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Condominium for Sale

Ciudad de la Costa, Canelones



Sale: US\$ 155,000

Property type: Condominium

Operation: Sale

- **Land:** 55.3 sqm
- **Building:** 36.7 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 5
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 2
- **Number Of Houses:** 28
- **Construction Quality:** Middle - High
- **Showers:** 1

• **environments:** 2

- Pool
- Bright
- Public laundry
- Terrace

- Pets Allowed
- Grill
- Game room

- Garage
- Swimming pool
- Security

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

Property status

State: New

Age: 2024

Without Mortgage: Yes

Description

Apartment with 1 bedroom, 1 bathroom, with integrated kitchen-dining room. Unit 205 has its own terrace and barbecue. Oriented to the northwest.

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

Location

, Ciudad de la Costa, Canelones

References

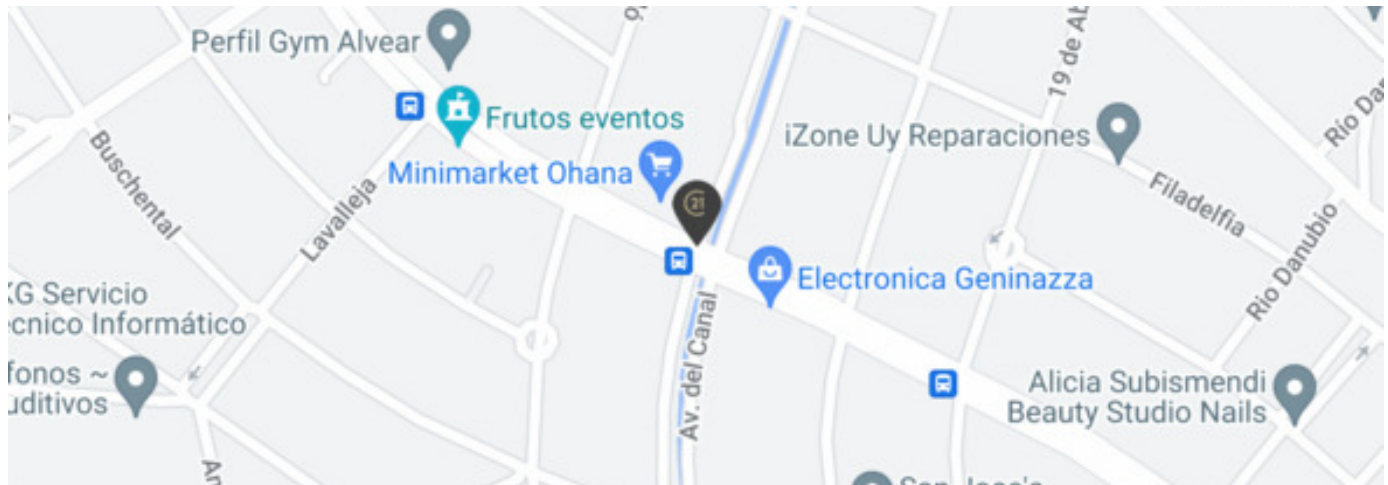
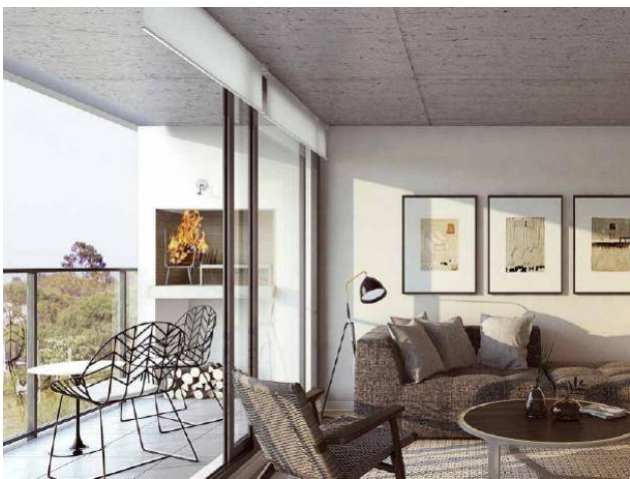
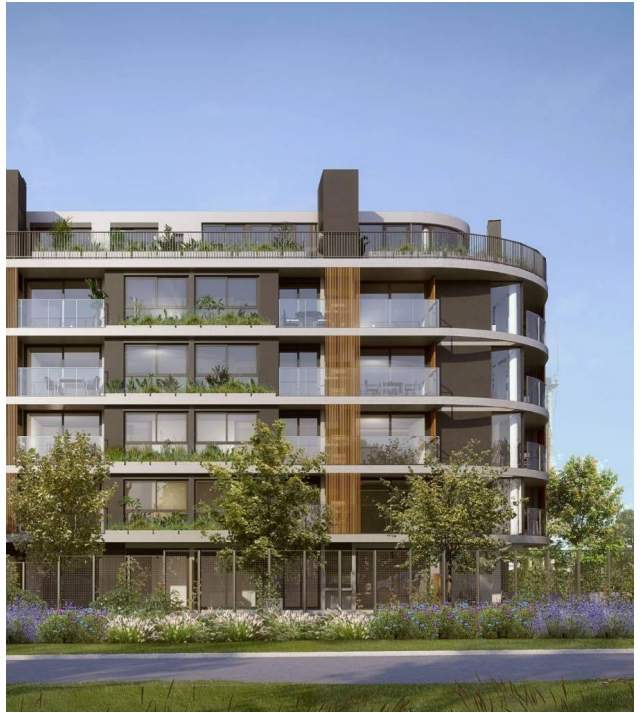


Photo Catalog





UNIDAD 105 - 405/ 504

Área propia	55,68 m ²
Muros y divisiones	4,32 m ²
Terrazo	9,33 m ²
Áreas comunes	3,38 m ²
Áreas totales	55,31 m²

- ▶ 1 DORMITORIO
- ▶ BAÑO COMPLETO
- ▶ JARDÍN CON PARRILLERO

Cocina con mesadas de Cuarzo y pileta de acero inoxidable / Instalación preavida para A/A. f/cold en living y dormitorio / aberturas en aluminio anodizado negro / revestimiento de porcelanato y cerámico / piso vinílico imitación madera en esteras, dormitorios y cocinas / muebles sultre y bajo mesada cuando corresponda

ÁREAS APLICU

- Área propia:**
 - 105.46. Área propia de la unidad.
 - Muros:**
 - 105.46. Muros exteriores.
 - 105.46. Muros interiores con otros comunes.
 - Pisos:**
 - 105.46. Pisos propios entre unidades y exteriores.
 - 105.46. Pisos que no lo son dentro de la unidad.
 - Terrazo:**
 - 105.46. Área de los terrazo incluidos mesa parquetería y porifera.
- Área común:**
 - 105.46. Área de los muros comunes del piso.
 - 105.46. Común.
 - 105.46. Área del jardín incluido mesa parquetería.



El mobiliario y los plásticos de los dormitorios no están incluidos, es solo a efectos ilustrativos. 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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