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**CENTURY 21.**

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**Condominium for Sale**

av del canal Ciudad de la Costa, Canelones



**Sale: US\$ 179,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 67.0 sqm
- **Building:** 34.5 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 5
- **Kitchen:** Full kitchen
- **sqft Garden:** 13.57
- **Number of Elevators:** 1
- **Number Of Houses:** 28
- **Construction Quality:** Middle - High
- **Showers:** 1
- **environments:** 2

- |                          |                  |             |                 |
|--------------------------|------------------|-------------|-----------------|
| • Pool                   | • Pets Allowed   | • Yard      | • Garage        |
| • In construction        | • Bright         | • Grill     | • Swimming pool |
| • A / C pre-installation | • Public laundry | • Game room | • Security      |
| • Solarium               | • Terrace        |             |                 |

**Property status**

Age: 2024

Without Mortgage: Yes

## Description

Apartment with 1 bedroom, 1 bathroom, with integrated kitchen-dining room. Unit 003 opens its views to a private garden with a semi-covered deck 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

Consult for own financing

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

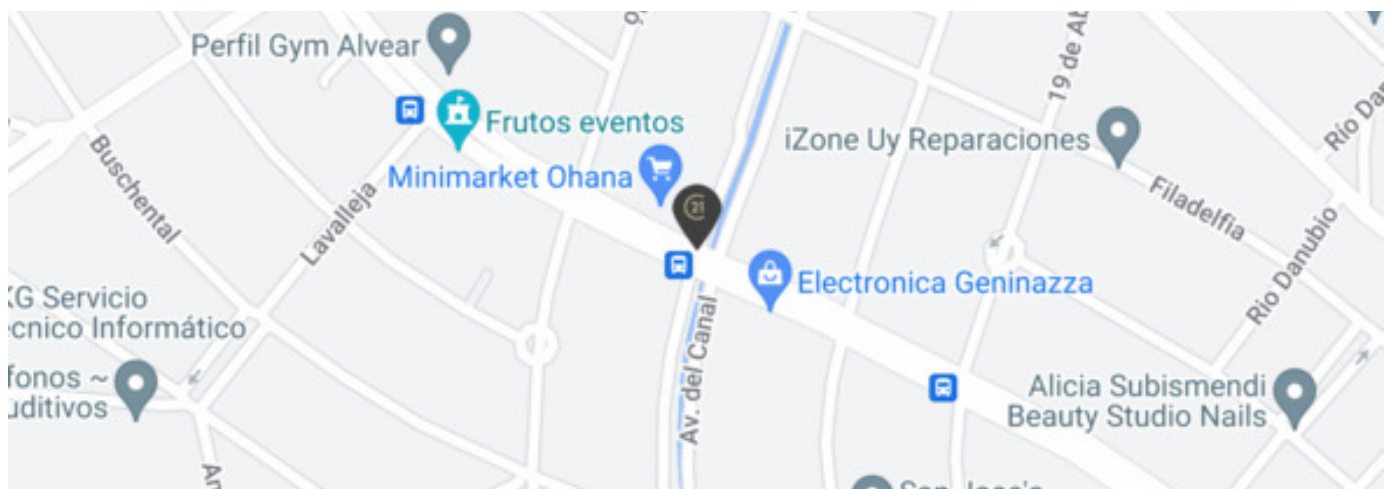
VAT exemption on the purchase

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## Location

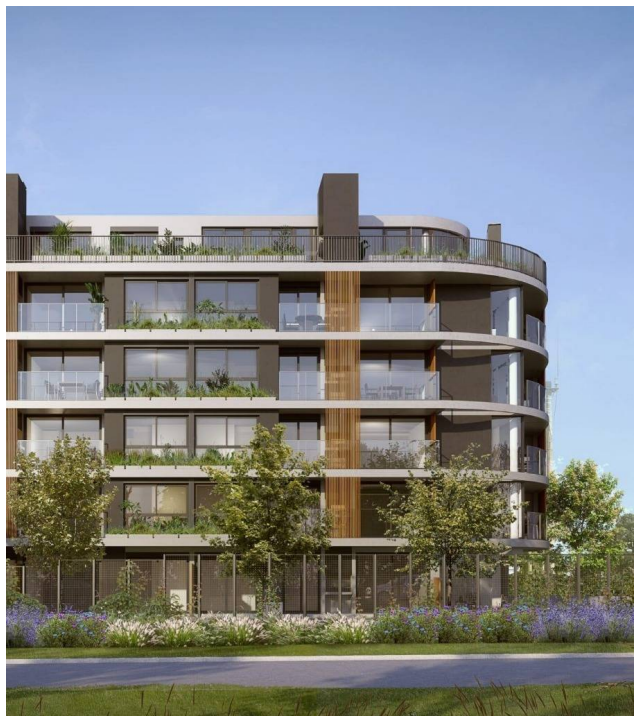
av del canal , Ciudad de la Costa, Canelones

## References

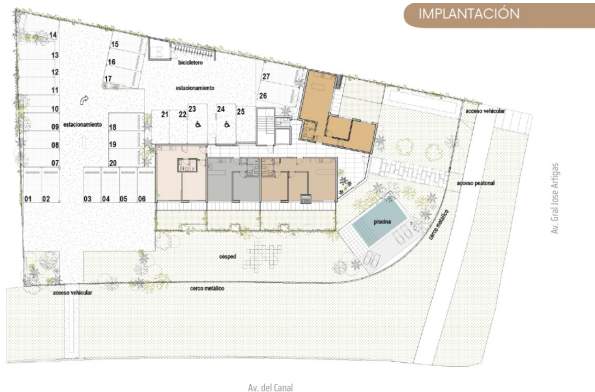


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## Photo Catalog







Área propia	54.50 m <sup>2</sup>
Muros y divisiones	3.45 m <sup>2</sup>
Jardín	13.57 m <sup>2</sup>
Terrazo	9.87 m <sup>2</sup>
Áreas comunes	5.50 m <sup>2</sup>
<b>Áreas totales</b>	<b>66.99 m<sup>2</sup></b>

- ▶ 1 DORMITORIO
- ▶ BAÑO COMPLETO
- ▶ JARDÍN

Cocina con mesadas de Quartz y pilotas de acero inoxidable / instalaciones previstas para A/A Frío-color en living y dormitorio / aberturas en aluminio anodizado negro / revestimientos de porcelanato y cerámico / piso vinílico imitación madera en salas, dormitorios y cocinas / muebles sobre y bajo mesada acorde correspondiente.

**ÁREAS APFCU**

- Área propia: 001 En favor propio de la unidad.
- Muros: 002 Muros exteriores.
- 003 Muros separadores con ductos ocultos.
- 004 Muros separadores entre unidades y exteriores.
- 005 Ductos.
- 006 Finales que se sitúan dentro de la ciudad.
- Terrazo: 007 Área de las terrazas incluyendo muros perimetrales y parrilleros.
- Áreas comunes: 008 Almacén de los bienes comunes del grupo.
- Jardín: 009.
- 010 del área del predio incluyendo muros perimetrales.

UNIDAD 003



El mobiliario y los placeros de los dormitorios no están incluidos, es solo a efecto ilustrativo. Las medidas expresadas son aproximadas y pueden ser modificadas por razones técnicas sin previo aviso.

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Property subject to availability.  
 Price subject to change without notice.

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