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Condominium for Sale

La Blanqueada, Montevideo



Sale: US\$ 175,000

Maintenance : 3,500

Property type: Condominium

Operation: Sale

- **Land:** 66.6 sqm
- **Building:** 52.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 3
- **Kitchen:** Full kitchen
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 2
- **Number Of Houses:** 88
- **Construction Quality:** High
- **environments:** 3

- Pets Allowed
- Natural gas
- Living room
- Deck
- Grill
- 24 hour security
- Construction status: En construcción

- Water
- Internet
- Pet friendly
- In construction
- A / C pre-installation
- Solarium

- Cable
- Phone
- Sports Center
- Gym
- Public laundry
- SUM

- Electricity
- Balcony
- Garage
- Bright
- Game room
- Elevator

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
-

Location

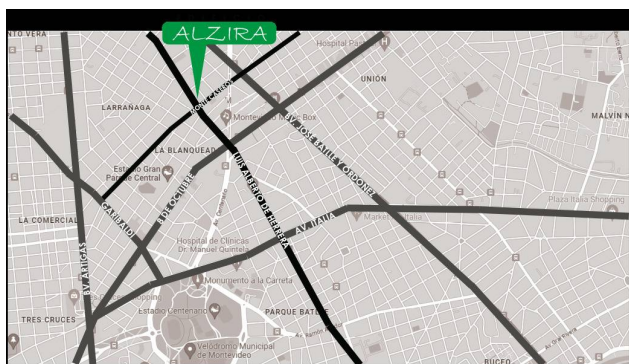
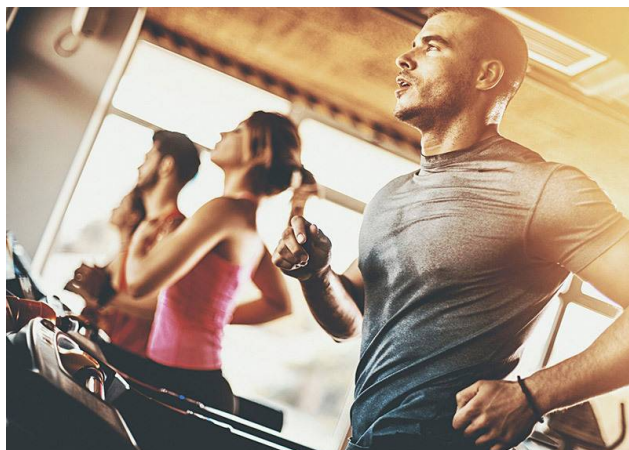
, La Blanqueada, Montevideo

References



Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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measurements are approximate and must be confirmed with the relevant documentation.