



Raúl Laporta Arredondo

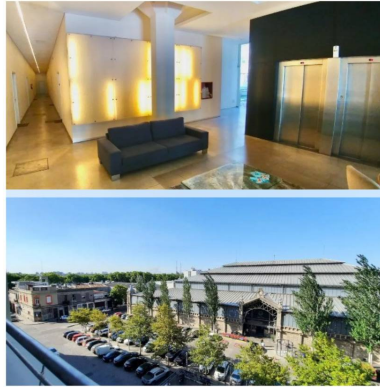
CENTURY 21.

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Condominium for Sale

Aguada, Montevideo



Sale: US\$ 159,000

Maintenance : 5,500

Property type: Condominium

Operation: Sale

- **Land:** 70.0 sqm
- **Building:** 55.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Condition:** Very good
- **Number of Elevators:** 2
- **Floor number:** 5

- Pool
- Sewer
- Pavement
- Laundry

- Gym
- Swimming pool
- Daytime safety

- Pets Allowed
- Electricity
- Phone
- Living room

- Bright
- Game room
- Goal security

- Water
- Natural gas
- Kitchen
- Individual air conditioning
- Grill
- Security
- Solarium

- Cable
- Internet
- Yard
- Pet friendly
- Sports Center
- Perimeter
- 24 hour security
- SUM

Property status

State: Very good

Age: 2023

Without Mortgage: Yes

Description

Beautiful duplex apartment with 2 bedrooms and 2 bathrooms for sale in the Altos del Libertador building in the AGUADA neighborhood

It is located in the 5th. floor with unobstructed view from all rooms to the front, especially from the 15m2 terrace with wooden deck

The unit has a total of 70m2 and 55m2 built between its 2 floors.

On the ground floor we have the living room with access to the very enjoyable terrace.

Semi-integrated kitchen with overhead cabinets and under counter. It has very good natural light

A comfortable and modern social bathroom or toilet.

The upper floor is accessed by a wooden staircase, which has a practical closet below.

Upstairs are the 2 bedrooms, both with windows to the front, and there is also the full main bathroom.

This modern and complete building has:

- Outdoor pool
- Four large barbecues located on the seventh floor.
- Weight-building and fitness room with recently updated state-of-the-art equipment
- Children's room with LCD TV, Wii and children's tables.
- Lounge for teenagers with LCD TV, ping-pong table, computers with internet and game tables.
- General room with LCD TV, pool table and game tables.
- Laundry.
- WiFi Internet in service areas and central hall.

The unit does not have a fixed garage, however you can rent one very close, sometimes even in the same building.

Common expenses are \$5500, including the reserve fund

EXCELLENT OPPORTUNITY FOR HOUSING OR INVESTMENT as it has good profitability (\$26,000) and is an area of constant demand.

Do not let it pass and coordinate a visit

Real estate fees 3% + iva

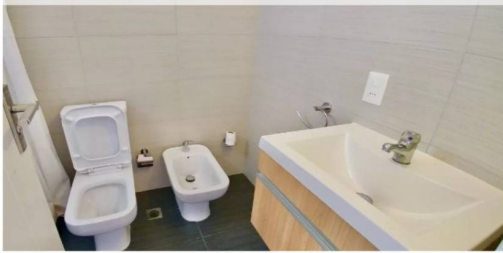
Location

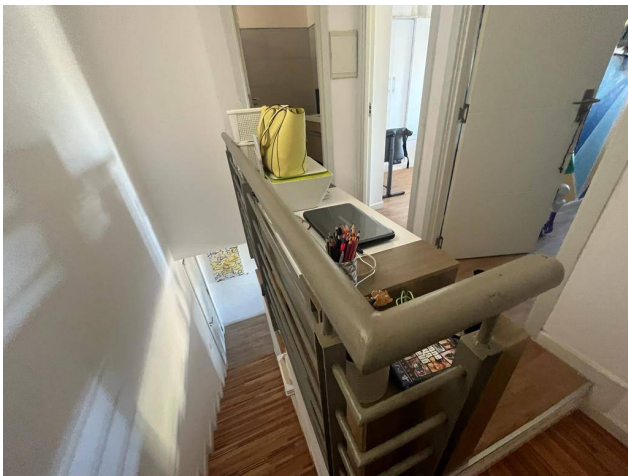
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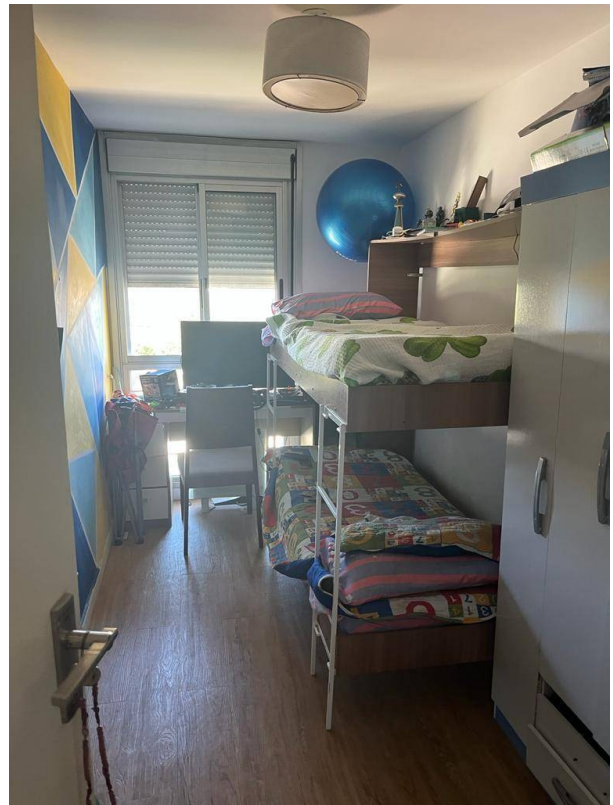
References



Photo Catalog







FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
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Property subject to availability.

Price subject to change without notice.

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