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**CENTURY 21.**

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**Condominium for Sale**  
**Parque Batlle, Montevideo**



**Sale: US\$ 176,188**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 72.4 sqm
- **Building:** 48.9 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 5
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 1
- **Number Of Houses:** 81
- **Construction Quality:** Middle - High

- **Showers:** 1
- **environments:** 3

- Pets Allowed
- Phone
- 24 hour security

- Water
- Grill
- Solarium

- Cable
- A / C pre-installation

- Electricity
- Public laundry

**Property status**

State: New

Age: 2024

Without Mortgage: Yes

## Description

Apartment with 2 bedrooms and 1 bathroom in Parque Batlle, on Brito Foresti street. UNIT 105 - balcony 6.42 m2  
Excellent for investment and/or income.

Located in a residential area, a few meters from the main avenues of the city, with easy access to health centers and universities.

It is currently in the well, completion date December 2024.

81 apartments that are developed in two high blocks of six levels each and a low block of three levels with terraces on the third floor, thus forming a unique project in the area.

All the blocks that make up the building are surrounded by landscaped patios.

It has a basement with garages and bike parking for all the apartments. The entrance to the building on the ground floor is characterized by having a unique path with bike parking spaces and green posts that will be spaces for being, enjoying, reading or working. In addition, the hall of the building has an interior co-work area.

In order to crown the high block, a set of amenities are displayed on the last level.

In this building nature, sustainable mobility and technology are part of the design.

Studio apartments with 1 and 2 bedrooms. Ask for other options on different floors.

## CHARACTERISTICS OF THE APARTMENTS:

All units have a large exterior expansion (balconies, terraces or garden) with incorporated vegetation.

All the apartments in the lower block have a garden or roof area for private use, depending on the floor they are on. The studio apartments on the 1st and 2nd floors only have a balcony for their own use.

Home automation: includes entrance control through an electronic lock, lighting control and curtain control

## Payment scheme

40% Advance to the signing of the Investment Contract

20% Financed in 20 installments

40% to possession

4.75% connection fees

3% + VAT Real estate expenses

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## Location

, Parque Batlle, Montevideo

## References



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## Photo Catalog





2 DORMITORIOS

Sup. total 71,30 m<sup>2</sup>  
 Píjago 48,30 m<sup>2</sup>  
 Terraza 6,19 m<sup>2</sup>  
 Jardinería 0,72 m<sup>2</sup>  
 CDM 15,49 m<sup>2</sup>

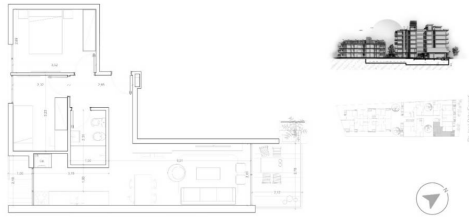


PISO 1º  
**UF 105**

2 Dormitorios  
 /1 Baño

Área Cobierta 48,86 m<sup>2</sup>  
 Área Terraza 6,42 m<sup>2</sup>  
 Área Jardinería 1,51 m<sup>2</sup>  
 Área C.D.M. 16,09 m<sup>2</sup>

Sub. Total 72,88 m<sup>2</sup>



Los datos presentados, contenidos y gráficos, son meramente orientativos y no constituyen oferta de bienes inmuebles. La información presentada debe ser verificada por el comprador.

C.D.M. - Espacios: Total de áreas comunes, Balcón y Jardín.







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