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**Condominium for Sale**

Av de las Americas Americas Village Parque Miramar, Montevideo



**Sale: US\$ 191,000**

**Property type: Condominium**

**Operation: Sale**

<ul style="list-style-type: none"><li>• <b>Land:</b> 47.0 sqm</li><li>• <b>Building:</b> 42.1 sqm</li><li>• <b>Bedrooms:</b> 1</li><li>• <b>Bathrooms:</b> 1</li><li>• <b>Parking lots:</b> 1</li><li>• <b>Stories:</b> 5</li><li>• <b>Land:</b> regular</li><li>• <b>Condition:</b> New</li><li>• <b>Number of Elevators:</b> 1</li><li>• <b>Floor number:</b> 1</li><li>• <b>Number Of Houses:</b> 8</li><li>• <b>Construction Quality:</b> High</li><li>• <b>environments:</b> 2</li></ul>			
<ul style="list-style-type: none"><li>• Kitchen</li><li>• Sewer</li><li>• Balcony</li><li>• Lake view</li><li>• Underground garage</li><li>• Grill</li><li>• Goal security</li></ul>	<ul style="list-style-type: none"><li>• Pool</li><li>• Electricity</li><li>• Yard</li><li>• Pet friendly</li><li>• Garage</li><li>• Swimming pool</li><li>• Solarium</li></ul>	<ul style="list-style-type: none"><li>• Pets Allowed</li><li>• Internet</li><li>• Laundry</li><li>• Heating</li><li>• In construction</li><li>• Automatic watering</li><li>• SUM</li></ul>	<ul style="list-style-type: none"><li>• Water</li><li>• Pavement</li><li>• Living room</li><li>• Individual heating</li><li>• Gym</li><li>• 24 hour security</li><li>• Elevator</li></ul>

**Property status**

State: New  
Age: 0

## Description

On Avenue of the Americas

Exclusive unit in Parque Miramar, located on Av. de las Américas, with northeast orientation and views of the Lake Pre-Launch Americas Village, a Kopel Sanchez project.

Live Parque Miramar, the ultimate experience.

AMERICAS VILLAGE is the new development of Kopel Sanchez, with a privileged location in Parque Miramar, meters from the Bridge of the Americas and Portal Américas, in a sector of rapid growth and demand. Miramar Park embodies innovation and trend at the pace of contemporary needs.

The project is developed in Carrasco Este, an area characterized by high-quality solutions, style and comfort. In a large garden on the shores of the lake and all types of vegetation, we find 26 terraced units of 1, 2, 3 and 4 bedrooms.

Category entrances - Comfortable functional floors - High-quality finishes and design - Bright environments, large windows - Electric underfloor heating - Provision for Air Conditioning - High-performance enclosures.

Minutes from the main schools in Carrasco, shopping centers, supermarkets, airport and other services and with quick connection to any other point in the city. The ideal setting for a different lifestyle, far from noise but close to everything.

## PROJECT HIGHLIGHTS

- Excellent location and connectivity.
- In the fastest growing sector of the eastern area of Montevideo.
- 2 Large barbecues with different characters and terraces.
- Outdoor space.
- Concierge service and access control.
- Equipped gym.
- SUM with barbecue and terrace.
- Digital access to units with smart intercom, access control with smartphone.
- Internal communication of the building through screens in common spaces.
- Low costs of common expenses.
- Excellent quality in finishes.
- Excellent level of security.
- Optional garages and carports.

UNIT U103 is located with a north view of the complex, it has a total of 46.8m<sup>2</sup>, including 40.4m<sup>2</sup> interior and an exclusive 1.7m<sup>2</sup> terrace.

Includes exterior garage

\*\*\*\*INVESTOR OFFER: USD 191,000 \*\*\*\*

10% Reservation Ticket

20% Commitment

\*\*\*70% Cash on delivery\*\*\*

Do not miss this opportunity!!

Project protected under the Housing Law promoted No. 18,795

- ITP exemption
- Exemption from personal income tax/IRNR

Occupancy Expenses: 4.5%

Ask about other available options of 1, 2, 3 and 4 bedrooms

Professional Fees: 3% + VAT

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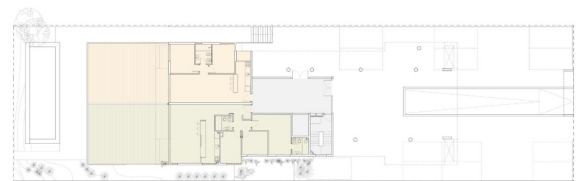
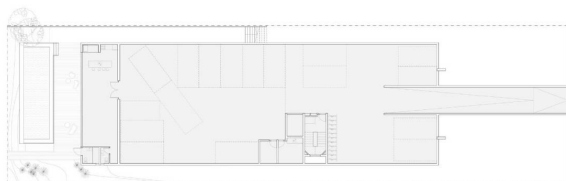
## Location

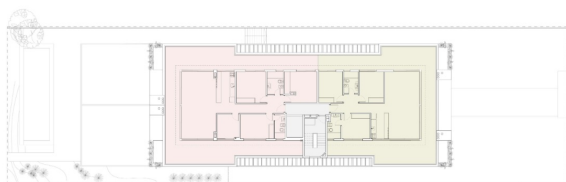
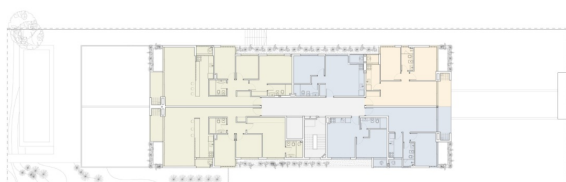
Av de las Americas Americas Village , Parque Miramar, Montevideo

## References



## Photo Catalog





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