



Condominium for Sale

Lezica 6471 Lezica, Montevideo



Sale: US\$ 105,000

Maintenance : 2,000

Property type: Condominium

Operation: Sale

- **Land:** 55.0 sqm
- **Building:** 44.0 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 2
- **Land:** regular
- **Condition:** New
- **Floor number:** 1
- **Number Of Houses:** 21
- **Construction Quality:** Middle - High
- **environments:** 1

- | | | | |
|-------------------|-------------|-------------------|--------------------------|
| • Kitchen | • Water | • Cable | • Sewer |
| • Electricity | • Internet | • Pavement | • Phone |
| • Living room | • Alarm | • Suitable credit | • Pet friendly |
| • Car saves space | • Grill | • Perimeter | • A / C pre-installation |
| • Public laundry | • Game room | • Security | • SUM |

Property status

State: New

Age: 2023

Without Mortgage: Yes

Description

***ATTENTION INVESTORS!!

- Apartment with rent! Gross profitability 5.9% annually.
- Rented for \$19,500-
- 2-year contract with Porto Seguro.

*** 1 bedroom apartment with en-suite bathroom.

***Sale Price: U\$S 105,000-

- Windows to the front, very bright and ventilated.
- Excellent quality vinyl floors.
- 1 full bathroom with very good dimensions and excellent quality ROZEN materials.
- Being very spacious integrated into the kitchen.
- Very comfortable kitchen with generous measurements, cabinets above and under the counter of excellent quality.
- Laundry terrace with aluminum lattices.

It is located within a beautiful project, with 21 units of 1, 2 and 3 bedrooms with very particular characteristics, within a perimeter fence, surrounded by greenery and in a very quiet area with a very nice square behind with children's games.

It is promoted by the ANV within Law 18,795 with all tax benefits for 10 years.

All units will be delivered with connection for alarm installation and with pre-installation for air conditioners.

It has the following services:

- barbecue with grill of 70 m2
- 4 covered parking spaces
- 7 fixed parking spaces
- automated laundry
- tool library
- bicycle rack
- Games area.

Don't hesitate to schedule a visit!!

Real estate fees 3% + VAT.

Location

Lezica 6471 , Lezica, Montevideo

References

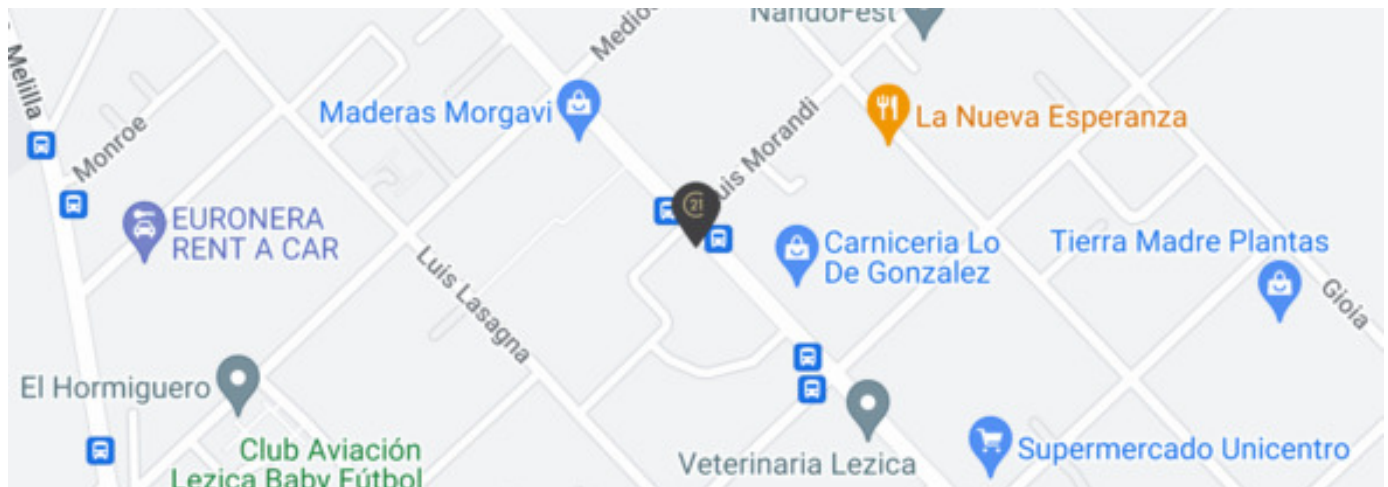
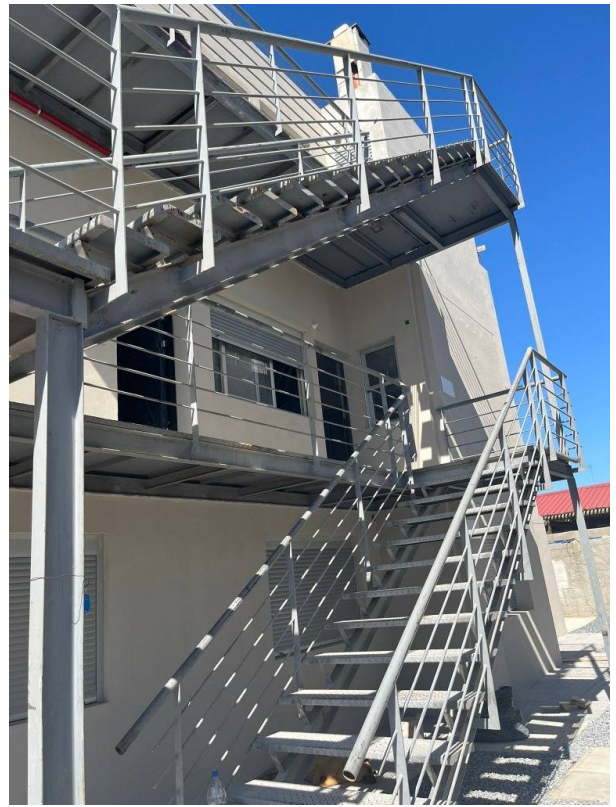
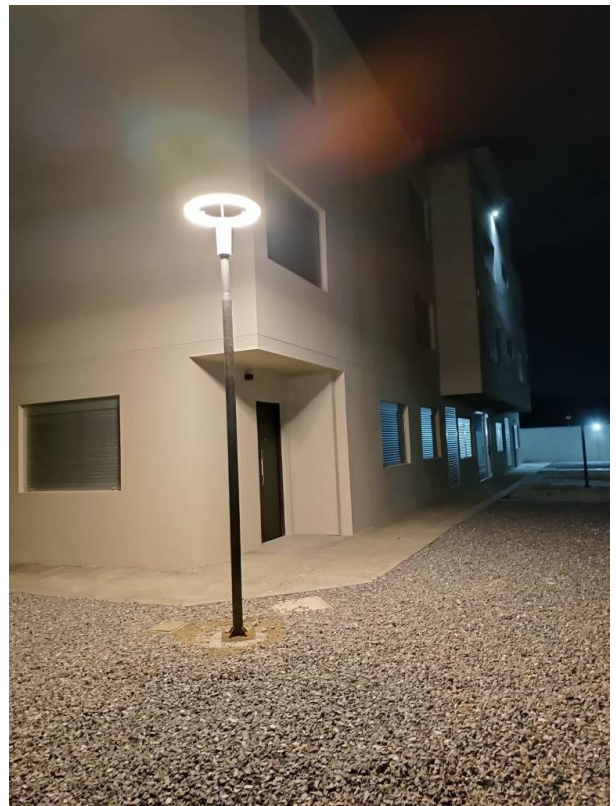


Photo Catalog













FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | 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.