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Condominium for Sale

La Blanqueada, Montevideo



Sale: US\$ 134,000

Maintenance : 3,500

Property type: Condominium

Operation: Sale

- **Land:** 45.8 sqm
- **Building:** 36.8 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 10
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 2
- **Number Of Houses:** 88
- **Construction Quality:** High
- **environments:** 2

- | | | | |
|---------------|--------------------|--------------------------|------------------|
| • Kitchen | • Pets Allowed | • Water | • Cable |
| • Electricity | • Natural gas | • Internet | • Phone |
| • Balcony | • Living room | • Pet friendly | • Sports Center |
| • Garage | • Deck | • In construction | • Gym |
| • Bright | • Grill | • A / C pre-installation | • Public laundry |
| • Game room | • 24 hour security | • Solarium | • SUM |

Property status

State: New

Age: 2024

Without Mortgage: Yes

Description

Opportunity for investors in excellent location:

A location of excellence, close to the most important medical mutual societies, Tres Cruces bus terminal, shopping centers, education centers, faculties, green spaces and outdoor walks.

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Alzira, located in La Blanqueada - Luis Alberto de Herrera and Monte Caseros, with access on Luis Alberto de Herrera and a passage that links with the access to Echeandía, a quiet residential street. It offers studio apartments for sale, with 1 and 2 bedrooms.

Surrounded by sports clubs, universities, squares and parks, hospitals and shops. A building with a modern and dynamic image. Projected in 3 blocks, made up of 88 apartments with terraces, patios and common areas for living and working.

It will also have extensive amenities: cowork, solarium, rooftop terrace, gym, children's play area and multipurpose room. And first-class services in order to provide users with security and comfort: 24-hour security with video/monitoring system, opening of main doors with tag, fingerprint or code, smart locks and Wi-Fi in common areas.

The project is carried out under the Law for the Promotion of Social Interest Housing, so it has:

- ITP exemption
- Exemption from IRAE/IRPF on income generated from rentals for 10 years
- IP exemption for 10 years

Excellent investment opportunity!

Comforts and amenities

Gym

Multipurpose room

24 hour surveillance

Co-work

Units available

Check for available units.

Prices and Financing

Prices:

- Studio apartments: from USD94,500
- 1 bedroom: from USD134,000
- 2 bedrooms: from USD175,000
- Garages: from USD19,600

Prices do not include:

- Occupancy Expenses: 4%
 - Real Estate Fees: 3% + VAT
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Location

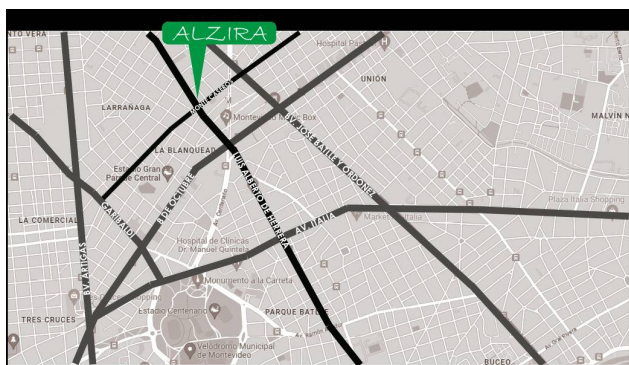
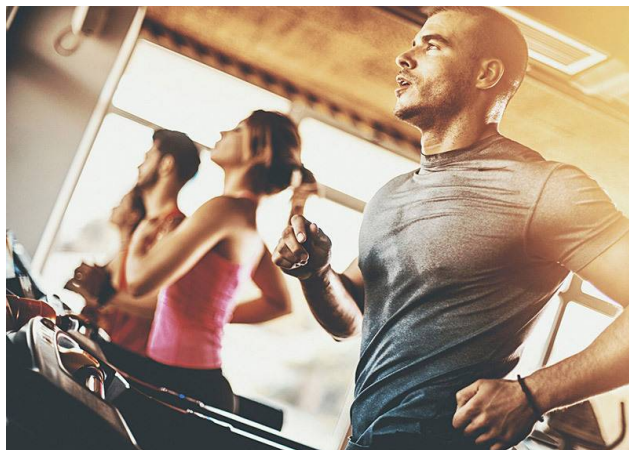
, La Blanqueada, Montevideo

References



Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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