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**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

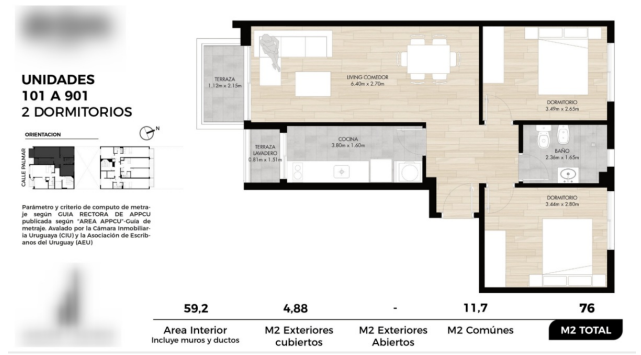
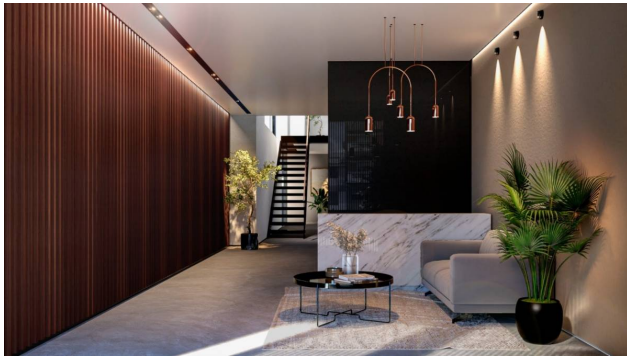
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## Location

Palmar , Cordón, Montevideo

## References





**FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo**  
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Property subject to availability.

Price subject to change without notice.

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