



Virginia Benoit Cassou

CENTURY 21.

Alpha

ID: 6691

vbenoit@c21alpha.com.uy  
+59899896569



### Condominium for Sale

Palmar Cordón, Montevideo



Sale: US\$ 170,000

Property type: Condominium

Operation: Sale

- Land: 76.0 sqm
- Building: 64.1 sqm
- Bedrooms: 2
- 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

2 bedroom units USD 170,000 (unit 101)

Garages USD 23,500

Occupancy Expenses 4%

Real Estate Fees 3% + VAT

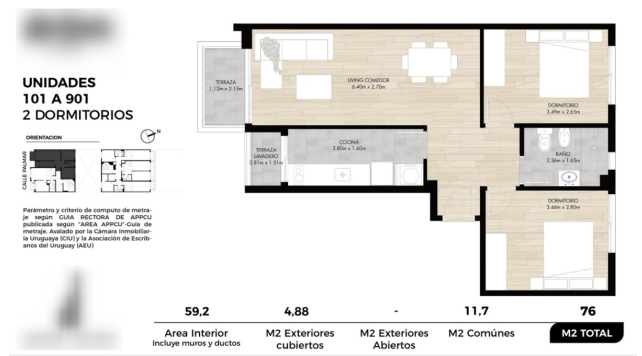
---

## Location

Palmar , Cordón, Montevideo

## References





**FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo**  
T 099170152 | [contacto@c21alpha.com.uy](mailto:contacto@c21alpha.com.uy) | <https://c21alpha.com.uy>

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.

