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Condominium for Sale

Tres Cruces, Montevideo



Sale: US\$ 214,000

Maintenance : 7,400

Property type: Condominium

Operation: Sale

- **Land:** 98.7 sqm
- **Building:** 98.7 sqm
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Stories:** 7
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 6
- **Number Of Houses:** 125
- **environments:** 4

- Kitchen
- Balcony

- Pets Allowed
- Living room

- Water
- Living room

- Electricity
- Individual air conditioning
- Underground garage
- Grill
- Goal security

- Suitable credit
- In construction
- A / C pre-installation
- SUM

- Pet friendly
- Gym
- Security
- Tipo de Padrón del inmueble: 2

- Air heating
- Bright
- 24 hour security

Property status

State: New

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 is developed through a built volume with a wide façade facing La Paz Street, facing North, which will guarantee sunlight and natural lighting throughout the day for the complex.

Inside the block, this volume is articulated with the new neighboring buildings, achieving an integration of their exterior spaces and allowing the interior units with 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 barbecue areas.

The towers 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:

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

Unit price 618 - 3 BEDROOMS usd 214,000 INCLUDES GARAGE

IMMEDIATE DELIVERY

Estimated common expenses \$7,400

Occupancy expenses 4%

Real estate fees 3% + VAT

Location

, Tres Cruces, Montevideo

References

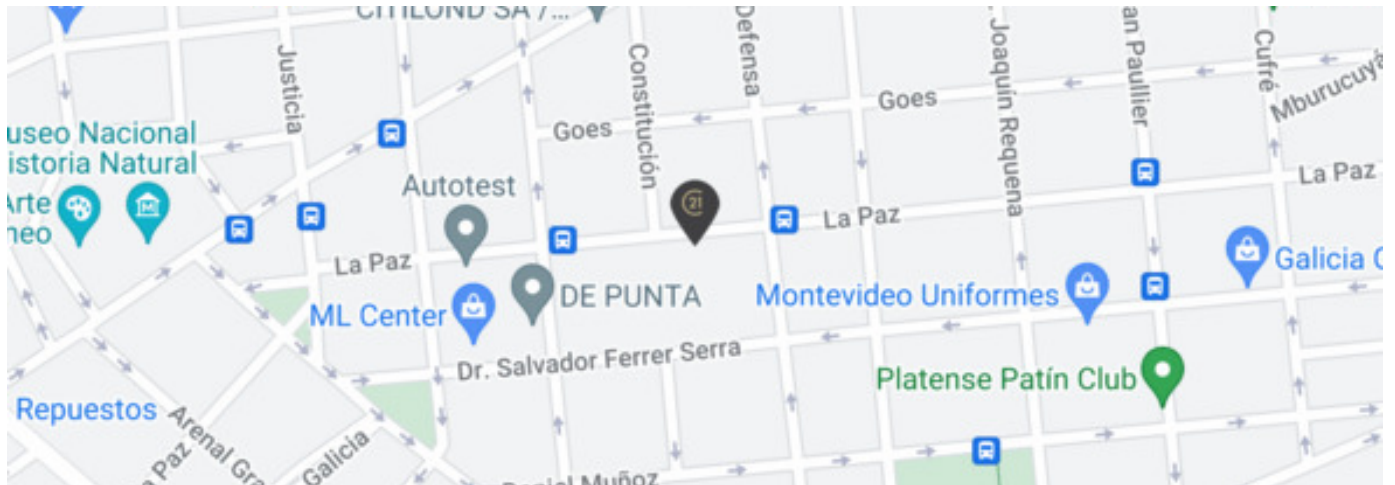
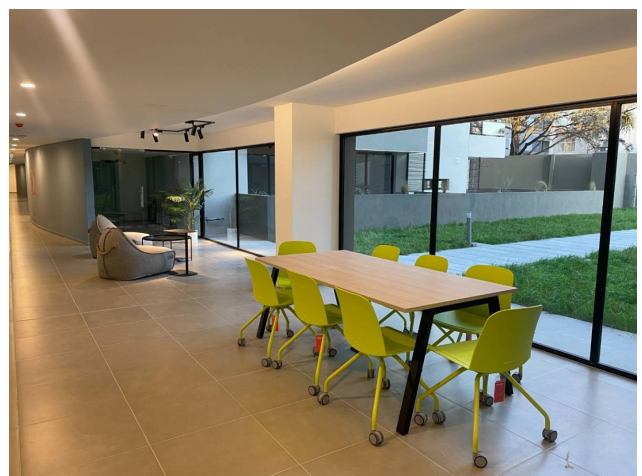
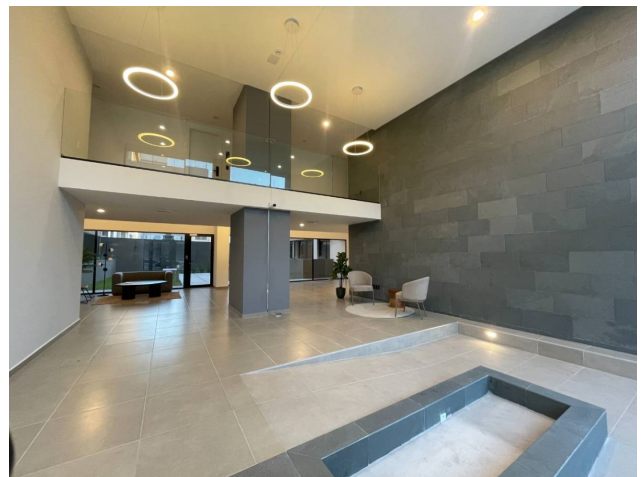
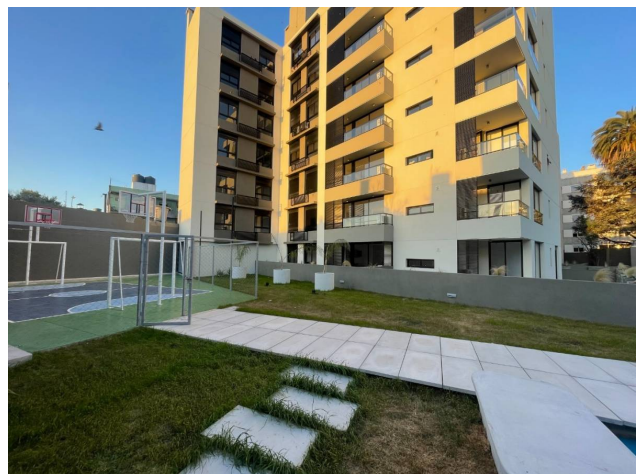
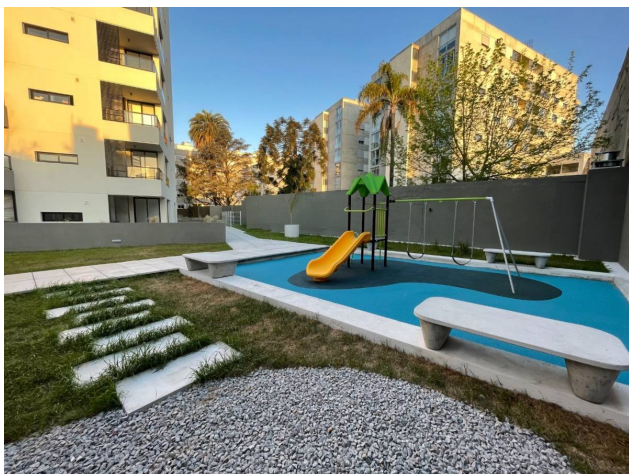
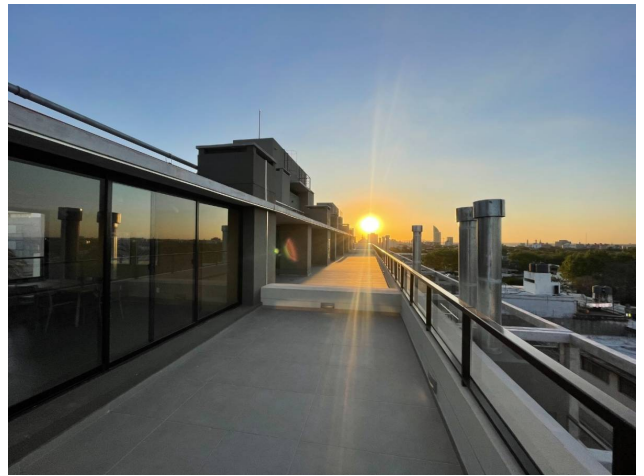


Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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