



Arq. Maria Noel Benvenuto

CENTURY 21.

Premier

ID: 6774

mnbvenuto@c21premier.com.uy

+59899262375



Condominium for Sale

Avenida de las Americas y Avenida Carlos Racine Cala del Yacht Ciudad de la Costa, Canelones



Sale: US\$ 229,950

Property type: Condominium

Operation: Sale

- **Land:** 111.2 sqm
- **Building:** 43.6 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 17
- **Kitchen:** Full kitchen
- **sqft Garden:** 56.7
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 4
- **Number Of Houses:** 108
- **Construction Quality:** High

- **environments:** 2

- | | | | |
|----------------|-------------------------------------------|--------------------------|------------|
| • Pets Allowed | • Yard | • Pet friendly | • Heating |
| • Bright | • Grill | • A / C pre-installation | • Security |
| • Solarium | • Orientacion del Terreno
(en caso): 5 | • Reception | |

Property status

State: New

Age: 2025

Without Mortgage: Yes

Description

THE PROJECT

Cala del Yacht will become a unique place, with residential development and offices, supported by a commercial promenade for the entire area.

The project is made up of three stages. The first, a residential tower and a commercial tower. They will be buildings free from the perimeter, which will allow free facades to optimize the visuals of the environment. The units will have terraces with views of the lake and the Park. For the subsequent stages, four complementary towers are proposed on Racine Avenue, with an expansion of the commercial and parking program.

The intention of the project is to generate a strong link between the complex and the immediate landscape, through visual permeability through extensions of use, terraces and decks that project towards the promenade along the edge of the lake.

FIRST TOWER

The first tower will have 17 floors and 108 units, with 1, 2 and 3 bedrooms. The gym and 2 barbecues will be located in the Penthouse to enjoy barbecues and friends.

An ideal place to enjoy the day, the night and its incredible views.

The units will have terraces overlooking both landscapes and great visual permeability with extensions of use, terraces and decks, which will project towards the shores of the lake.

1 BEDROOM APARTMENT

The apartment published is Unit 408 of tower 1. It is located above street level, on the 4th floor, with views towards Avenida de las Americas.

It has the particularity of having garden terraces of 56.7 m² and an interior area of 45.88 m².

COMMERCIAL AND GASTRONOMIC AREA

The gastronomic and commercial promenade located on the lake will have two levels and a design marked by transparency, luminosity and warmth.

You can enjoy a stroll to shops, bars, restaurants, cafes, pharmacies, markets and shops.

Double access from Avenida de las América and Avenida Racine. The commercial area will be 2,671 m² corresponding to 9.1% of the project. The commercial and gastronomic promenade will be complemented in later stages with 7,192 m², designed in the general Masterplan to provide a pedestrian commercial space of 260 linear meters over the lake.

WAY TO PAY

10% deposit

20% to commitment

665% monthly, equal and consecutive installments during the work.

ESTIMATED DELIVERY TIME AUGUST 2025

Occupancy costs 5%

Real estate commission 3% + VAT

Location

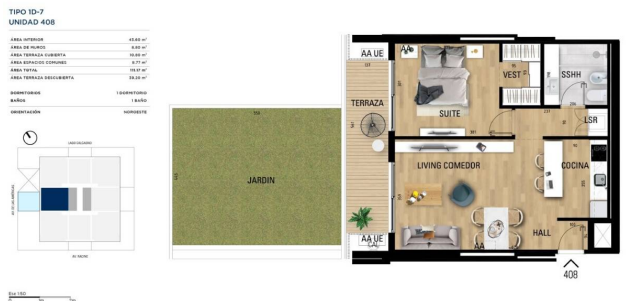
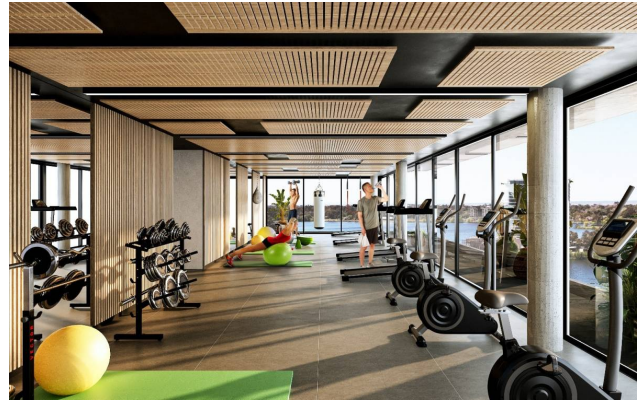
Avenida de las Americas y avenida carlos racine Cala del Yacht , Ciudad de la Costa, Canelones

References



Photo Catalog





Av. Dr. Francisco Soca 1553, Montevideo, Montevideo
T +59894315336 | contacto@c21premier.com.uy | https://c21premier.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.

