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Condominium for Sale

Punta Carretas, Montevideo



Sale: US\$ 285,000

Property type: Condominium

Operation: Sale

- **Land:** 86.6 sqm
- **Building:** 77.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 4
- **Number Of Houses:** 29
- **Construction Quality:** Middle - High
- **Showers:** 2

- Pets Allowed
- Grill
- M2 Patio: 30
- Balcony
- Security
- Garage
- Solarium
- Bright
- Terrace

Property status

State: New

Age: 2023

Without Mortgage: Yes

Description

UNIT 401

The brand new 2-bedroom, 2-bathroom apartment in the heart of Punta Carretas is a unique opportunity to live in one of the most exclusive areas of Montevideo. Located one block from Rambla Gandhi, near Villa Biarritz, Plaza Trouville and Punta Carretas Shopping, this property offers a privileged location with access to all the services and amenities you could wish for.

The building has 11 floors, including the rooftop that has a common barbecue area and recreation terraces, perfect for enjoying panoramic views of the city. Unit 401 is front facing, facing southeast.

The apartment has a 3.24 m² terrace in the living-dining area, ideal for enjoying moments outdoors. In addition, it offers two full bathrooms and a defined kitchen. The social space opens through large windows to the outside, creating a feeling of spaciousness and light.

The quality of the materials used in this property is exceptional. All the exterior aluminum carpentry, frames and leaves are made of dark anodized aluminum and the windows are double glass with an air chamber, which guarantees perfect thermal and acoustic insulation, providing a calm and comfortable environment at all times.

In addition, the apartment has closets in all bedrooms, offering ample storage space. The interiors of the closets have shelves and drawers.

The kitchens also have closets under and over countertops.

The building has nine garages in the basement, six on the ground floor, bicycle racks, a pedestrian and vehicular access hall, ten floors of apartments, and a rooftop with a barbecue area, bathroom, kitchenette, and laundry, as well as a solarium with extensive views of the city.

Garage prices USD 30,000

Ask for other options of apartments in 1 and 2 bedrooms.

Occupation Expenses: 5%

Real Estate Fees: 3% + VAT

Estimated occupancy: Opens November 2023

Do not miss the opportunity to acquire this incredible apartment in Punta Carretas.

Location

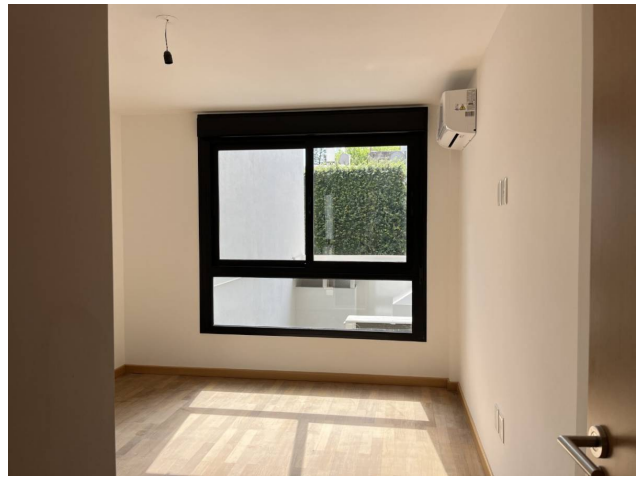
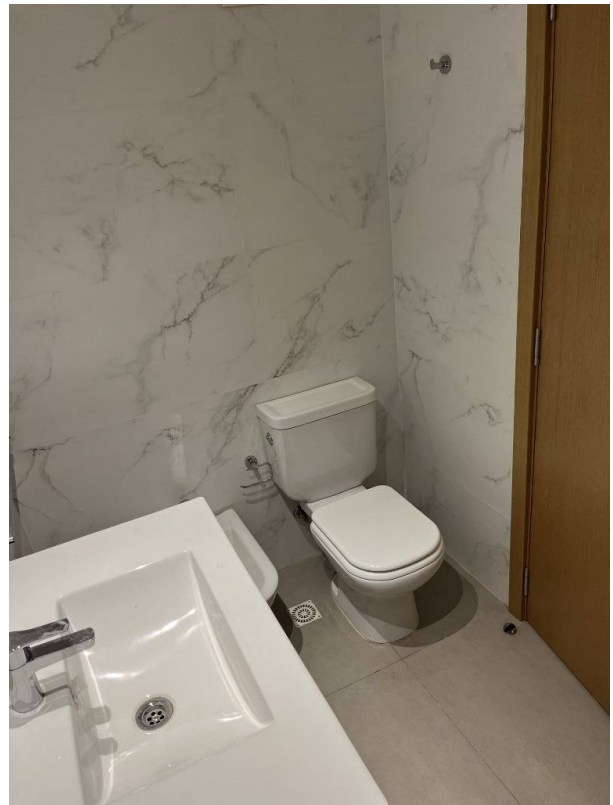
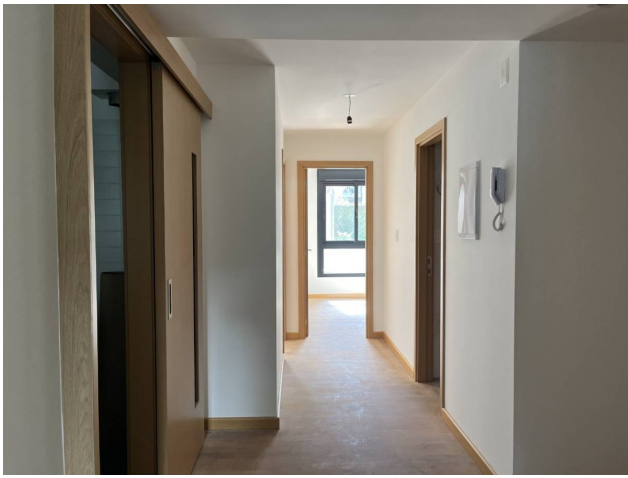
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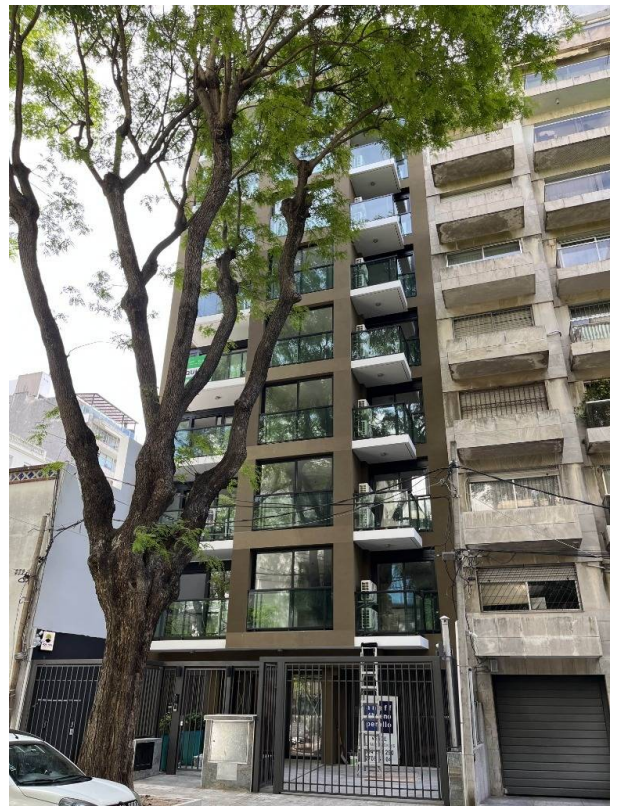
References

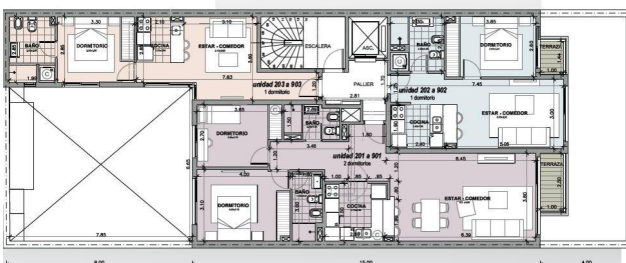
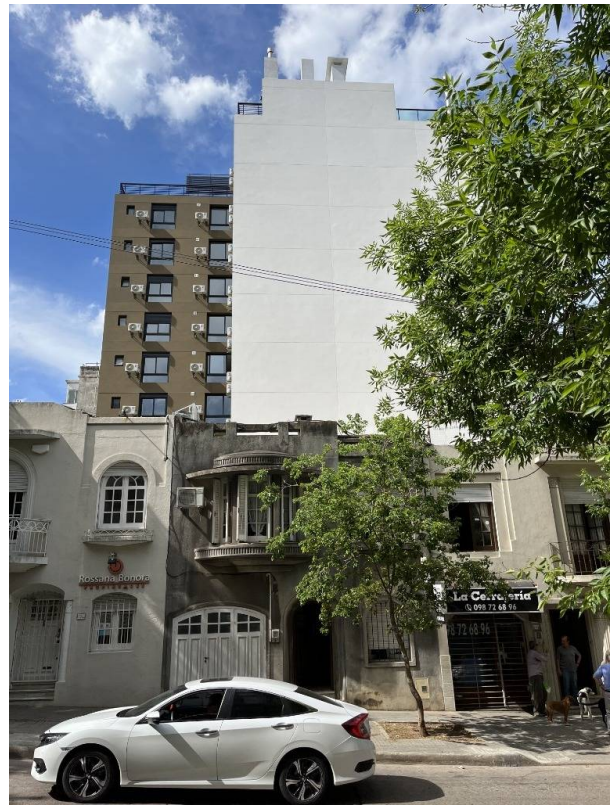


Photo Catalog



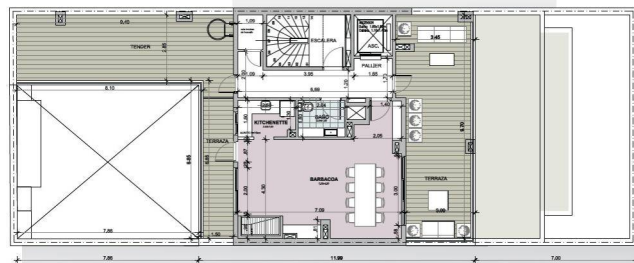






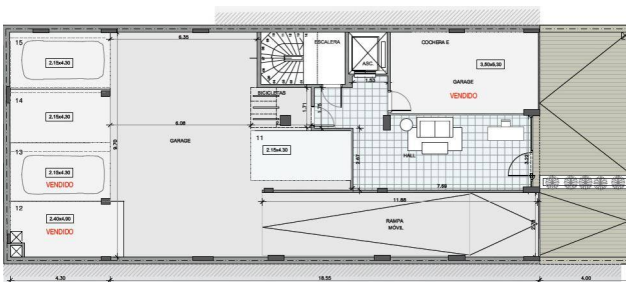
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INDIVIDUAL	TERRAZAS	PATIO	ÁREAS COMUNES	ÁREA TOTAL
77.00 m ²	3.24 m ²	6.37 m ²	66.81 m ²	153.42 m ²
63.00 m ²	1.97 m ²	3.50 m ²	66.47 m ²	134.94 m ²
63.00 m ²		3.14 m ²	66.47 m ²	132.61 m ²



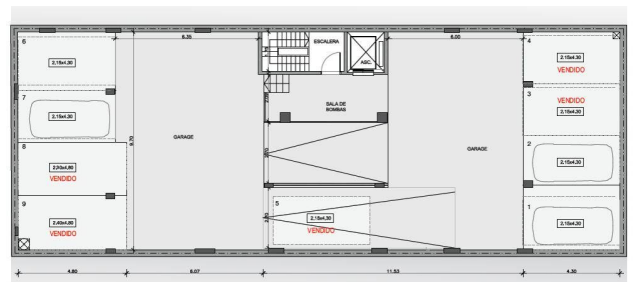
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SAS	ÁREA TOTAL
	48.82 m ²



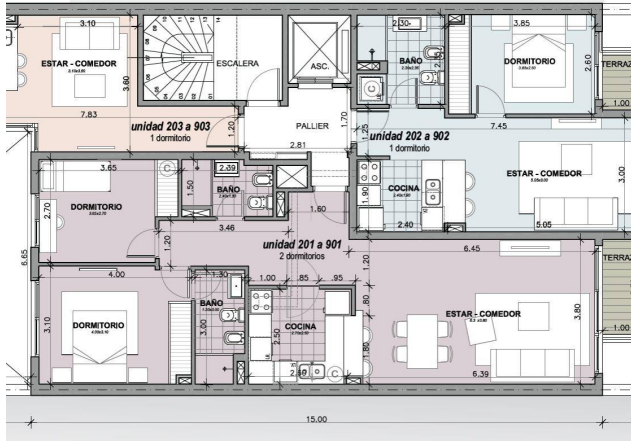
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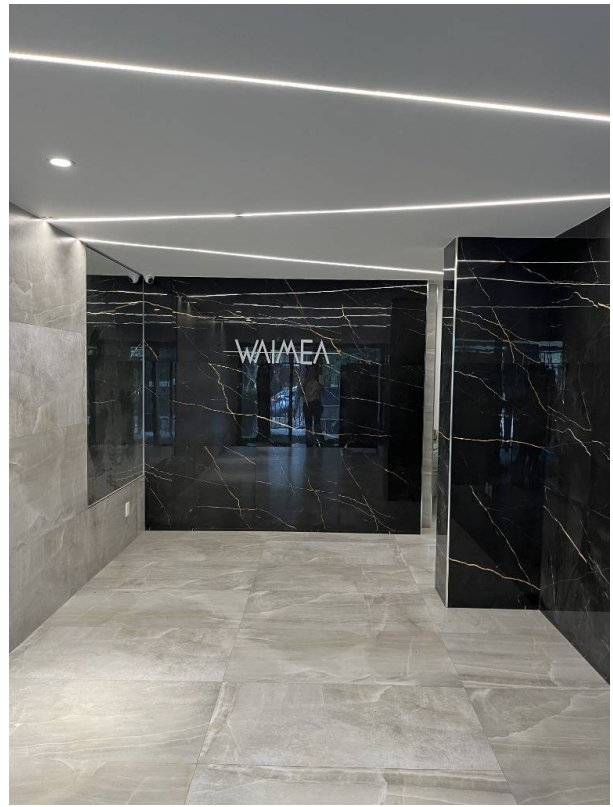
	CANTIDAD TOTAL
TD	6 UNIDADES
ULETAS	4 UNIDADES



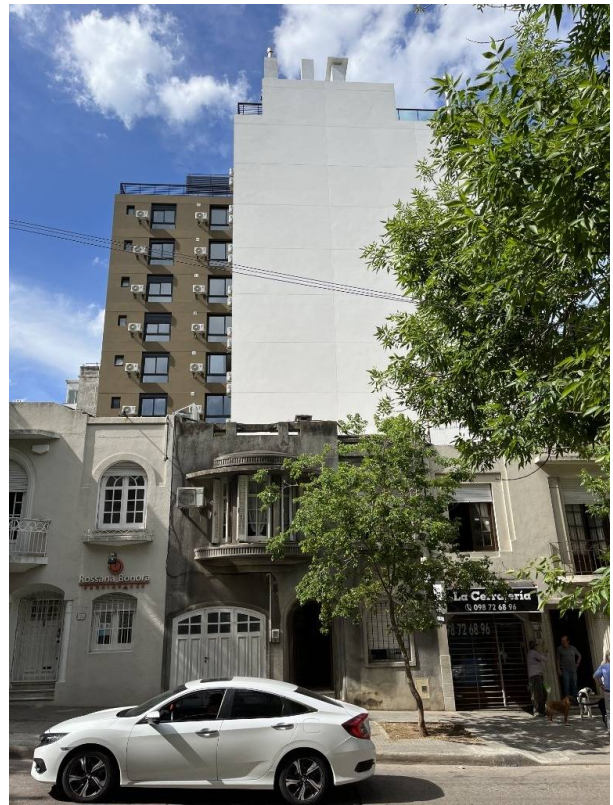
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	CANTIDAD TOTAL
TD	1 UNIDAD









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Property subject to availability.

Price subject to change without notice.

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