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### Condominium for Sale

Costanera Village Etapa 2 - Mónaco Parque de Carrasco, Canelones



Sale: US\$ 435,000

Property type: Condominium

Operation: Sale

- Land: 135.0 sqm
- Building: 124.0 sqm
- Bedrooms: 4
- Bathrooms: 2
- Parking lots: 1
- Stories: 7
- Land: regular
- Condition: New
- Number of Elevators: 1
- Number Of Houses: 1
- Construction Quality: Middle - High
- environments: 5

- Kitchen
- Electricity
- Yard
- Garage
- Grill
- Automatic watering
- Goal security

- Pool
- Internet
- Living room
- Deck
- Perimeter
- Game room
- Solarium

- Pets Allowed
- Pavement
- Radiator heating
- In construction
- Swimming pool
- Security
- SUM

- Water
- Balcony
- Sports Center
- Gym
- Public laundry
- 24 hour security
- Tipo de cobertura (Garage): 3

• Acceso al Garage: 3

• Tipo de Padrón del inmueble: 2

• Orientacion del Terreno (en caso): 2

## Property status

State: New

Age: 2023

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## Description

Village Monaco - East Carrasco.

\*\*\* OFFER: PRE-LAUNCH \*\*\* Excellent investment opportunity!

Start of work: September 2023.

Costanera Village is a unique venture on the Uruguayan coast.

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

On the first line to the sea, before a fork of air and beach connected with the life of the city. Located on the waterfront in the Parque Carrasco Este neighborhood.

It is developed in an area of 7,500 m<sup>2</sup> which houses 5 contemporary villages with all their faces as facades.

Terraced apartments from 1 to 4 bedrooms. 1,500 m<sup>2</sup> of landscape treatment with many shared use areas.

Second stage: Village Monaco

Exterior garages and Sub-soil, with Circulations

Side Goal Access

Pool Bar & Grill and Outdoor Gym

Children's Play Area and Landscaped Walks

Indoor Gym, S.U.M

Security checkpoint

Pool and Solarium

Barbecue

Choose your apartment with an individual barbecue or enjoy one of the 3 fire kitchens of the project.

Unit 003B, facing South-East, is located on the ground floor of Village Mónaco, with a garden for exclusive use:

Total Area of 135m<sup>2</sup> - Interior of 109m<sup>2</sup>

23m<sup>2</sup> terrace with barbecue.

Garden for exclusive use 39m<sup>2</sup>.

List Price: usd 435,000 - Underground Garage included -

Financing and special discounts for cash payment

Ask for available options of 1, 2 and 3 bedrooms

Connection costs: 4.5%

Real Estate Fees: 3% + VAT

Delivery May 2025

\*\*\* LAST UNIT AVAILABLE \*\*\*

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## Location

Costanera Village Etapa 2 - Mónaco , Parque de Carrasco, Canelones

## 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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