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Condominium for Sale

Garibaldi La Blanqueada, Montevideo



Sale: US\$ 160,000

Property type: Condominium

Operation: Sale

- Land: 100.0 sqm
- Building: 63.0 sqm
- Bedrooms: 2
- Bathrooms: 1
- Stories: 7
- Kitchen: Kitchenette
- sqft Garden: 29
- Land: regular
- Condition: New
- Number of Elevators: 2
- Floor number: 3
- Number Of Houses: 2
- Construction Quality: Middle - High
- environments: 3

- | | | | |
|-------------------------------|-------------------|--------------------------|-----------------------|
| • Pets Allowed | • Water | • Electricity | • Internet |
| • Pavement | • Balcony | • Living room | • Courtyard |
| • Individual air conditioning | • Suitable credit | • Garage | • Car saves space |
| • 24 hour security | • Grill | • A / C pre-installation | • Public laundry |
| | • SUM | • Tipo Garage: 1 | • Acceso al Garage: 1 |

Property status

State: New
Age: 2023
Without Mortgage: Yes

Description

Investment opportunity with income greater than 5.7%.

2-year rental from August 2023, value = \$30,000

Av. Gral. Garibaldi, one block from Av. Italia

Torre Aliados 3 is located close to important points of the city: hospitals, clinics, universities, educational and sports centers, shopping areas, bus terminal, etc. The present road renewal offers new ways of transfers, squares, cycle paths and gardens to enjoy a modern and natural environment.

The Building presents modern architecture and avant-garde design, incorporating materials and completions according to current trends and achieving a higher level product.

The project within the "Promoted Housing Law", with all the benefits that it offers for 10 years:

- Personal income tax (rentals)

CHARACTERISTICS:

- 7-story building
- Easy access garages
- Laundry room equipped with the latest generation
- Panoramic barbecue grill for common use on the roof
- Equipped Co-Work Environment

UNIT 304, Total 71.75 m² - Quiet part of the building, very sunny *** USD 160,000 ***

Individual property 57 m²

Terraces 5.68 m²

Shield 9.00 m²

It is delivered semi-equipped:

- Bosch 50 L heater
- Glass screen in bathroom and mirrors
- Extractors

Low Common Expenses: \$4,000

Optional garage: from USD 20,000. Ask about promotional garage options

NO Occupancy Expenses

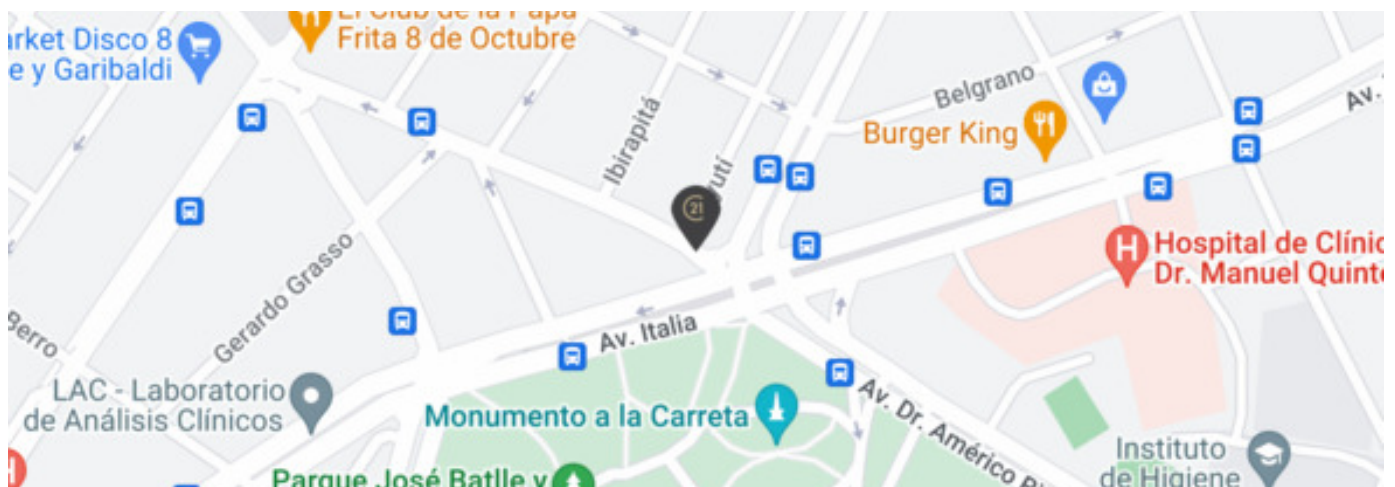
Accept Bank

Real Estate Fees 3% + VAT

Location

Garibaldi , La Blanqueada, 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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