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**Condominium for Sale**

Palmar Cordón, Montevideo



**Sale: US\$ 125,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 49.0 sqm
- **Building:** 41.2 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Floor number:** 1
- **Number Of Houses:** 46
- **environments:** 2

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

- Water
- Phone
- Grill
- SUM

- Cable
- Balcony
- A / C pre-installation

- Electricity
- Living room
- Public laundry

**Property status**

Age: 2025

Without Mortgage: Yes

## Description

The tower will be built on Palmar Street in the heart of the CORDÓN SOHO neighborhood, one of the most sought after in Montevideo and immersed in a strategic area close to faculties and educational centers, supermarkets, health centers, gastronomic establishments, nightlife and more services.

The building is distributed in 2 blocks of 11 floors totaling 3,400 m2 of construction. There are 46 units with 1, 2 and 3 bedrooms, very well distributed and designed, achieving clear views, taking advantage of the orientation, spatial and functional quality. Well-thought-out common spaces are designed and adapted to today's needs. Spaces created to share, with exceptional interior architecture and excellent quality furniture.

Amenities designed to Share, Work and Enjoy:

- CCTV
- Sum with grill
- Co-work room
- WiFi in common areas
- Sky Terrace
- Pet grooming
- Laundry
- Bike Parking
- Parking
- Forecast for Electrical Charging of vehicles
- Low common expenses

The project is covered by the promoted housing law, Law 18,795, so it will have:

- VAT exemption
- Exemption from the ITP (2% of the cadastral value)
- Exemption from IRAE/IRPF on income generated from rentals
- Exemption from Wealth Tax for 10 years

ESTIMATED DELIVERY DATE DECEMBER 2025

PRE-RELEASE PRICE

1 bedroom units USD 125,000 (unit 102)

Garages from USD 23,500

Occupancy Expenses 4%

Real Estate Fees 3% + VAT

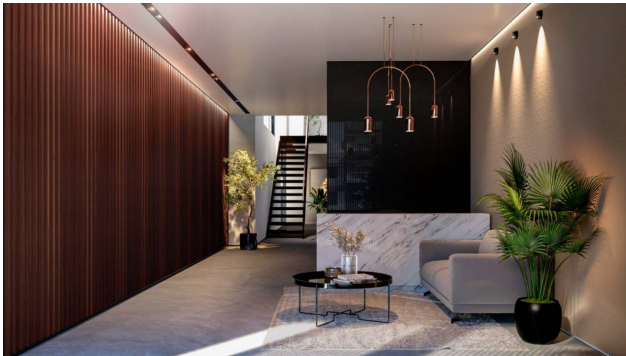
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## Location

Palmar , Cordón, Montevideo

## References





**UNIDADES  
102 A 902  
1 DORMITORIO**



Paramento y criterio de computo de metros según GUÍA RECTORIAL del AGENCIA publicista según ANEP. SERVICIO Civil de prestigio. Avalado por la Cámara Inmobiliaria Uruguaya (CIU) y la Asociación de Escritores del Uruguay (AEU).



38,0	3,16	-	7,51	49
Área Interior Incluye muros y ductos	M2 Exteriores cubiertos	M2 Exteriores Abiertos	M2 Comunes	<b>M2 TOTAL</b>

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 Price subject to change without notice.

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