



**Condominium for Sale**

F. Sanguinetti La Blanqueada, Montevideo



**Sale: US\$ 166,900**

**Maintenance : 4,500**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 65.5 sqm
- **Building:** 58.8 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 10
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 2
- **environments:** 3

- Pets Allowed
- Internet
- Pet friendly
- 24 hour security

- Water
- Balcony
- Gym
- Goal security

- Cable
- Living room
- A / C pre-installation
- SUM

- Electricity
- Suitable credit
- Security

**Property status**

State: New

Age: 2023

Without Mortgage: Yes

## Description

Investment opportunity in La Blanqueada, brand new apartment available in July 2023.  
2 bedrooms, an ideal option for rental, in a high-demand rental area.

The project is carried out under Law 18,795, the Promoted Housing Law (Social Housing), which includes:

Exemption from ITP (Tax on Real Estate Transfer)

Exemption from IRAE/IRPF (Corporate Income Tax/Personal Income Tax) on rental income for 10 years

Exemption from IP (Property Tax) for 10 years

Excellent location and connectivity

Two barbecue areas, one of them equipped with a wood-fired oven, griddle, and gas and traditional grill.

Organic garden on the ground floor for gardening enthusiasts

Equipped gym

Play area for children

Reading and study space, fully equipped.

Concierge service and access control

Digital access to units with smart doorman, smartphone access control

Internal communication within the building through screens in common areas.

Low common expenses costs

Garages and parking spaces sold separately.

Unit 003

Occupancy expenses: 4%

Real estate agency fees: 3% + VAT

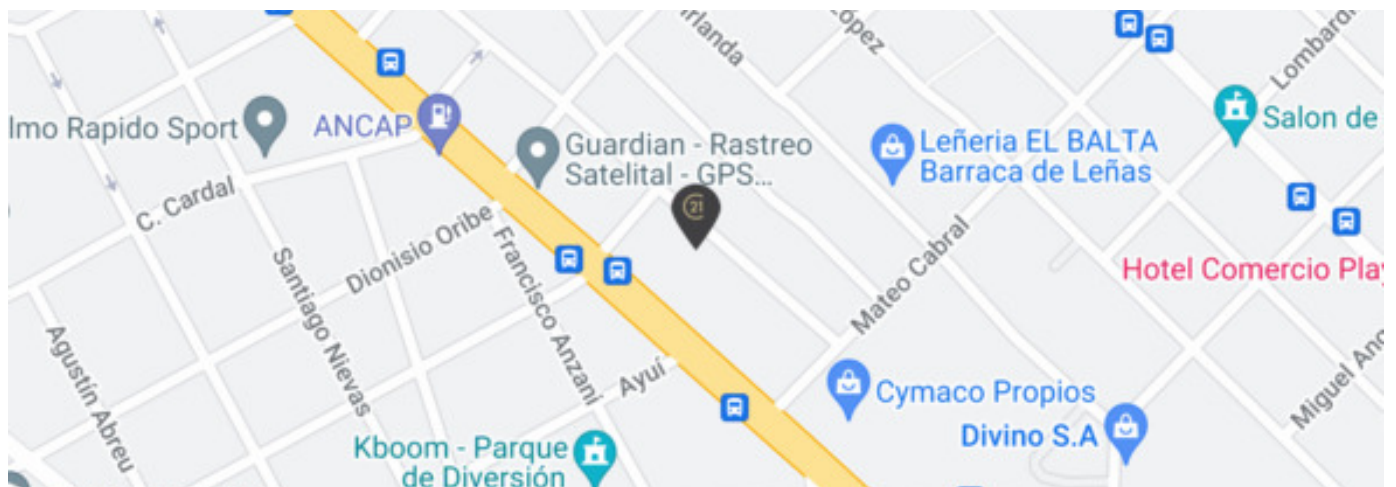
Please inquire about different payment methods.

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## Location

F. Sanguinetti , La Blanqueada, Montevideo

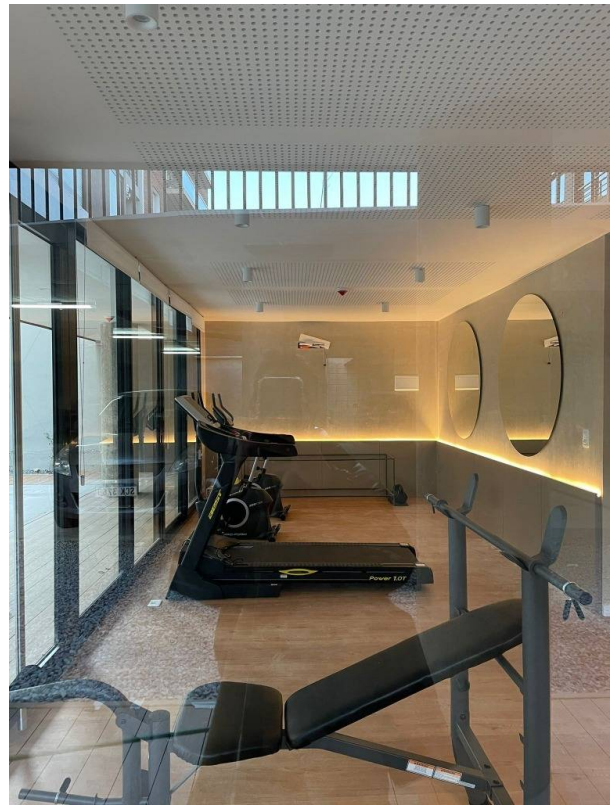
## References



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## Photo Catalog



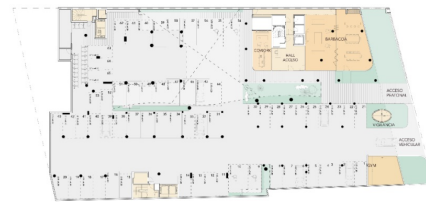




> Planta Acceso por Bulevar, Local comercial, Garajes y Apartamentos



> Planta Acceso por Sanguinetti, Garajes, Barbacoa, Cowork y Gym



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Property subject to availability.

Price subject to change without notice.

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