



## Condominium for Sale

Maldonado Palermo, Montevideo



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**Sale: US\$ 218,900**

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**Property type: Condominium**

**Operation: Sale**

- **Land:** 57.4 sqm
- **Building:** 49.6 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 14
- **Kitchen:** Full kitchen
- **Number of Elevators:** 2
- **Floor number:** 11
- **Number Of Houses:** 77
- **environments:** 3

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|--------------------------|--------------------|-------------------|----------------|
| • Pets Allowed           | • Water            | • Electricity     | • Internet     |
| • Balcony                | • Living room      | • Suitable credit | • Pet friendly |
| • Suitable professional  | • Deck             | • Gym             | • Bright       |
| • A / C pre-installation | • 24 hour security | • Solarium        | • SUM          |

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### Property status

Age: 0

Without Mortgage: Yes

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## Description

OPPORTUNITY TO BUY IN LAUNCH IN ONE OF THE MOST DEMANDED NEIGHBORHOODS

At the corner of Maldonado and Yaro -the epicenter of life in Montevideo's Soho and in high demand- an abandoned historic center will become a project that harmonizes with what is happening in this area of the city. The corner is opened, so that the neighborhood can enter to share a coffee.

Recycling of 12 lofts with their high ceilings and their pitch pine floors and their exposed bricks. Behind the patrimonial volume, a tower with a free perimeter will rise with a great architectural design, with terraced apartments with social, recreational and sports areas.

The project is made up of a commercial basement and 14 floors, 2 commercial premises, highlighting 15 lofts (some with double height), 56 1-bedroom apartments and 6 2-bedroom apartments, all with greater than average footage.

It will have amenities currently designed such as:

- Coworking area
- Panoramic rooftop
- Gym
- Barbecues
- Luggage storage

In addition, it has the Benefits of Law 18,795, Promoted Housing Law:

- ✓ Exemption from the ITP
- ✓ Exemption from IRAE/IRPF for income generated from rentals for 10 years
- ✓ Exemption from Wealth Tax for 10 years

1 BEDROOM from usd 218,900 (unit 1102)

Estimated delivery SEPTEMBER 2026

Occupation Expenses 4%

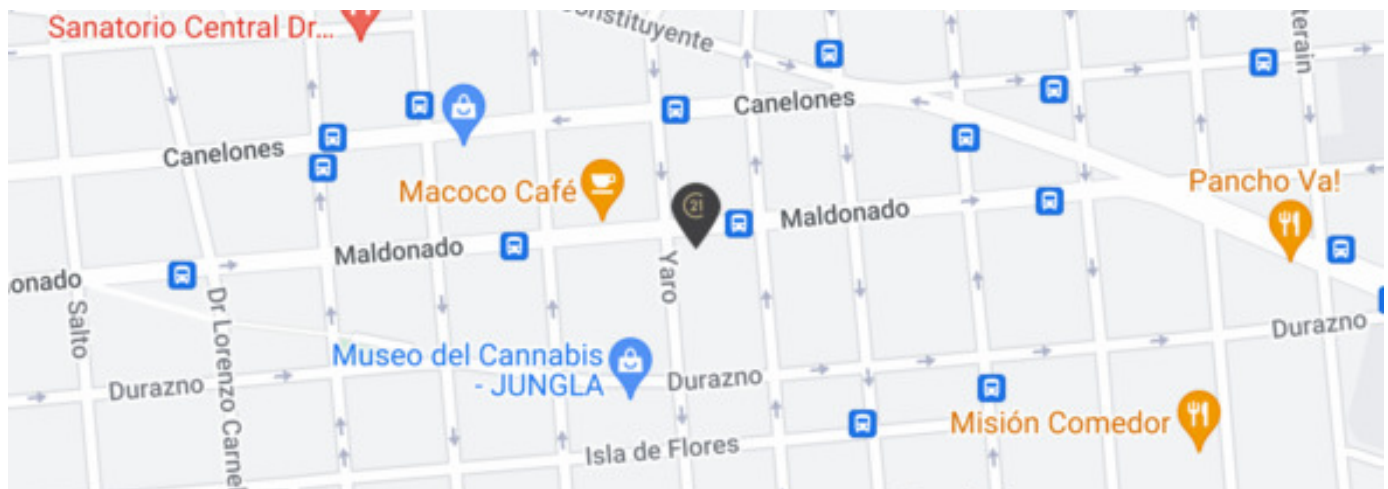
Real Estate Fees 3% + VAT

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## Location

Maldonado , Palermo, Montevideo

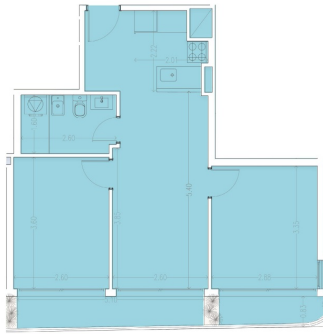
## References



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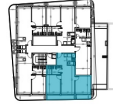
## Photo Catalog





**1102 | 1202**  
**2 Dormitorios**

Area Comon	74m <sup>2</sup>
Terraza	77m <sup>2</sup>
Jardín/Patio	0.0m <sup>2</sup>
Area Metrv	49.6m <sup>2</sup>
Area Total	64.7m <sup>2</sup>



Notas  
Este documento es una representación gráfica de un proyecto de obra de construcción. No constituye un contrato ni garantiza el cumplimiento de los plazos o costos. Toda información debe ser confirmada con el arquitecto responsable del proyecto.

**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.

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