



Ulises Fontanini

CENTURY 21

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Condominium for Sale

Av. Uruguay Cordón, Montevideo



Sale: US\$ 109,721

Property type: Condominium

Operation: Sale

- Land: 59.2 sqm
- Building: 48.2 sqm
- Bedrooms: 1
- Bathrooms: 1
- Stories: 11
- Land: regular
- Condition: New
- Number of Elevators: 1
- Floor number: 2
- Number Of Houses: 36
- Construction Quality: Middle - High
- environments: 2

- | | | | |
|-------------------|-------------------|----------------------|---------------|
| • Kitchen | • Pets Allowed | • Water | • Electricity |
| • Internet | • Pavement | • Balcony | • Dining room |
| • Living room | • Suitable credit | • Underground garage | • Garage |
| • In construction | • Bright | • Grill | • Security |
| • Goal security | • SUM | | |

Property status

State: New

Age: 2023

Without Mortgage: Yes

Description

Narvaja Site Development. Delivery in July 2025

Excellent investment opportunity, contact us!

The project is carried out under Law 18,795, Promoted Housing Law (Social Housing) so it has:

- ITP exemption
- Exemption from IRAE/IRPF on income generated from rentals for 10 years
- IP exemption for 10 years

It is located in Montevideo in the heart of the Cordon neighborhood, in Uruguay esq. Tristán Narvaja and two blocks from 18 de Julio.

We are referring to one of the areas most in demand by students, professionals and people who need to centralize their lives around the National Library, University of the Republic, Banco Hipotecario del Uruguay, Ministry of Public Greetings and many other public and private institutions in Uruguay. .

It is also a very dynamic area due to its commercial offering, not only on our main avenue, 18 de Julio, but also the famous Tristán Narvaja fair and a few blocks from the Rambla de Montevideo to the south.

The project located on Uruguay Street, projects a modern and functional Tower with traditional construction. Site Desarrollos is characterized by its construction quality, solid masonry walls and modern finishes, always updated with the latest available materials.

Site Narvaja is developed on 11 floors with North-South orientation, in total: 1 Studio, 36 one-bedroom units and 2 2-bedroom Penthouse with large terraces. All with excellent views of urban space and optimal sunlight. All units have terraces (front, hallway or quiet part of the building).

THIS Unit 204: in the quiet part of the building, with a total of 53.40 m2, 4.2 m2 of terrace and 44.2 m2 of interior space, is located in the quiet part of the building.

Multipurpose Room with Grill and Event Terrace on the 11th Floor.

1 and 2 bedroom units available.

Check for available apartments.

Prices:

- 1 bedroom: from USD109,721

- 2 bedrooms: from USD189,020 - last two units!

Garages: from USD16,000

Prices do not include:

- Occupancy expenses 4%
- Real estate fees 3% plus VAT (paid upon commitment).

Premieres: JULY 2025.

Location

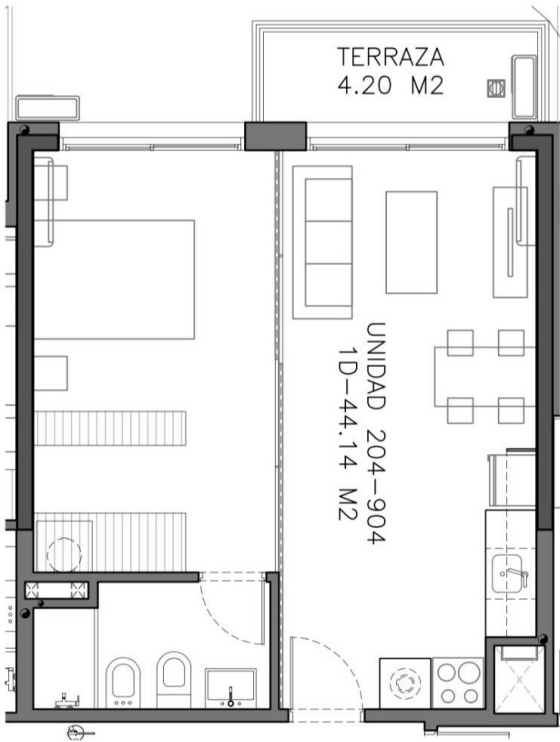
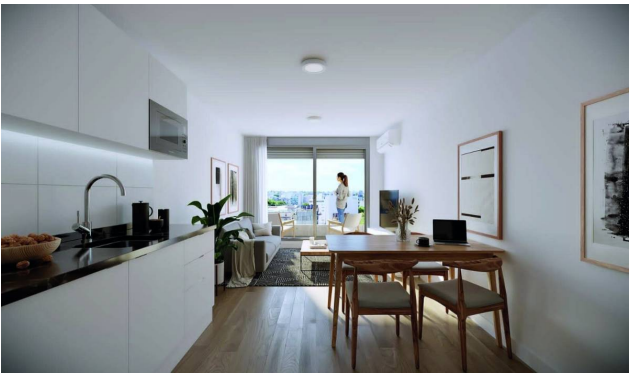
Av. Uruguay , Cordón, Montevideo

References



Photo Catalog





PLANTAS

Parrillero uso común



Nivel 11

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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