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## Condominium for Sale

Tres Cruces, Montevideo



**Sale: US\$ 151,104**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 55.8 sqm
- **Building:** 48.4 sqm
- **Front measurement:** 6.5 m
- **Background measurement:** 7.4 m
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Half Baths:** 1
- **Stories:** 6
- **Land:** irregular
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 1
- **Number Of Houses:** 33
- **Construction Quality:** Middle - High
- **Showers:** 1
- **Floor Type:** piso de listones vinílicos flotante o similar
- **environments:** 2

- |   |                      |                |   |
|---|----------------------|----------------|---|
| • Kitchen                                     | • Pets Allowed       | • Water        | • Cable                                   |
| • Sewer                                       | • Electricity        | • Internet     | • Pavement                                |
| • Phone                                       | • Balcony            | • Laundry      | • Living room                             |
| • Suitable credit                             | • Underground garage | • Gym          | • Grill                                   |
| • A / C pre-installation                      | • Security           | • SUM          | • Orientacion del Terreno<br>(en caso): 3 |
| • Build style: Moderna                        | • Class: A           | • Finishes: AA | • Windows: AA                             |
| • Doors and Closets:<br>Melamina simil madera |                      |                |   |

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## Property status

State: New

Age: 2023

Without Mortgage: Yes

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## Description

Are you looking for the home of your dreams with comfortable dimensions and excellent quality finishes or do you want to invest in a well to later generate an excellent income in the best location of Tres Cruces a few meters from the Mall, this is your opportunity.

These are apartments in a set of 2 towers, the 1st stage with a Ground Floor and 11 floors, immediate delivery and the 2nd Stage with a Ground Floor and 5 floors, delivery in December 2023.

Is it not with these advantages and benefits the apartment you were looking for, very close to shops, services, schools, universities, hospitals, mutual funds, sanatoriums and very good locomotion for all of Montevideo, in a modern and functional building, thought from the quality and security, with amenities

The apartment is located on the 1st floor with a front layout and East orientation, with availability of the same unit on floors 2 and 5, it has a constructed area of 48.40 m2, common areas 7.40 m2, a total of 55.80 m2. With excellent finishes and construction quality, a very well achieved distribution, large bedrooms of good dimensions, modern design, with internal masonry walls and first class finishes.

Beautiful view from the balcony, sunrise here with a mate or coffee and appreciating the beautiful sunny day must be a dream come true.

### 1st Floor Unit #08

Within it we find:

1 comfortable, spacious and bright bedroom with closet exit to terrace.

1 Full bathroom fully covered by quality porcelain and / or ceramics

1 kitchen integrated into the living room.

1 Terrace facing the street.

Emphasizing that all rooms face the street.

The kitchen is delivered with granite countertops, top quality melamine countertops and base cabinets, and bar-type cabinets in some units.

The bedrooms are delivered with excellent quality closets.

The one-bedroom apartment located on the 1st floor with 6 units per floor, is located inside an international-class building with excellent architecture and quality finishes, it also offers excellent amenities such as: Room for 16 people or more, Bathrooms, Outdoor barbecue, Pergolas, bicycle racks, outdoor gym, 600 m2 internal patio on the ground floor and commercial premises.

The building is located a few meters from the intersection of the most important three avenues of the capital, such as Av. Bulevar Artigas, 8 de Octubre and Av. Italia, thus offering immediate communication with the entire city, close to the most important medical mutuals, Tres Cruces bus terminal, shopping centers, education centers, faculties, green spaces and outdoor walks.

This publication 2nd Stage Delivery December 2023.

METHOD OF PAYMENT 2nd Stage (this publication).

ARTIGAS TOWER: 10% DISCOUNT FOR CASH PAYMENT

Down payment: 50%

Balance: Up to 24 installments in U\$S without Interest (1st expiration 30 days after the Commitment)

+ 12 installments in U\$S with 6% annual interest

### GARAGES

TYPE C (2.15 X 4.80m) U\$S 19,300

Common expenses: \$4,500

## OCCUPATION EXPENSES

Plans, Regulations and Furnishings 3%

Contact me for more information:

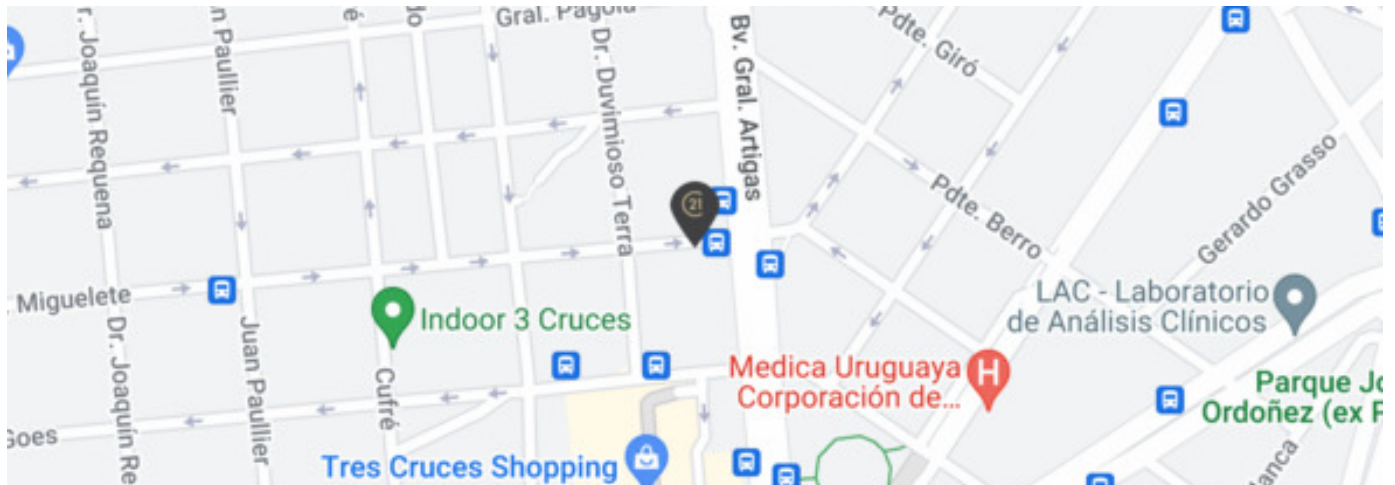
Real Estate Commission 3% plus VAT.

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### Location

, Tres Cruces, Montevideo

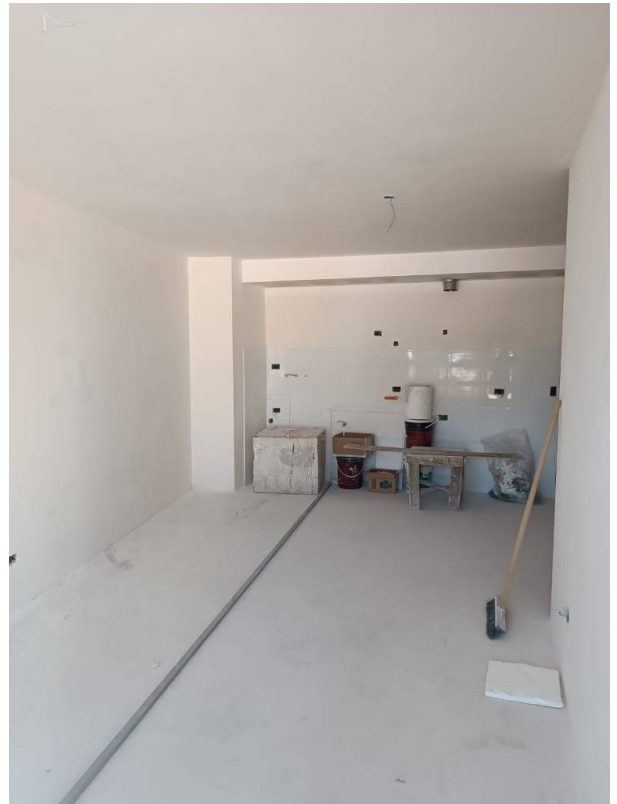
### References



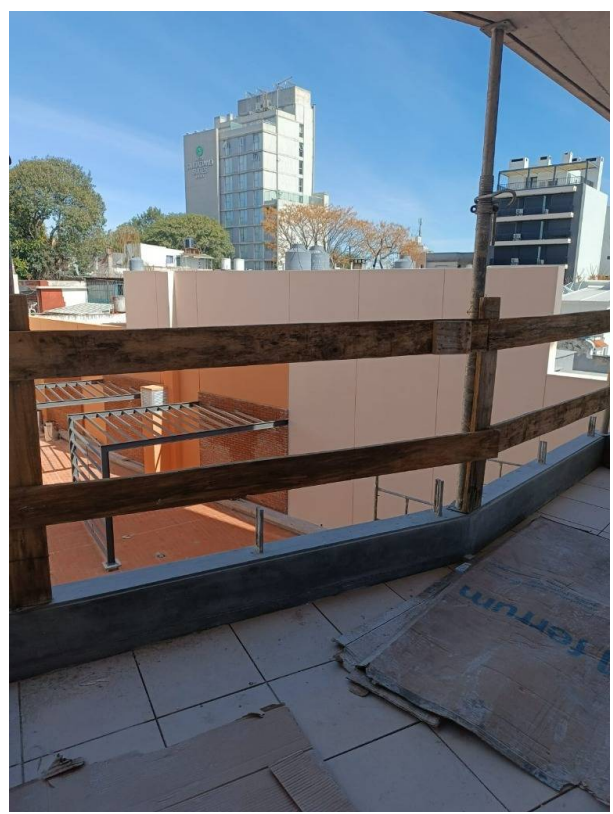
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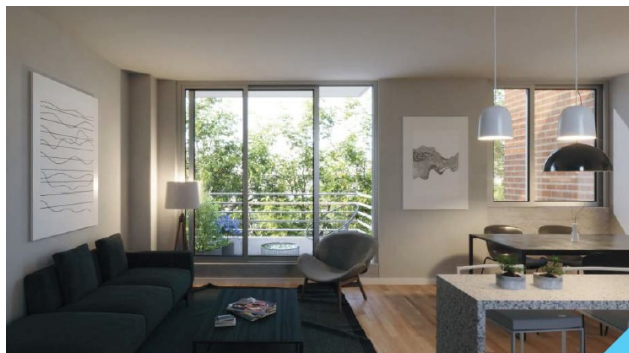
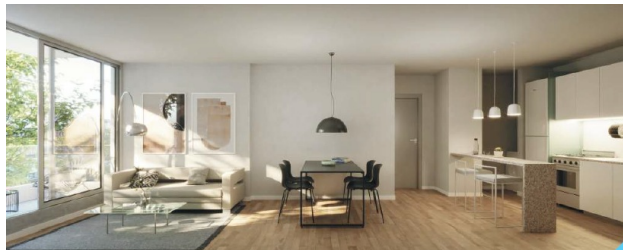
### Photo Catalog



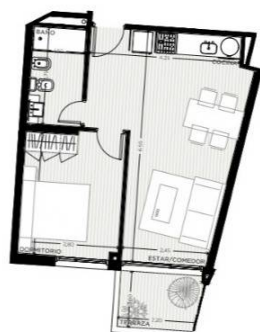








<ul style="list-style-type: none"> <li>UBICACIÓN CENTRICA</li> <li>PATIO VERDE EN PB</li> <li>SUM</li> <li>BARBACOA</li> <li>GYM ABIERTO</li> </ul>	<ul style="list-style-type: none"> <li>GRAN LOBBY</li> <li>ARBOLES EN FACHADA</li> <li>PALIERES CON LUZ NATURAL</li> <li>ASCENSOR PANORÁMICO</li> <li>COLECTORES SOLARES</li> </ul>	<ul style="list-style-type: none"> <li>GARAGES</li> <li>BICICLETEROS</li> <li>JUEGOS</li> <li>SEGURIDAD</li> <li>WIFI</li> </ul>	<b>1 DORMITORIO</b>  <b>PISOS 1-3-5</b>  <b>UNIDAD 08</b>
<b>CALLE MIGUELETE</b> 			<b>55 m2</b>  <b>EXCLUSIVOS 47.50 m2</b> <b>COMUNES 7.50 m2</b>



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Property subject to availability.

Price subject to change without notice.

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