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CENTURY 21.

Alpha

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Condominium for Sale

José Enrique Rodó Cordón, Montevideo



Sale: US\$ 105,500

Property type: Condominium

Operation: Sale

- **Land:** 3,300.0 sqm
- **Building:** 42.0 sqm
- **Bathrooms:** 1
- **Stories:** 12
- **Kitchen:** Full kitchen
- **Land:** regular

- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 10
- **Number Of Houses:** 35
- **Construction Quality:** High
- **environments:** 4

Property status

State: New

Age: 2023

Description

This is a development project located in the beautiful area of Cordón, also known as Cordón 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 is a very modern studio apartment facing the front with a terrace and barbecue on the tenth floor of the building (unit 1002) of 42m2 distributed as follows:

25m2 of own area

own 17m2 terrace with barbecue

living room - kitchen

1 bathroom

This unit does not have a garage.

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

The building also 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

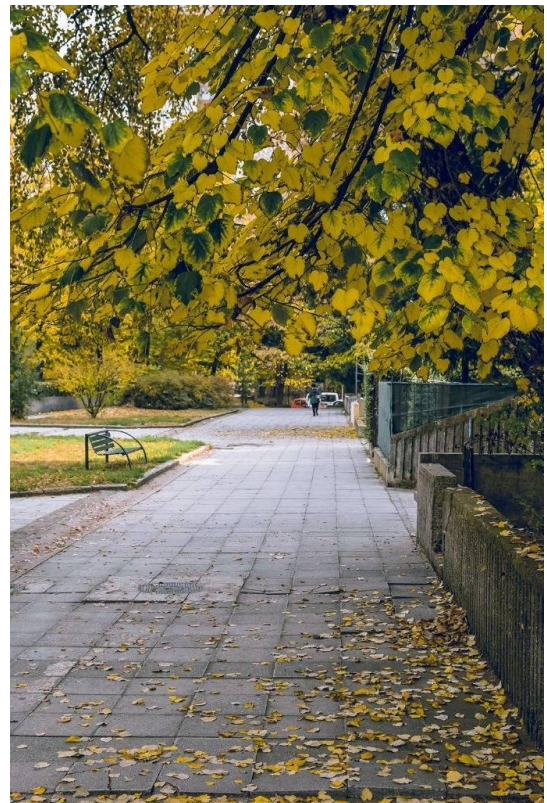
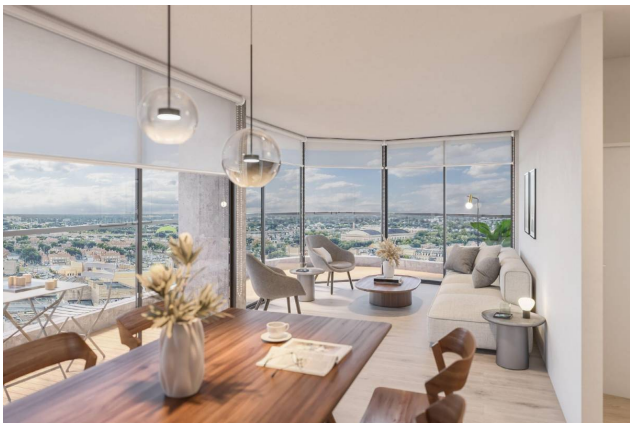
Location

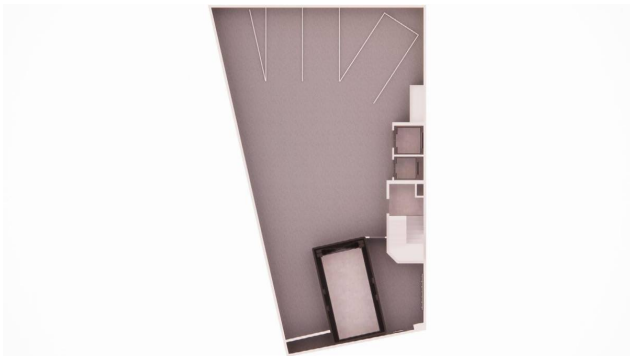
José Enrique Rodó , Cordón, Montevideo

References



Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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