



Arq. Maria Noel Benvenuto

**CENTURY 21**

Premier

ID: 5526

mnbvenuto@c21premier.com.uy

+59899262375



### Condominium for Sale

Aguada, Montevideo



**Sale: US\$ 164,797**

**Maintenance : 5,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 67.3 sqm
- **Building:** 50.5 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Number of Elevators:** 2
- **Floor number:** 8
- **Number Of Houses:** 80
- **Construction Quality:** High
- **Showers:** 1

• **environments:** 3

- Pets Allowed
- Grill
- Solarium

- Kitchen
- A / C pre-installation

- Living room
- Public laundry

- Bright
- 24 hour security

### Property status

Age: 2023

Without Mortgage: Yes

### Description

Brand new apartment with 2 bedrooms and 1 bathroom with terrace on the 8th floor.

Very bright, the social space of kitchen, dining room and living room is integrated and oriented to the northeast.

This specific apartment is located on the 8th floor, UF 806.

It has a total footage of 67.29 m<sup>2</sup>, Own 50.51 m<sup>2</sup> / Terrace 4.75 m<sup>2</sup>

## THE APARTMENTS

- \* All units have exterior expansion: balconies, terraces and gardens according to each type.
- \* Views guaranteed by its large windows.
- \* Apartments with 1, 2 and 3 bedrooms, with excellent views of the city.
- \* Aluminum openings.
- \* Porcelain or similar floors in bathrooms.
- \* Installation for cable TV and Tel.
- \* Does not include closets or dressing rooms.
- \* Pre-Installation of individual electric water heater for hot water (provision not included)
- \* Heating: Pre-Installation of Hot/Cold Air Conditioning (does not include provision of equipment).
- \* Kitchens: granite or similar countertops, stainless steel sink, furniture under the counter (does not include cupboards or overhead furniture).
- \* Bathrooms: Top quality sanitary ware and taps.

## Building

It is located on a corner, on Av. Libertador, with three clear facades, it displays imposing slabs that serve as a tray for its gardens.

Green facades act as a natural noise insulator because they absorb and reduce high frequency sounds, reducing noise by up to 10 decibels.

They also reduce the interior temperature of a building by up to 5 degrees in summer and maintain the temperature in winter.

It is established in an area with strong commercial dynamics.

It has a great view, not only because of its location on the corner and on Av. Libertador, but also because its architecture and volumetry will make it a new milestone in the architecture of our times.

- \*80 apartments from the 1st to the 11th floor
- \*Commercial ground floor
- \*40 Garages in basement and ground floor
- \*2 elevators
- \*Roof top amenities
- \*Security system

## AMENITIES

- \*Hall and Cowork space linked to central patio.
- \*Rooftop with views of the Bay and the Hill of Montevideo
- \*Lookout
- \*Grills
- \*SUM
- \*Bike Parking

## ASK FOR OTHER OPTIONS OF 1, 2, 3 BEDROOMS

The garages are sold separately with prices starting at U\$S 22,889 - CHECK AVAILABILITY

Ready to be delivered MAY - JUNE 2023

## PAYMENT SCHEME

- 20% Advance / CV Commitment
- 30% Financing in installments - Number of installments: 2
- 50% to possession
- 4.5% Occupancy Expenses to Possession

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

Real estate commission 3% + VAT

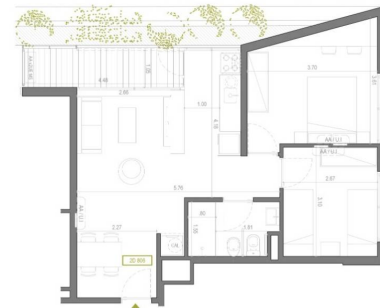
### Location

, Aguada, Montevideo

### References



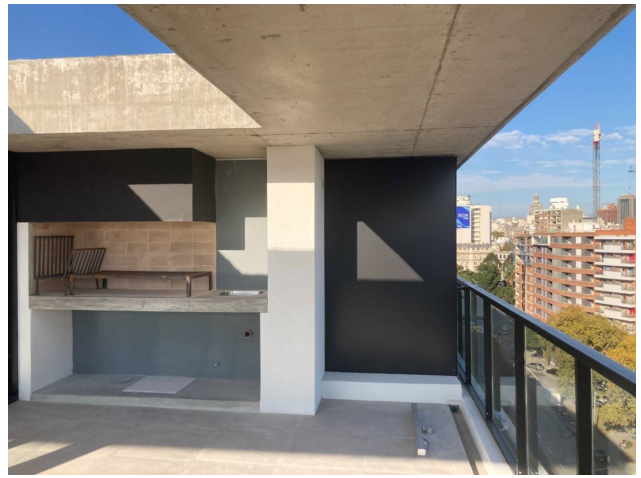
### Photo Catalog





 **PISO 8°**  
1 Y 2 DORMITORIOS





**Av. Dr. Francisco Soca 1553, Montevideo, Montevideo**  
**T +59894315336 | [contacto@c21premier.com.uy](mailto:contacto@c21premier.com.uy) | <https://c21premier.com.uy>**

Property subject to availability.

Price subject to change without notice.

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