

## Condominium for Sale

José E. Rodó Cordón, Montevideo



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**Sale: US\$ 99,900**

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**Property type: Condominium**

**Operation: Sale**

- **Land:** 36.2 sqm
- **Building:** 31.4 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Number of Elevators:** 2
- **Floor number:** 2
- **Number Of Houses:** 106
- **environments:** 1

- Pets Allowed
- Balcony
- Gym
- 24 hour security

- Water
- Living room
- Grill
- SUM

- Electricity
- Suitable credit
- A / C pre-installation

- Internet
- Pet friendly
- Public laundry

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### Property status

Age: 0

Without Mortgage: Yes

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## Description

PRESALE ! New building in the heart of Cordón Soho, on José E. Rodó and Dr. J. Requena streets.

Strategic location, with excellent connectivity and close to everything; Teaching Centers, Universities, Medical Centers, Minimarkets, Restaurants, etc.

The tower will have 11 floors with studio apartments, 1 and 2 bedrooms. On the ground floor there will be 2 commercial premises, garages (ground floor and level 1) and bicycle racks.

Among the amenities, the following stand out:

- Coworking area
- Pergola barbecue
- Large terraces on the 11th floor
- Gym
- Laundry
- Pet Beauty
- 2 Barbecues

In addition, it has the Benefits of Law 18,795, Promoted Housing Law:

- ✓ Exemption from the ITP
- ✓ Exemption from IRAE/IRPF for income generated from rentals for 10 years
- ✓ Exemption from Wealth Tax for 10 years

Studio apartments from USD 99,900 (unit 206)

Optional garages from USD 17,000

Estimated delivery JULY 2026

Occupation Expenses 4%

Real Estate Fees 3% + VAT

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## Location

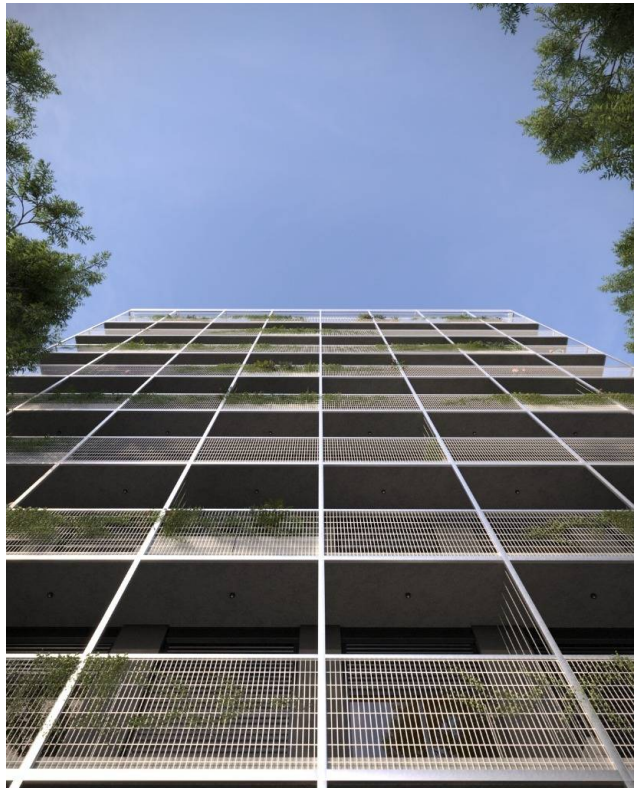
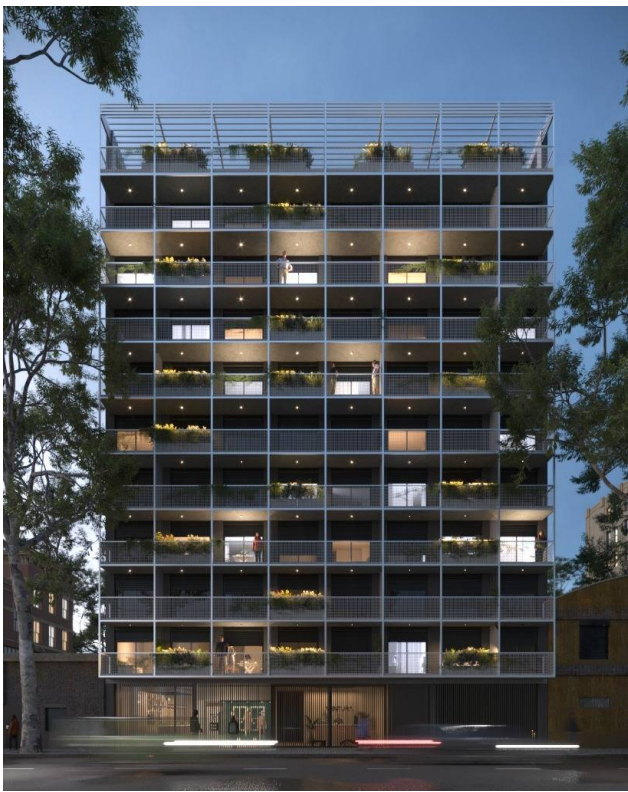
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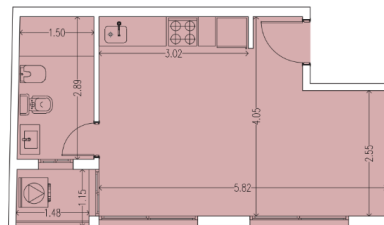
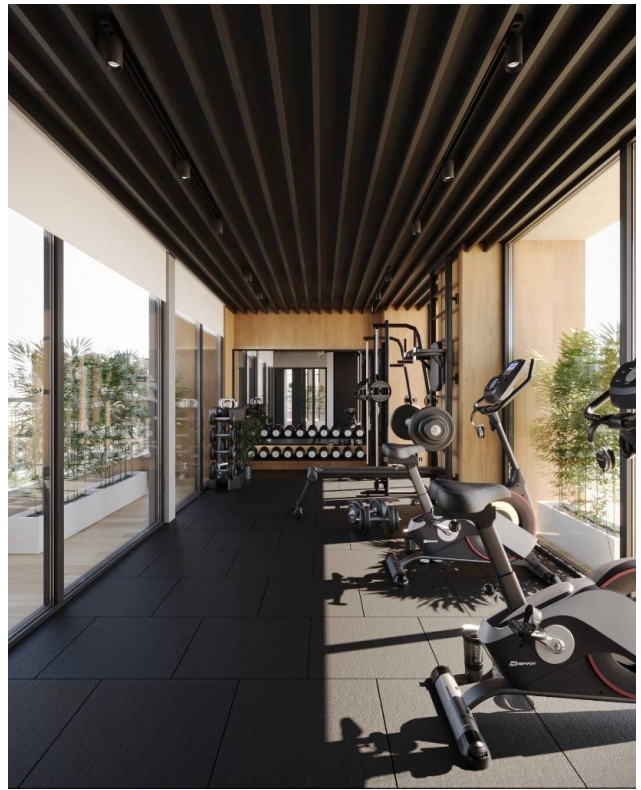
## References



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## Photo Catalog





**MONOAMBIENTE  
206/906**

Área común	4,8 m <sup>2</sup>
Área terrazas	1,7 m <sup>2</sup>
Área jardín	0,0 m <sup>2</sup>
Área m <sup>2</sup> interior	29,7 m <sup>2</sup>
Área total	36,2 m <sup>2</sup>



**Notas:**  
La empresa podrá realizar variaciones sin notificación previa de orden estético, funcional o reglamentario, tanto de espacios comunes a propietarios como dentro de los entornos por las normativas vigentes.

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Property subject to availability.

Price subject to change without notice.

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