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Condominium for Sale

Garibaldi 2320 Parque Batlle, Montevideo



Sale: US\$ 145,000

Property type: Condominium

Operation: Sale

- Land: 48.0 sqm
- Building: 43.0 sqm
- Bedrooms: 1
- Bathrooms: 1
- Stories: 7
- Kitchen: Kitchenette
- Land: regular
- Condition: New
- Number of Elevators: 2
- Floor number: 1
- Number Of Houses: 1
- Construction Quality: Middle - High
- environments: 2

- | | | | |
|------------------|-----------------------|------------------------|--|
| • Pets Allowed | • Water | • Sewer | • Electricity |
| • Pavement | • Balcony | • Living room | • suite room |
| • Pet friendly | • Underground garage | • Garage | • Bright |
| • Grill | • Security | • SUM | • Tipo de cobertura (Garage): 1 |
| • Tipo Garage: 1 | • Acceso al Garage: 2 | • Cantidad de Autos: 1 | • Orientacion del Terreno (en caso): 4 |

Property status

State: New

Age: 2023

Without Mortgage: Yes

Description

Located near important points of the city: hospitals, clinics, universities, educational and sports centers, shopping areas, bus terminal, etc. The present road renovation offers new forms of transportation, 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 superior product.

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

- ITP exemption (purchase)
- Personal income tax (rentals)
- Wealth tax.

Thanks to this law and the privileged location of the building, the project is an excellent investment opportunity. Its rental value is above average, compared to other housing projects promoted.

CHARACTERISTICS:

- Av. Gral. Garibaldi, one block from Av. Italia
- 1 and 2 bedroom apartments
- 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 603 Quiet part of the building, Rented \$26,000, CGN Guarantee

Unit 702 front, Rented \$26,000, Mapfre Insurance Guarantee

Unit 703 Quiet part of the building to the north, Rented \$26,000. Porto Insurance Guarantee

Garages available from USD 20,000

Bank financing

Occupancy Expenses: 3% on list price.

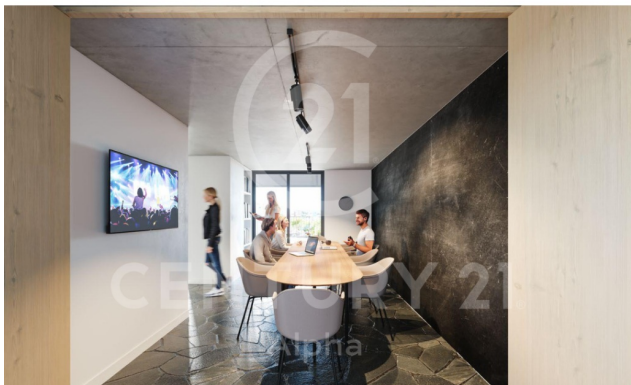
Real Estate Fees 3% + VAT

Location

Garibaldi 2320 , Parque Batlle, Montevideo

References







UNIDAD 201 a 751 / 2D	UNIDAD 202 a 752 / 1D	UNIDAD 203 a 751 / 1D	UNIDAD 204 a 704 / 2D
Propiedad del Inquilino	51,50 m ²	Propiedad del Inquilino	20,21 m ²
Terrazas	3,50 m ²	Terrazas	3,50 m ²
Pisos	9,50 m ²	Pisos	4,10 m ²
Pared	-	Pared	4,10 m ²
Pared	-	Pared	9,50 m ²
Pared	-	Pared	-



UNIDAD 101	UNIDAD 102	UNIDAD 103	UNIDAD 104
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Pared	-	Pared	4,10 m ²
Pared	-	Pared	9,50 m ²
Pared	-	Pared	11,50 m ²
Pared	-	Pared	20,00

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Property subject to availability.

Price subject to change without notice.

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