



Arq. Maria Noel Benvenuto

**CENTURY 21.**

Premier

ID: 6195

mnbvenuto@c21premier.com.uy

+59899262375



**Gated community for Sale**

La Juana 1 Barrios Privados, Canelones



**Sale: US\$ 531,000**

**Property type: Gated community**

**Operation: Sale**

- **Land:** 847.0 sqm
- **Building:** 175.0 sqm
- **Bedrooms:** 4
- **Bathrooms:** 3
- **Parking lots:** 2
- **Kitchen:** Full kitchen
- **Land:** regular
- **Condition:** New
- **Showers:** 2
- **environments:** 7

- Pool
- Laundry
- Garage
- Swimming pool

- Pets Allowed
- Pet friendly
- Gym
- A / C pre-installation

- Desk
- Heating
- Bright
- Game room

- Yard
- Sports Center
- Grill
- 24 hour security

**Property status**

State: New

Age: 2024

Without Mortgage: Yes

## Description

Live in the first private bio-intelligent neighborhood in Uruguay, where you can enjoy nature without leaving the city. With the possibility of controlling your home from your cell phone, using renewable energy and even producing your own food in a collaborative organic garden, this is a unique opportunity to live in harmony with the environment.

In this exclusive development, each client can opt for houses with already defined models, personalizing them to give them a unique identity, or design their own project from scratch.

There are a total of 270 lots of approximately 900 m<sup>2</sup> each.

The price of this publication corresponds to a perimeter lot of 847 m<sup>2</sup> of land, with a brand new property of 175 m<sup>2</sup> built and 61 m<sup>2</sup> of open covered spaces, includes barbecue and pergola. The house has 3 bedrooms, including a master suite with a dressing room and en-suite bathroom, 1 desk near the entrance and next to a toilet, which could well be used as a 4th bedroom, it also has a laundry room, a wood-burning stove in the living-dining room, an integrated kitchen and wide openings with DVH glass that connect the interior with the exterior, merging it into a single space. In addition, all the houses are delivered with a 6\*3 meter pool.

See other options for lots with a view of the lake or located in central areas, as well as different sizes of houses up to 200 m<sup>2</sup>.

The quality of the finishes are outstanding, and the houses are delivered with an oven, stove, hood, wood stove, air conditioning forecast, underfloor heating and central heating by heat pump, home automation, solar panels, barbecue with pergola, oven Firewood, outdoor stove, electric car charger, closets in bedrooms and kitchen, swimming pool and landscaping design project included.

The neighborhood has a wide variety of amenities, such as a Club House, multi-sports courts, a running circuit, a gym, and a closed swimming pool.

The location is convenient, with easy access to Carrasco and Portones, and the cost of common expenses is approximately \$10,000.

In addition, each client has the option of choosing the porcelain tiles at Bosch & Cia and personalizing their kitchen. Modifications to the included materials will have an additional cost.

The forms of payment include cash, mortgage loan or 100% financed with construction in 2 years, and in all cases a reserve of 10% of the total price of the land is required. Consult for more information.

The delivery time of the house is 18 months, giving you the necessary time to plan your move and start enjoying this unique life experience in a natural and sustainable environment. Don't miss the opportunity to be part of this innovative project and contact us today for more information.

Connections 3%

Real estate fees 3% + VAT

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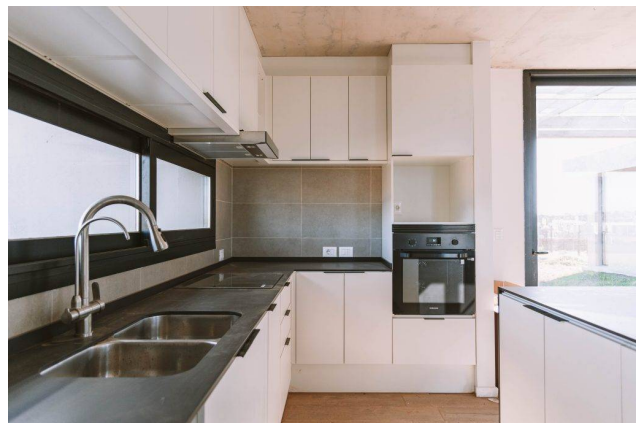
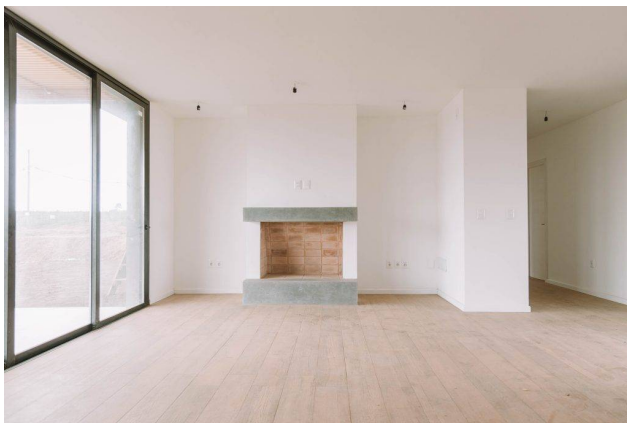
## Location

La Juana 1 , Barrios Privados, Canelones

## References



## Photo Catalog



### 3 DORMITORIOS 175m<sup>2</sup>

**Interior:** living comedor, escritorio, cocina, lavadero, 3 dormitorios (suite con vestidor), 2 baños completos y toilette.

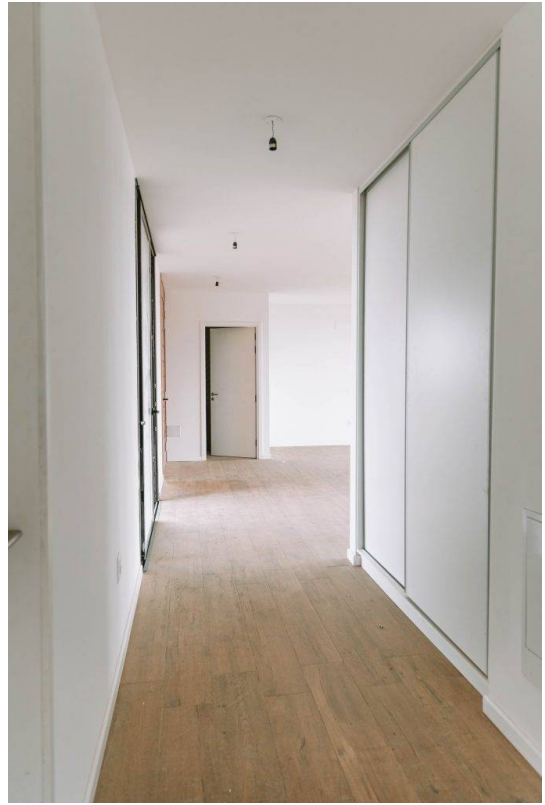
**Exterior:** cochera, barbacoa con parrillero y piscina.

**Área interior** 175m<sup>2</sup>

**Área exterior** 61m<sup>2</sup>

El metraje interior incluye la totalidad de muros interiores y exteriores. El área exterior incluye las áreas exteriores cubiertas (barbacoa, pérgola y alero).





**ELEGÍ TU MODELO DE CASA**

Contamos con 270 lotes de 900 m2 promedio. Cada cliente puede optar por casas con modelos ya definidos personalizándolos para darle una identidad única o diseñar su proyecto desde cero.



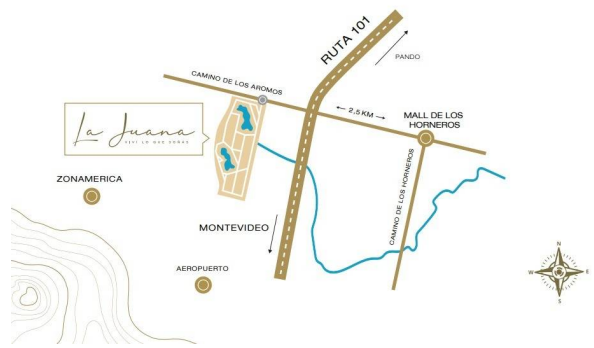
**PARA DISFRUTAR TODOS LOS DÍAS**

- CLUB
- JUANITA KIDS (SERVICIO DE GUARDERÍA)
- PISCINA CERRADA Y CLIMATIZADA DE 20M X 4M
- GIMNASIO Y SALA DE MUSCULACIÓN
- CYCLING
- CANCHA MULTISPORT, DE PADDLE Y TENNIS
- JUEGOS PARA NIÑOS
- HUERTAS COLABORATIVAS
- SERVICIO DE TRANSPORTE
- SEGURIDAD 24 HS
- DOS LAGOS
- SENDERO DE RUNNING



## CASAS PERSONALIZADAS A TU MEDIDA

- TERRENO A ELECCIÓN
- LOSA RADIANTE Y CALEFÓN CENTRAL POR BOMBA DE CALOR
- HORNO ELÉCTRICO EMPOTRADO, ANAFE Y CAMPANA
- PLACARES EN DORMITORIOS Y COCINA
- FILTRO DE AGUA
- ESTUFA LEÑA TRADICIONAL
- PREVISIÓN PARA AIRE ACONDICIONADO
- DOMÓTICA
- PÉRGOLA TECHADA PARA AUTOS
- PANELES SOLARES
- PISCINA DE CONSTRUCCIÓN TRADICIONAL
- PARRILLERO, HORNO A LEÑA Y ANAFE EXTERIOR
- HUERTA ORGÁNICA
- CARGADOR ELÉCTRICO PARA AUTOS
- PROYECTO DE PAISAJISMO Y VEGETACIÓN
- PORCELANATO A ELECCIÓN EN BOSCH Y CÍA. Y COCINA PERSONALIZADO



**Av. Dr. Francisco Soca 1553, Montevideo, Montevideo**

**T +59894315336 | contacto@c21premier.com.uy | https://c21premier.com.uy**

Property subject to availability.

Price subject to change without notice.

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