



Oswaldis Corobo

CENTURY 21

Alpha

ID: 6047
ocorobo@c21alpha.com.uy
+59897211218



Condominium for Sale

Vázquez Ledesma Punta Carretas, Montevideo



Sale: US\$ 183,609

Property type: Condominium

Operation: Sale

- Land: 39.1 sqm
- Building: 34.6 sqm
- Front measurement: 3.1 m
- Background measurement: 14.0 m
- Bathrooms: 1
- Stories: 10
- Kitchen: Full kitchen
- Land: irregular
- Condition: New
- Number of Elevators: 1
- Floor number: 7
- Number Of Houses: 8
- Construction Quality: High
- Showers: 1
- environments: 1

- Pets Allowed
- Grill
- Balcony
- SUM
- Living room
- Gym

Property status

State: New

Age: 2023

Without Mortgage: Yes

Description

With a privileged open view of the Rio de la Plata, Noir Rambla, located in Punta Carretas, is in one of the most coveted areas of Montevideo.

Address: José Vázquez Ledesma and Rambla Gandhi.

On José Vázquez Ledesma street, a few meters from the Villa Biarritz Park and the Rambla, it stands out for its proximity to green spaces and a booming gastronomic hub, in addition to its good access to the east and west of the city.

The building consists:

- * 24 Units between 45 and 132m2.
- * PB and basements of garages.
- * 1 study floor.
- * 9 floors of housing, Studio, 2 and 3 rooms.
- * 1 floor of amenities.

This unit 703 is located on the 7th floor facing the street, it has 34.65 covered m2, 4.41 semi-covered, 39.06 total, 11.72 common.

Due to co-ownership regulations, the building allows you to have a temporary rental, which is a plus if you want to buy to generate profitability.

Green spaces to enjoy sports and outdoor life, Close to the beach, Punta Carretas Shopping, Golf. Close to the gastronomic center of Punta Carretas.

Balconies with porcelain tile floors and laminated glass railings with aluminum handrails.

Descriptive memory:

Design porcelain or wood-like floors.

Aluminum or PVC openings with DVH glass.

Balconies with porcelain tile floors and laminated glass railings with aluminum handrails.

Installation of pipes for Split type Air Conditioning

Top quality porcelain tile floors and coating in bathrooms.

Full vanity with mirror.

Top quality single-lever faucets in bathrooms and kitchen.

Top quality sanitary ware and accessories.

Stainless steel sink in kitchen.

Granite or Silestone countertop.

Kitchen furniture, cupboards and under counter design.

Full kitchen with extraction hood.

Porcelain countertop elevation.

Complete interior closets.

Generator set.

Automatic car lift.

Automatic access gates.

Elevator covered in stainless steel of the highest quality.

Electric doorman with viewfinder camera.

Full gym equipped with state-of-the-art machines and accessories.

sum and laundry fully equipped.

Delivery date: DECEMBER 2024

Garages: USD 40,000

Way to pay:

- * 10% RESERVATION
- * 80% PURCHASE AND SALE PROMISE
- * 10% POSSESSION

We share with all real estate agencies.

Real Estate Commission 3% plus VAT.

Do not lose this chance!

Location

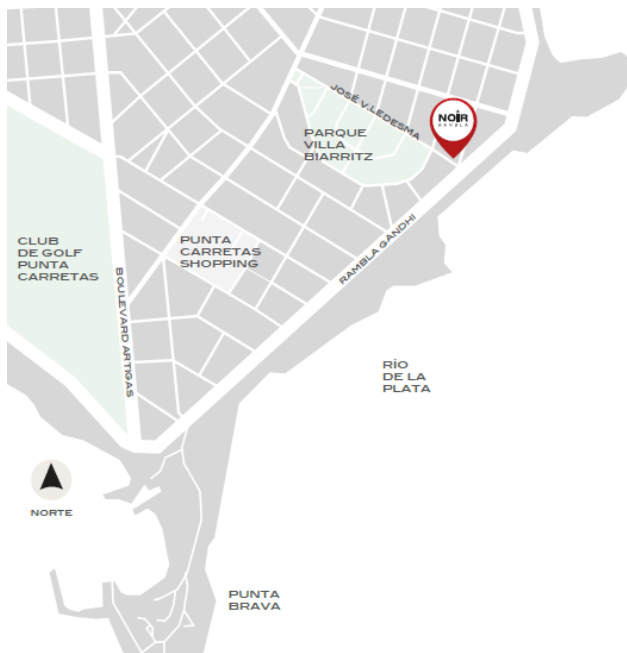
Vázquez Ledesma , Punta Carretas, Montevideo

References



Photo Catalog





PISOS 2 AL 7

NOIR
RAMBLA



UNIDAD 203 - 703 | MONOAMBIENTE

NOIR
RAMBLA



FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | contacto@c21alpha.com.uy | https://c21alpha.com.uy

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.