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CENTURY 21.

Alpha

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Condominium for Sale

José Enrique Rodó Cordón, Montevideo



Sale: US\$ 129,750

Property type: Condominium

Operation: Sale

- **Land:** 3,300.0 sqm
- **Building:** 56.8 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 12
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 8
- **Number Of Houses:** 35
- **Construction Quality:** High
- **environments:** 4

- Kitchen
- Electricity
- Phone
- Laundry
- Gym
- Goal security

- Water
- Natural gas
- Balcony
- Living room
- Bright
- SUM

- Cable
- Internet
- Dining Room
- Living room
- Grill
- Build style: Tradicional moderno

- Sewer
- Pavement
- Dining room
- Courtyard
- Quincho
- Construction status: Para iniciar obras

• Year of construction: 2023

• Windows: Doble aluminio

• Type of energy: Trifasica

Property status

State: New

Age: 2023

Description

This is a development project located in the beautiful area of Cerdón, also known as Cerdón soho.

Project to start in 2023 under the framework of the promoted housing law No. 18795, which brings important benefits for the buyer investor.

It will be a very modern apartment in front with 1 bedroom with a terrace and its own barbecue on the eighth floor of the building (unit 804) of 57m² distributed as follows:

42.31 m² of own area

Own terrace of 14.5m² with barbecue

1 spacious bedroom with a view of the city

Living room

1 bathroom

kitchen defined

To this unit you can add a garage. (see price included)

Estimated profitability of 6 to 7% (depending on the payment method)

The building offers 35 units of 1 and 2 D in 12 floors, 18 garages, 1 commercial space, full gym, SUM and laundry. 3300m² of area. All units have their own terrace and barbecue, spacious and bright spaces, high quality construction, high connectivity and transportation in the area. Units ready to fully automate. Garages that allow electric car charging. Digital porter, digital lock and access control.

The works begin in 2023 and are delivered in 2025. The project is supervised by the National Housing Agency. capitalization of the investment in the well of 15-20% at the end of the work. annual rent in dollars of 5-6%. Written guarantee for 10 years.

Tax benefits such as exemption from the ITP, exemption from IRAE/IRPF/IRNR to

Income generated from rentals for 10 years, IP exoneration for 10 years,

VAT exemption on the purchase.

Occupancy expenses: 4%

Request a personalized meeting to learn more about the project and financing plans.

Human professional fees 3% + VAT

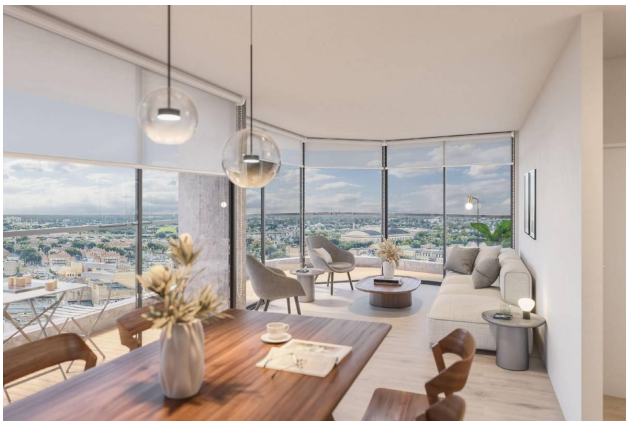
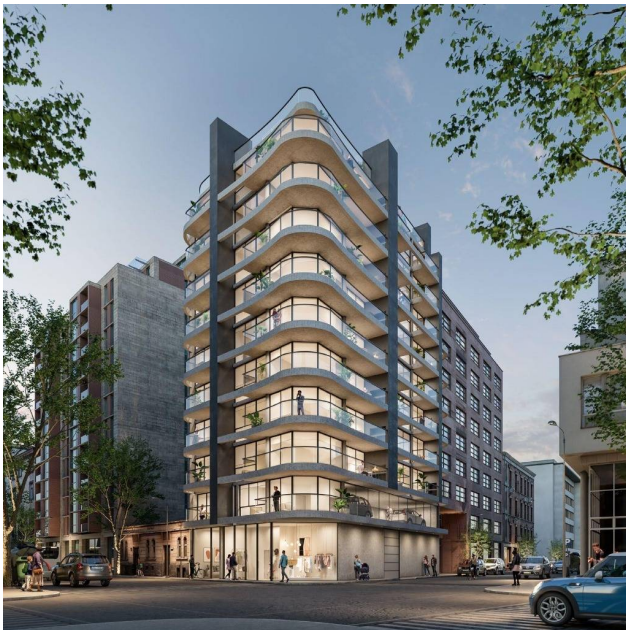
Location

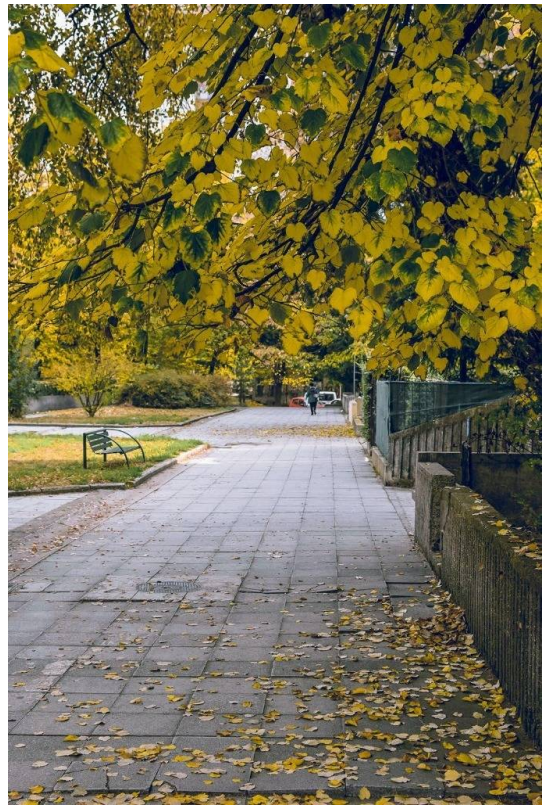
José Enrique Rodó , Cordón, Montevideo

References



Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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