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### Condominium for Sale

Ciudad de la Costa, Canelones



**Sale: US\$ 248,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 96.4 sqm
- **Building:** 48.5 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 5
- **Kitchen:** Full kitchen
- **sqft Garden:** 19.44
- **Condition:** New
- **Number of Elevators:** 1
- **Number Of Houses:** 28
- **Construction Quality:** Middle - High
- **Showers:** 1
- **environments:** 3

- Pool
- Garage
- Grill
- Game room
- Acceso al Garage: 3

- Pets Allowed
- Deck
- Swimming pool
- Security
- Cantidad de Autos: 1

- Yard
- In construction
- A / C pre-installation
- Solarium
- Terrace

- Pet friendly
- Bright
- Public laundry
- Tipo Garage: 1

### Property status

State: New

Age: 2024

Without Mortgage: Yes

## Description

Apartment with 2 bedrooms, 1 bathroom, with integrated kitchen-dining room. It opens its views towards a private garden with a semi-covered deck sector and its own barbecue area. Oriented to the east, towards the green area of the building, swimming pool and solarium.

In the heart of Ciudad de la Costa, at the intersection of two main avenues, this building project was born that seeks to prioritize proximity to nature and the sea. A territory determined by its natural areas and proximity to Costa Urbana Shopping that make its location one of its great advantages.

An architectural project that seeks to respect the dialogue with nature, with large terraces and bright spaces. The project has 5 floors and 28 units with 1 or 2 bedrooms. As part of its common spaces, there are gardens, a solarium, a swimming pool, a playground, a parking lot, a laundry, a bicycle rack, and a large entrance hall.

Ask for other options of 2 bedrooms and 1 bedroom.

All units (except 003 and 004) have a barbecue on the terrace.

All units include garage.

Additional cost for covered garage: USD 7,500.

Occupancy and connection expenses: 4%

Real estate fees 3% + VAT

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

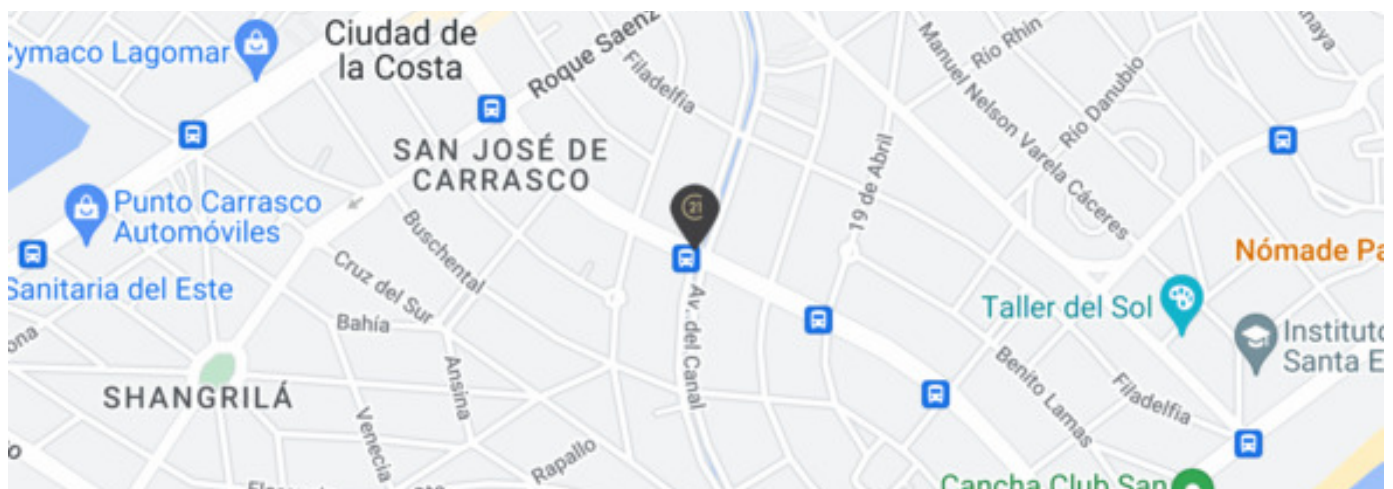
VAT exemption on the purchase

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## Location

, Ciudad de la Costa, Canelones

## References

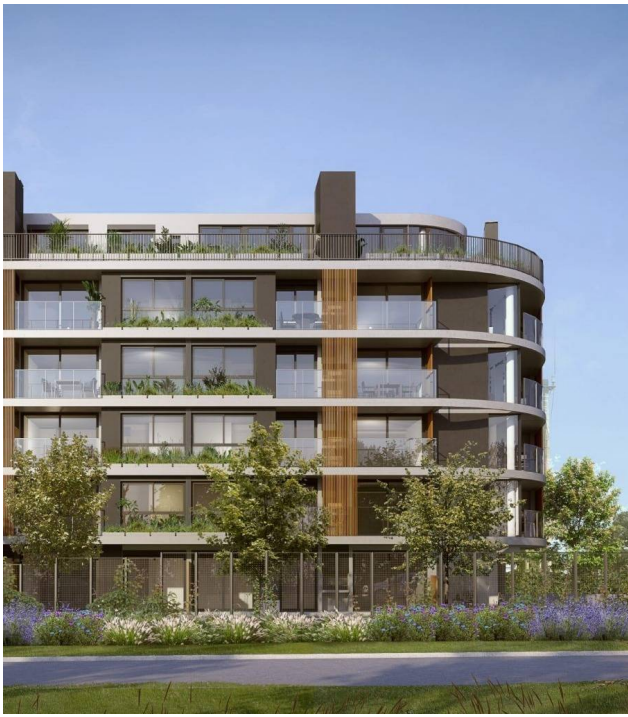


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## Photo Catalog







PLANTA BAJA



UNIDAD 002

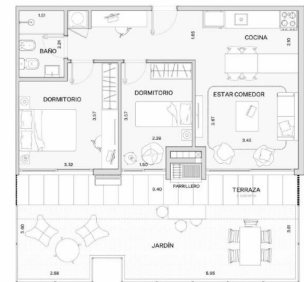


Área propia	48,52 m <sup>2</sup>
Muros y ductos	0,24 m <sup>2</sup>
Soledad	19,44 m <sup>2</sup>
Terraza	14,65 m <sup>2</sup>
Áreas comunes	8,50 m <sup>2</sup>
<b>Áreas totales</b>	<b>96,35 m<sup>2</sup></b>

- ▶ 2 DORMITORIOS
- ▶ BAÑO COMPLETO
- ▶ JARDÍN CON FARRILLERO

Cocina con mesado de Cuarzo y piletas de acero inoxidable / instalación prevista para A/A Frío-calor en living y dormitorio / alacena en alacena oscura negro / revestimiento de porcelanato y cerámico / piso vinílico (opción moderna en salones, dormitorios y cocinas) / muebles sobre y bajo mesado cuando corresponda

**ÁREAS APFOU**  
 Área propia: 001 Es el área propia de la unidad.  
 Muros: 002 Muros exteriores.  
 003 Muros interiores con área común.  
 004 Muros exteriores en salones y dormitorios.  
 Ductos: 005 Ductos que se dirigen dentro de la unidad.  
 Soledad: 006 Del área de la terraza incluyendo muros perimetrales y post-fixos.  
 Área común: 007 Comparte de los bienes comunes del piso.  
 Jardín: 008 Del área del jardín incluyendo muros perimetrales.



El mobiliario y los pisos de los dormitorios no están incluidos, se solo se afecta ilustrativo. Los medidas expresadas son aproximadas y pueden ser modificadas por razones técnicas de precio exacto.

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.