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### Condominium for Sale

Barrio Sur, Montevideo



**Sale: US\$ 177,766**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 72.7 sqm
- **Building:** 49.4 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 6
- **Number Of Houses:** 104
- **Construction Quality:** High

- **environments:** 3

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

### Property status

State: New

Age: 2024

### 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!

Completion of the work: JANUARY 2024

OPPORTUNITY 40% financing in installments.

The apartments

They have exterior expansion in all units

Anodized aluminum openings

Porcelain tile floors in bathrooms

Pre-installation of individual hot water tank for hot water and forecast for washing machine

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:

2 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 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.

\*Consult for Garages and Bauleras, they are sold separately.

Payment scheme

20% Advance / CV commitment

40% Financing fee (quantity 11)

40% to possession

4.75% Occupancy expenses

Real estate fees 3%+VAT

If you add garage 20% + 80% - payment scheme. 25% Down Payment 75% Upon Possession

SPECIAL DISCOUNT: 3% ADVANCE PAYMENT

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

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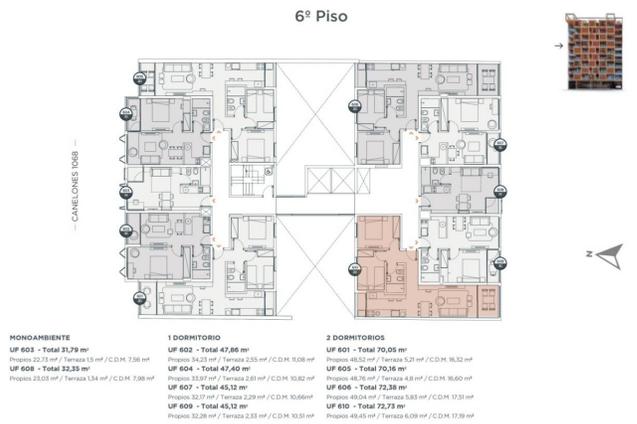
## Location

, Barrio Sur, Montevideo

## References



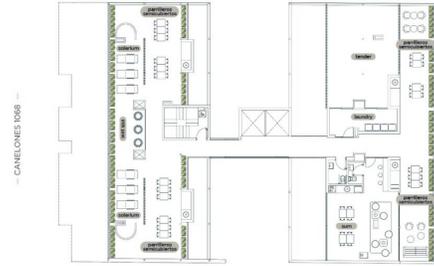
## Photo Catalog







AMENITIES



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

PISO 6

- PROCOMUNIDADES**  
 UP 601 1044 5341 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 145 m<sup>2</sup> / C/COM 738 m<sup>2</sup>  
 UP 608 1044 5127 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 147 m<sup>2</sup> / C/COM 806 m<sup>2</sup>
- 1 COCOMUNIDAD**  
 UP 602 1044 4739 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 155 m<sup>2</sup> / C/COM 820 m<sup>2</sup>  
 UP 604 1044 4919 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 158 m<sup>2</sup> / C/COM 858 m<sup>2</sup>  
 UP 607 1044 4542 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 159 m<sup>2</sup> / C/COM 834 m<sup>2</sup>  
 UP 609 1044 4542 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 159 m<sup>2</sup> / C/COM 834 m<sup>2</sup>
- 2 COCOMUNIDADES**  
 UP 603 1044 7028 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 170 m<sup>2</sup> / C/COM 939 m<sup>2</sup>  
 UP 605 1044 7028 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 170 m<sup>2</sup> / C/COM 939 m<sup>2</sup>  
 UP 606 1044 7542 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 186 m<sup>2</sup> / C/COM 1014 m<sup>2</sup>  
 UP 608 1044 7542 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 186 m<sup>2</sup> / C/COM 1014 m<sup>2</sup>  
 UP 610 1044 7527 m<sup>2</sup>  
 Pertenencia 50,75% / Terreno 186 m<sup>2</sup> / C/COM 1014 m<sup>2</sup>



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 Price subject to change without notice.

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