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**Condominium for Sale**

Cordón, Montevideo



**Sale: US\$ 147,500**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 132.8 sqm
- **Building:** 39.0 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 13
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 2
- **Number Of Houses:** 48
- **Construction Quality:** Middle - High

- **environments:** 2

- In construction
- A / C pre-installation
- Tipo de Padrón del inmueble: 2

- Gym
- Public laundry

- Bright
- Game room

- Grill
- SUM

**Property status**

State: New

Age: 2025

Without Mortgage: Yes

## Description

Located in a building that is in the heart of Cordón, very close to 18 de Julio and several faculties and educational and financial centers of the city.

The building that has 48 apartments has an entrance hall with a cowork space, decorated with fine finishes and a carefully designed backyard with flowerbeds of various plant species on a broken stone surface.

In addition, it also has:

- S.U.M. with barbecue, table, chairs and air conditioning
- Complete barbecue with kitchenette and bathroom
- Lounge terrace with panoramic view
- Laundry washer and dryer with card
- Gym equipped with state-of-the-art machines
- Teen Space Playroom
- 5 places for bicycles

This apartment (Unit 104) has a total area of 132.77m<sup>2</sup> of which 39.04m<sup>2</sup> are its own area and a huge 78.03m<sup>2</sup> terrace for exclusive use. It has a living room and kitchen, 1 bedroom and 1 full bathroom.

The unit is delivered with:

- Kitchens with granite countertops and cabinets under the counter
- Ceramic hob with 2 burners
- Hood installed and provision for built-in electric oven
- Forecast for the installation of air conditioning

ASK FOR OTHER UNITS OF 1 AND 2 BEDROOMS AND ONE-ENVIRONMENT.

GARAGES ARE SOLD SEPARATELY (Check availability).

DELIVERY DATE: 1st semester 2025

OCCUPANCY EXPENSES: 4%

RESERVE FUND: 0.25%

REAL ESTATE COMMISSION: 3% + VAT

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## Location

, Cordón, Montevideo

## References



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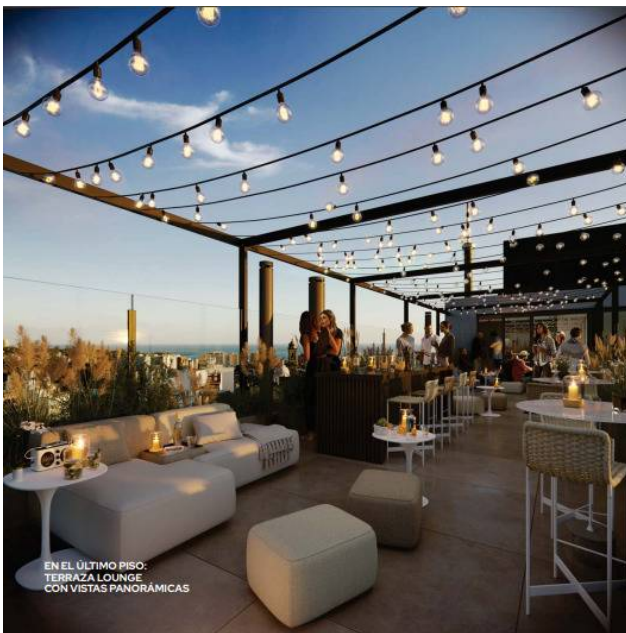
## Photo Catalog



EN EL ÚLTIMO PISO:  
BARABCOA COMPLETA CON  
PARRILLERO Y  
TERRAZA  
PANORAMICA



EN EL ÚLTIMO PISO:  
GIMNASIO EQUIPADO Y  
PLAYROOM/ESPACIO TEEN



EN EL ÚLTIMO PISO:  
TERRAZA LOUNGE  
CON VISTAS PANORAMICAS



BALCÓN  
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Property subject to availability.

Price subject to change without notice.

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