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Condominium for Sale

Luis Alberto de Herrera y República 1101 Pando, Canelones



Sale: US\$ 75,000

Maintenance : 2,500

Property type: Condominium

Operation: Sale

- **Land:** 10,800.0 sqm
- **Building:** 50.0 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 3
- **sqft Garden:** 5500
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 1
- **Number Of Houses:** 68
- **Construction Quality:** Middle - High
- **environments:** 2

- Kitchen
- Electricity
- Balcony
- Suitable credit

- Water
- Internet
- Yard

- Cable
- Pavement
- Living room

- Sewer
- Phone
- Courtyard

Property status

State: New

Age: 2023

Without Mortgage: Yes

Description

Opportunity: permanent housing or investment.

Molino de Pando is an innovative development in the area of highest demand in the annexed service area on the Zona América axis, airport, free zone and private neighborhoods.

Due to its building characteristics and its surroundings, it is an excellent investment with high profitability or for permanent housing. It has blocks of two and three levels (these with elevators) built on a large plot with heritage value, generating extensive green spaces and a play area for the little ones. The site will be completely enclosed, with paved streets and high-tech perimeter security systems.

Its construction is carried out with the FORSA system, which provides solidity and durability as they are reinforced concrete walls and slabs, providing acoustic and thermal insulation, which translates into energy savings. Its modern architecture, with a minimalist tone, makes this project a hierarchy in the environment.

Typologies ranging from duplexes with two bedrooms and two bathrooms to 1, 2 and 3 bedroom apartments

Deliveries from Dec. 23 to Dec. 25

Common expences \$2500

Construction prices.

Real estate commission 3% plus VAT

Location

Luis Alberto de Herrera y República 1101 , Pando, Canelones

References

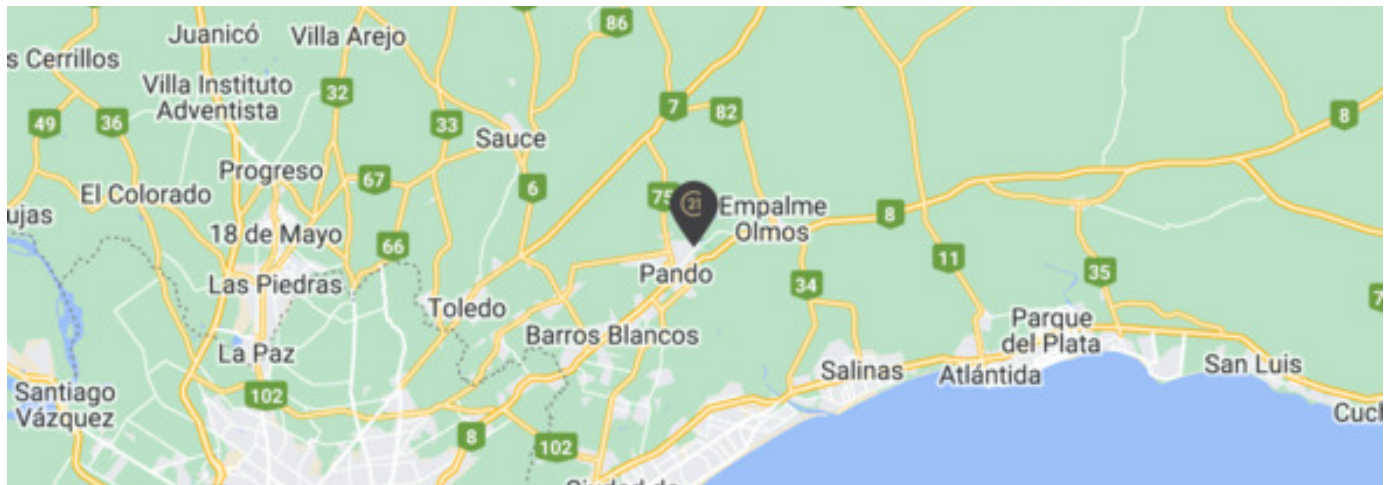


Photo Catalog





PLANTA BAJA

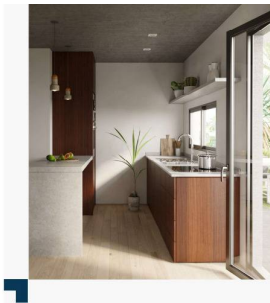


PLANTA BAJA

MÉTODO CONSTRUCTIVO

Para su construcción se empleará el sistema Forsa, que ofrece múltiples beneficios en la edificación, entre los que se destacan: estructura de hormigón más sólida con menor porcentaje de rajaduras y acabados perfectos, tiempos de construcción y entrega más velozes.

Su estructura de hormigón ofrece ventajas de aislamiento a nivel acústico y térmico, que se traduce en un consumo eficiente de energía con importantes ahorros energéticos.



SELECCIÓN DEL LUGAR

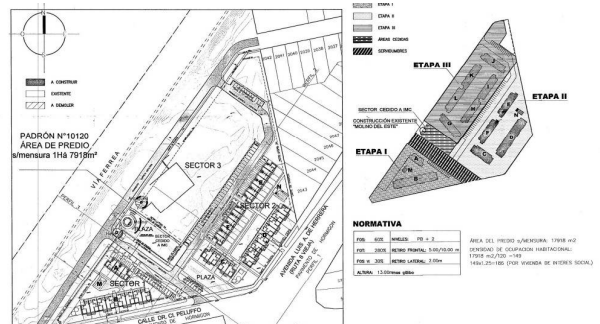
El lugar elegido es un predio de excelentes características a nivel de accesibilidad, paisaje, seguridad y tranquilidad, que aprovecha las condiciones naturales del terreno y lo transforma en un entorno perfecto para la vida en familia.



ARQUITECTURA

Su arquitectura agrega valor que se aprecia tanto en el diseño de la construcción como también en su vínculo con el entorno. Un proyecto que garantiza unidades hechas para durar, construidas con materiales de primera calidad presente en todos los detalles.

- Ambientes amplios y luminosos
- Finas terminaciones
- Porcelanato en baños y cocinas
- Amplias terrazas y patios
- Predio parqueado
- Ventanales amplios
- Calles internas asfaltadas





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Property subject to availability.

Price subject to change without notice.

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