



Virginia Benoit Cassou

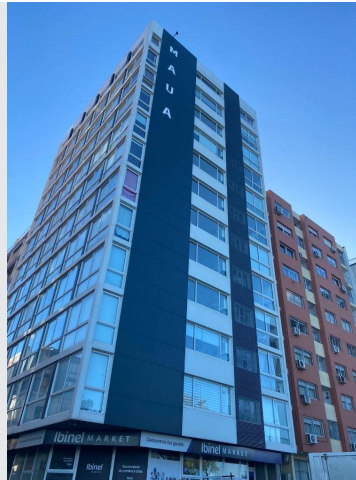
CENTURY 21.

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### Condominium for Sale

Florida 1128 Barrio Sur, Montevideo



**Sale: US\$ 96,000**

**Maintenance : 2,837**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 27.0 sqm
- **Building:** 27.0 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Condition:** Very good
- **Number of Elevators:** 2
- **Floor number:** 6
- **Number Of Houses:** 77
- **Construction Quality:** Middle - High
- **environments:** 1

- |                |                 |                  |                               |
|----------------|-----------------|------------------|-------------------------------|
| • Kitchen      | • Water         | • Sewer          | • Electricity                 |
| • Internet     | • Pavement      | • Phone          | • Individual air conditioning |
| • Pet friendly | • Deck          | • Gym            | • Bright                      |
| • Grill        | • Swimming pool | • Public laundry | • Security                    |
| • Solarium     | • SUM           | • Elevator       |                               |

### Property status

State: Very good

Age: 2020

Without Mortgage: Yes

## Description

OPPORTUNITY INVESTORS! GROSS INCOME 6.25%.

It is rented for \$19,935 and has a contract valid until 07/31/24 with Porto Seguros as a guarantee.

Studio apartment in Barrio Sur, very bright, steps from the Rambla, with a good view and very good amenities.

The building is located in a very strategic area, in continuous growth, in front of the Mauà Dam, steps from Plaza Independencia, the Solís Theater and Ciudad Vieja, it is characterized by being a center of cultural and gastronomic activities and has a wide range of services. .

The tower has 11 floors with studio apartments, lofts and 1-bedroom apartments, equipped with air conditioning, electric stove, extractor hood, furniture on and under the counter in the kitchen, a very comfortable bar with more storage space, water heater, extractor fan and furniture in the bathroom, very comfortable closet in the bedroom with a desk.

It has a very good size storage box, for exclusive use.

It has the following amenities:

- pool
- very large solarium with lounge chairs
- very well equipped gym
- 2 barbecues
- meeting room
- laundry
- boxes
- place for bicycles

\*\*\*Common expenses are \$2,837-

\*\*\*Real estate contribution: \$1.016- 3 installments

\*\*\*Primary Tax: \$607- 3 installments.

Real Estate Commission: 3% plus VAT

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## Location

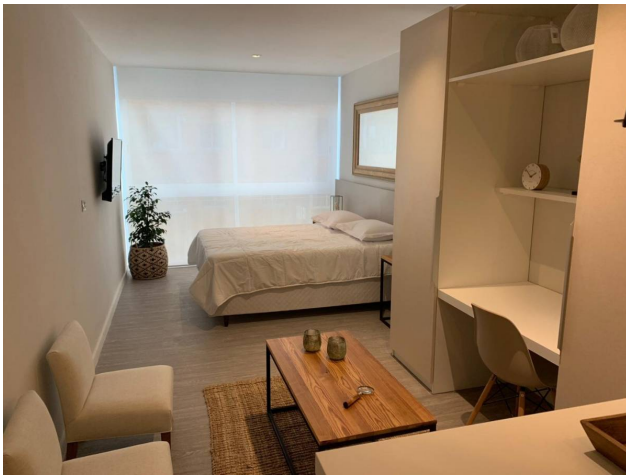
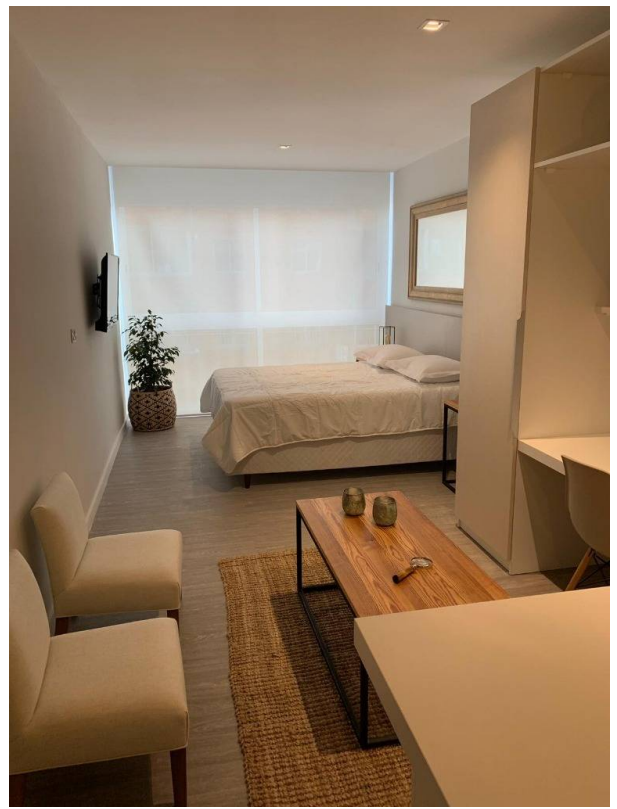
Florida 1128 , Barrio Sur, Montevideo

## References



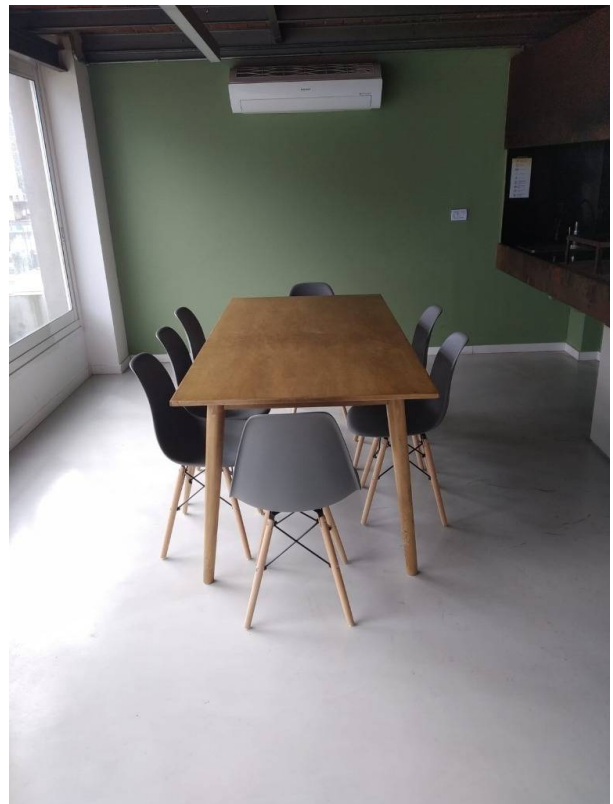
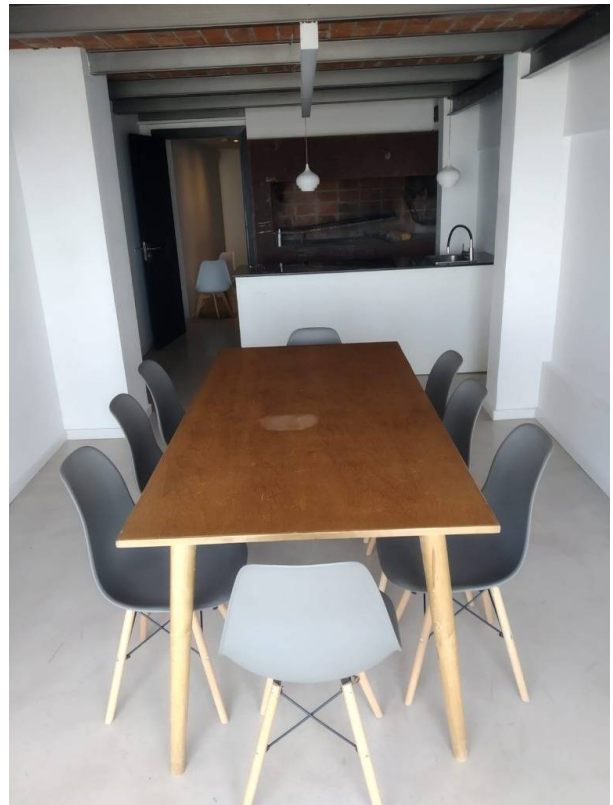
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## Photo Catalog









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Property subject to availability.

Price subject to change without notice.

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