing Law, so it has the following benefits:

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

The project is in the construction stage

Sale Price: usd 146.260

Occupancy expenses 4%

Real estate fees 3%+ IVA

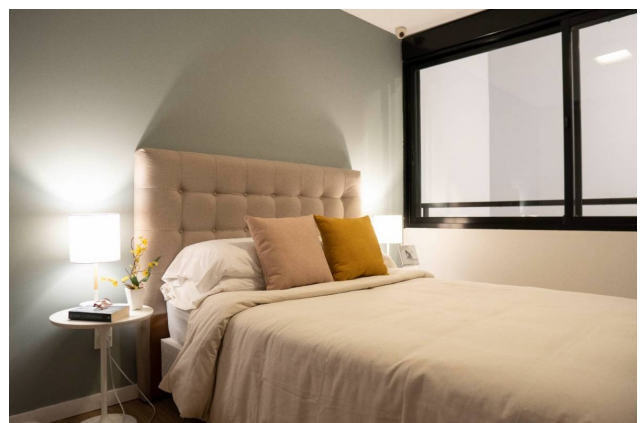
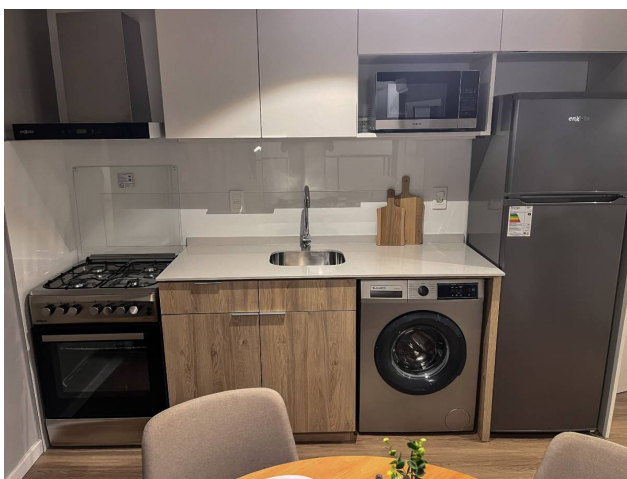
Location

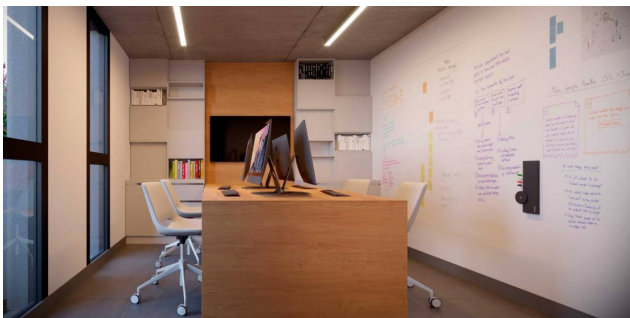
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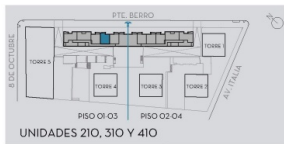
References



Photo Catalog







FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | contacto@c21alpha.com.uy | <https://c21alpha.com.uy>

Property subject to availability.

Price subject to change without notice.

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