



Ulises Fontanini

CENTURY 21.

Alpha

ID: 5521

ufontanini@c21alpha.com.uy

+59891231242



**Condominium for Sale**

Av. Uruguay Cordón, Montevideo



**Sale: US\$ 189,746**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 114.2 sqm
- **Building:** 114.2 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 10
- **Number Of Houses:** 2
- **Construction Quality:** Middle - High
- **environments:** 3

- Kitchen
- Internet
- Suitable credit
- Bright
- SUM

- Pets Allowed
- Pavement
- Pet friendly
- Grill
- Tipo de cobertura (Garage): 1

- Water
- Balcony
- Deck
- Security
- Tipo Garage: 1
- Tipo de Padrón del inmueble: 2

- Electricity
- Living room
- In construction
- Goal security
- Acceso al Garage: 2

**Property status**

State: New

Age: 2023

Without Mortgage: Yes

## Description

Narvaja Site Development. Delivery in July 2025

Excellent investment opportunity!

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

- Exemption from the ITP
- Exemption from IRAE/IRPF to income generated from rentals for 10 years
- IP exoneration for 10 years

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

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 Health and many other public and private institutions in Uruguay. .

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

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

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

This Unit 1002 is a 2-bedroom Penthouse: 114.25 m2 in front, 36 m2 of terrace and more than 70 m2 interior. Multipurpose room with barbecue and terrace for events on the 11th floor.

Ask for available 1-bedroom apartments.

Prices:

- 2 bedrooms: from USD189.746 - last two units!

- 1 bedroom: from USD109.721

Garages: from USD16,000

Prices do not include:

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

Release: JULY 2025.

---

## Location

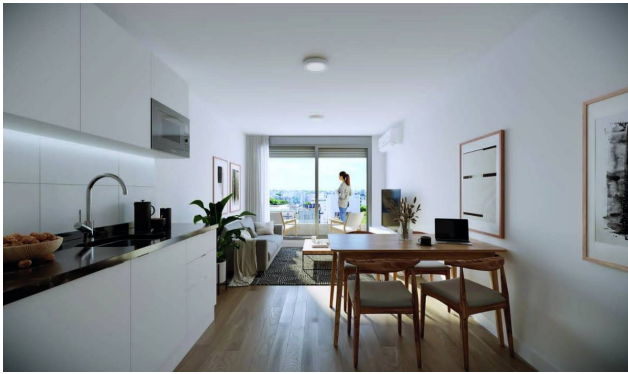
Av. Uruguay , Cordón, Montevideo

## References



## Photo Catalog

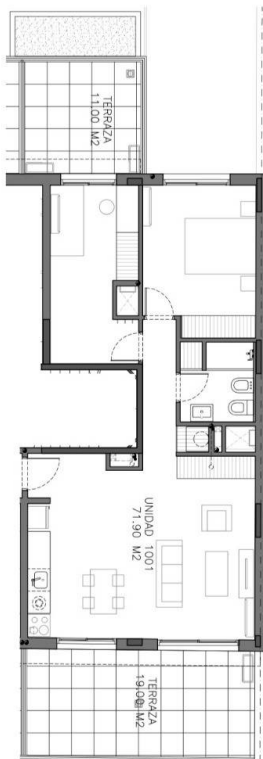




PLANTAS



Nivel 10



PLANTAS

Parrillero uso común



Nivel 11

**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.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.