

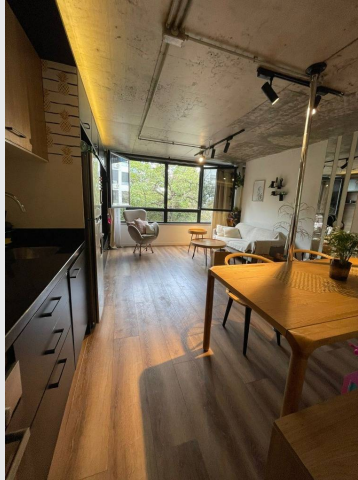


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CENTURY 21.

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Condominium for Sale

Marco Bruto Pocitos Nuevo, Montevideo



Sale: US\$ 185,500

Maintenance : 5,000

Property type: Condominium

Operation: Sale

- **Land:** 800.0 sqm
- **Building:** 46.0 sqm
- **Front measurement:** 20.0 m
- **Background measurement:** 40.0 m
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 5
- **Land:** regular
- **Condition:** Excellent
- **Number of Elevators:** 2
- **Floor number:** 2
- **Construction Quality:** High

- | | | | |
|--------------------------|--|----------------------|---------------|
| • Kitchen | • Pets Allowed | • Water | • Cable |
| • Sewer | • Electricity | • Internet | • Pavement |
| • Phone | • Dining Room | • Dining room | • Laundry |
| • Living room | • Individual air conditioning | • Pet friendly | • Heating |
| • Radiator heating | • Gym | • Individual heating | • Air heating |
| • A / C pre-installation | • Public laundry | • Grill | • Perimeter |
| • 24 hour security | • Daytime safety | • Game room | • Security |
| • SUM | • Orientacion del Terreno (en caso): 4 | • Goal security | • Solarium |

Property status

State: Excellent

Age: 2020

Without Mortgage: Yes

Description

Century 21, world leader in real estate businesses, offers for sale this magnificent loft in new Pocitos.

The proposal is a 46 m2 loft in Pocitos Nuevo, on Marco Bruto street, steps from Av. 26 de Marzo.

It is located 1 block from Montevideo Shopping Center and World Trade Center, with all services in its immediate surroundings, only 4 blocks from the Rambla de Pocitos.

Unit 207 is located at the back of the building on the second floor, in the second tower of the project.

It has an integrated kitchen with a dining room, a defined bedroom, 1 full bathroom and a living room.

The unit is delivered with:

- Bedroom set (custom wooden bed with matching headboard + drawers below).
- Home appliances (oven, stove, extractor, refrigerator, and air conditioning)
- Luminaires (living room, dining room, kitchen, bedroom, dressing room).
- Black out curtains with electric blinds in PVC.

The building has innovative and modern amenities such as open kitchen, open living room, laundry, rooftop with solarium and barbecue, co-working with high-speed internet and gym.

Security consists of a FOXYS concierge system, video surveillance cameras in all internal common and external areas, which can be accessed from the units through a tablet-intercom, electric intercom with video camera, perimeter fencing and electronic access. by tag.

Common expenses: 5.000 \$U

Fees for real estate services: 3% + IVA.

Do not hesitate to consult and coordinate your visit to this magnificent loft in an unbeatable location in Pocitos Nuevo.

Location

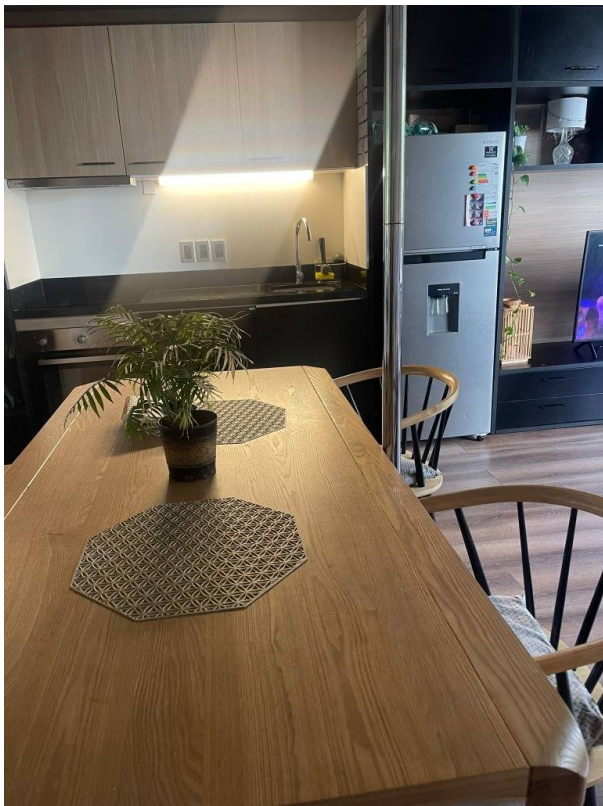
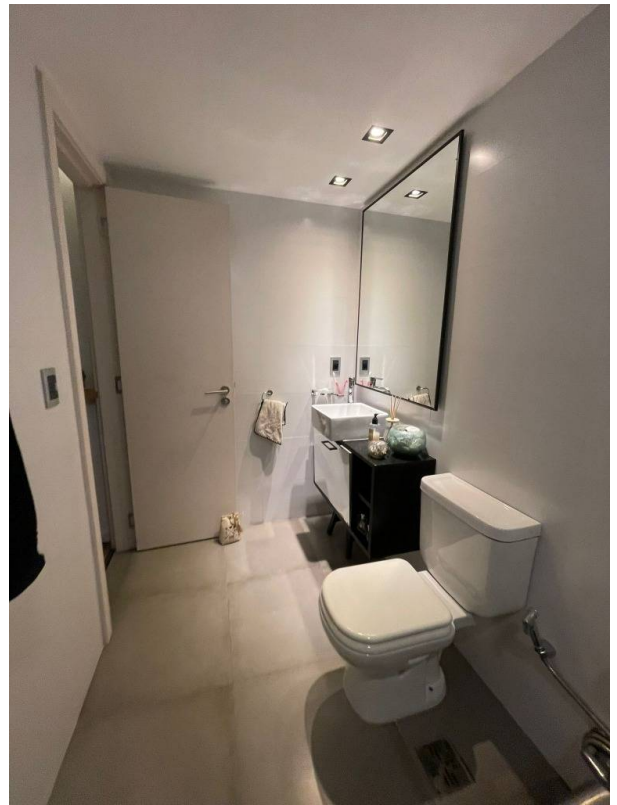
Marco Bruto , Pocitos Nuevo, Montevideo

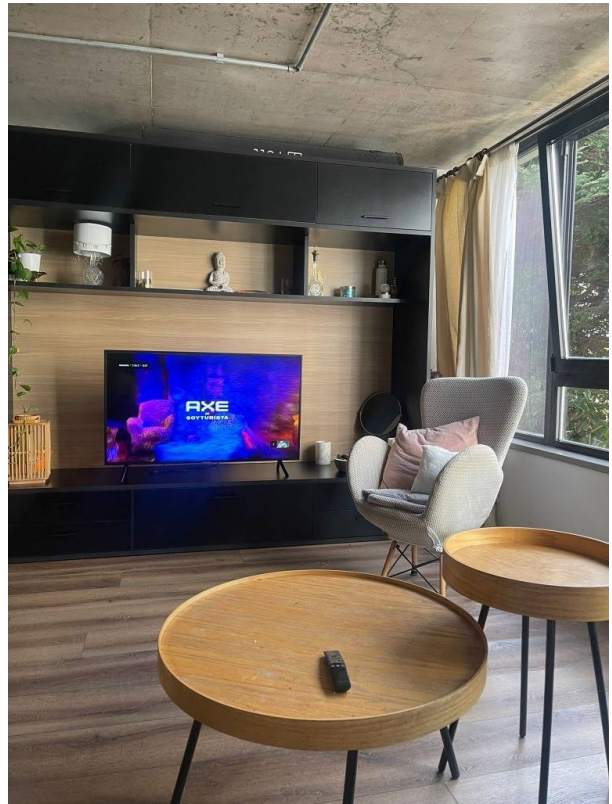
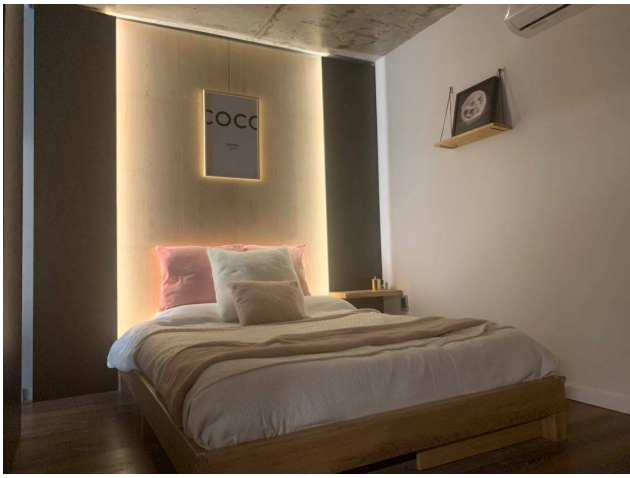
References

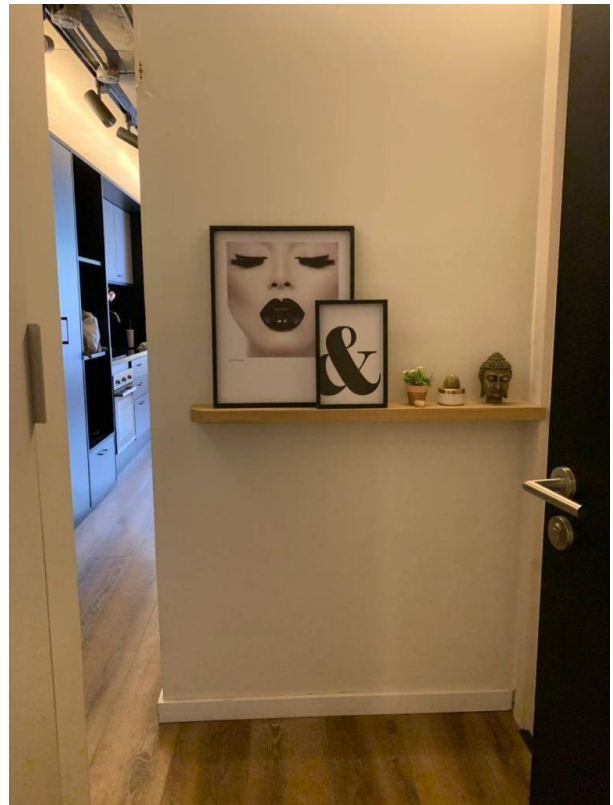
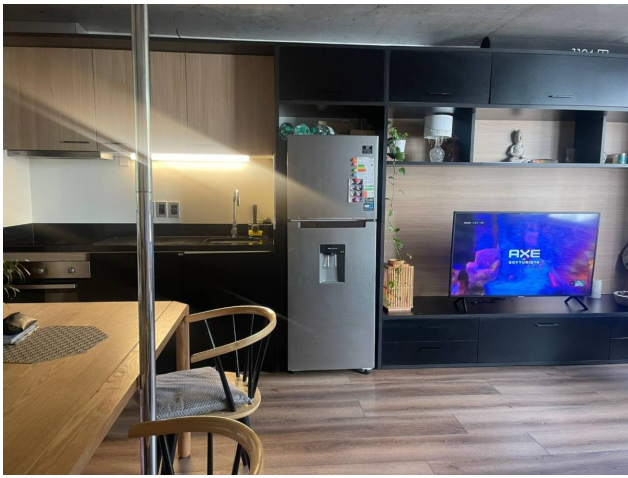


Photo Catalog

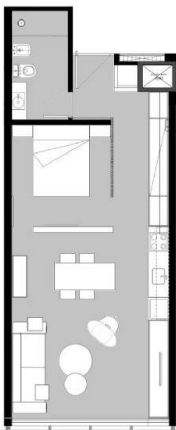






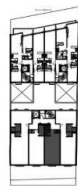
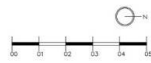


Doce 22
APARTMENTS
& LOFTS



UNIDAD 107 o 407
LOFT DESIGN READY
Nivel 1º A 4º

Area Propia c/muros... 46,27m²
Area Común... 5,20m²
Area Terrazas... 0m²
Area TOTAL... 52,17m²



LOFT DESIGN READY
Muros interiores: Las paredes estarán enchufadas y pintadas.
Equipamiento: Se entregará un baño completo y prevision para lav. cocina.
Instalaciones: Se dejarán todas las previsiones necesarias, de eléctrica y climatización para la configuración final de la unidad.
Aberturas exteriores: Aberturas en aluminio con doble acristalamiento en fachada principal.

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Property subject to availability.

Price subject to change without notice.

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