



Condominium for Sale

Av del Libertador Aguada, Montevideo



Sale: US\$ 140,000

Property type: Condominium

Operation: Sale

- **Land:** 67.0 sqm
- **Building:** 51.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **sqft Garden:** 5.52
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 2

• **environments:** 3

- Pets Allowed
- A / C pre-installation
- Elevator

- Laundry
- Daytime safety

- Air heating
- Goal security

- Grill
- SUM

Property status

State: New

Age: 2022

Without Mortgage: Yes

Description

Brand new two bedroom apartment for sale in Aguada, Montevideo

Aguada is located in a central location and has a wide range of services and amenities. Some residential buildings in this area offer apartments with balconies that have space for gardening or even have established gardens. These apartments offer the opportunity to enjoy a green outdoor area without having to leave home.

Green facades return nature to the city and aesthetically transform urban spaces, making them more sophisticated, comfortable and healthy.

Unit located on the second floor with a large living room with access to the terrace, integrated kitchen. Two bedrooms facing east.

Full bathroom. Pre-installation of A/C and washing machine.

Amenities

- Hall and Cowork space linked to central patio
- Rooftop with views of the Bay and the Montevideo Hill
- Lookout
- Grills (one open air and one closed in SUM space)
- SUM
- Laundry/Tender
- Bike Parking

And its two elevators for greater comfort.

Project covered by the Promoted Housing Law No. 18,795, all tax benefits apply, except for the ITP exemption on the purchase.

Occupancy expenses included in the price.

Low common expenses. Approximately \$6000 monthly.

In-person concierge and 24-hour security

Real estate commission: 3% + IVA.

Location

Av del Libertador , Aguada, Montevideo

References

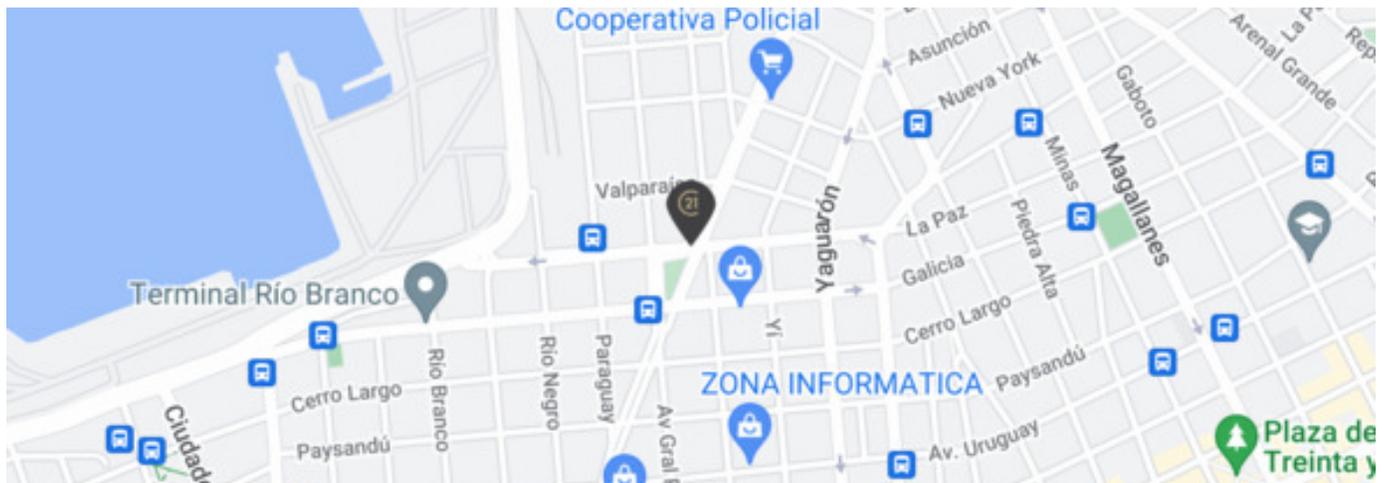


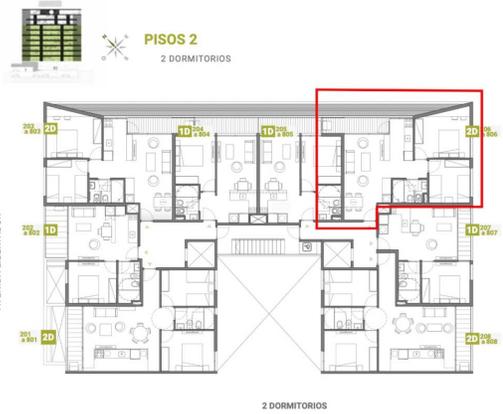
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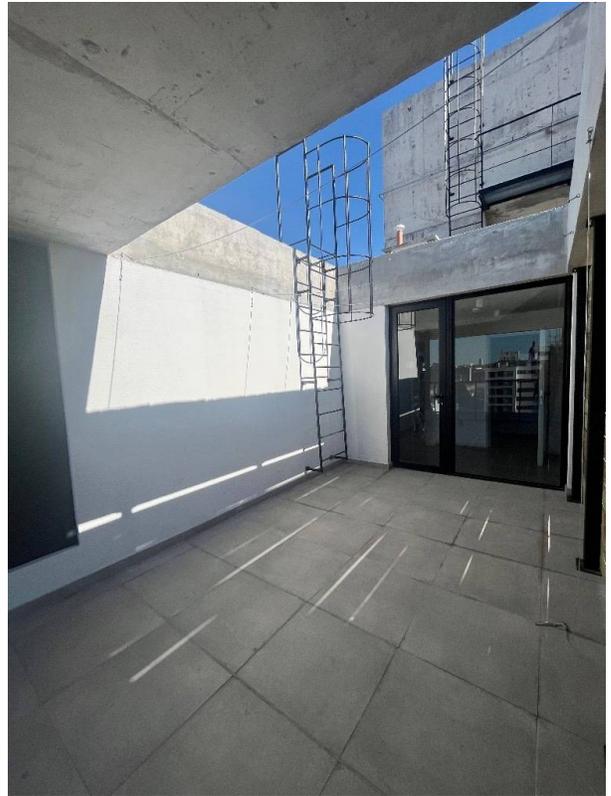




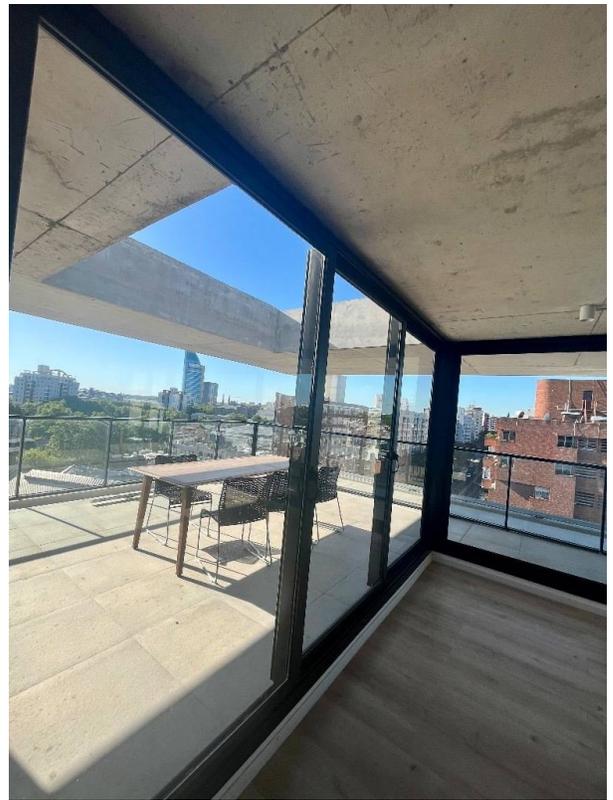
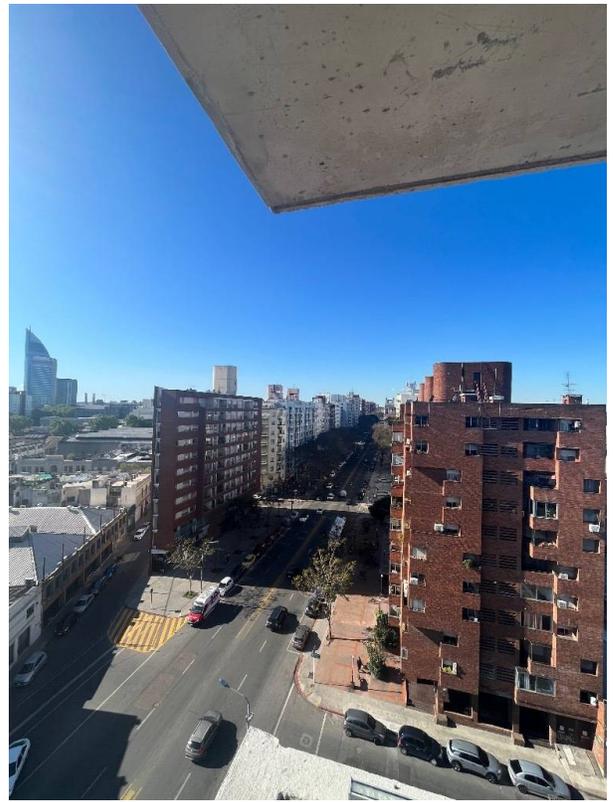


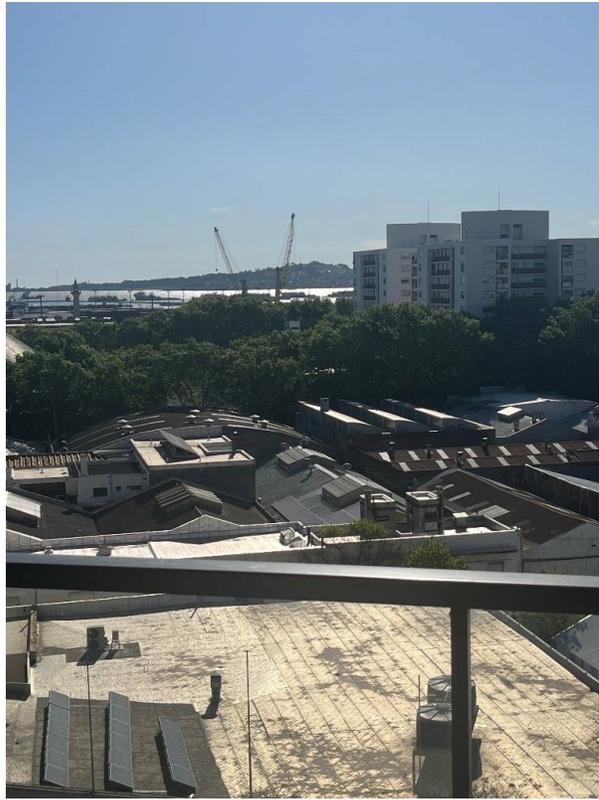


UF 206 - Total 67,66 m²
Propios 51,05 m² / Balcon 5,52 m² / C.D.M. 11,09 m²











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Property subject to availability.

Price subject to change without notice.

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