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Condominium for Sale

Av Uruguay Cordón, Montevideo



Sale: US\$ 135,000

Maintenance : 4,500

Property type: Condominium

Operation: Sale

- **Land:** 65.0 sqm
- **Building:** 55.9 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 5
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 1
- **Number Of Houses:** 26
- **environments:** 3

- Kitchen
- Living room
- SUM

- Pets Allowed
- Air heating
- Elevator

- Water
- A / C pre-installation

- Balcony
- 24 hour security

Property status

State: New

Age: 2024

Without Mortgage: Yes

Description

The building proposes a lifestyle that values and understands the needs of its inhabitants. The aesthetics, amenities, functionality and connectivity reflect the spirit of the tower.

Located in the heart of the Cordón neighborhood, the project is immersed in a strategic area close to faculties and educational centers, supermarkets, banks, BPS and more services. Its location stands out for its excellent connectivity just 3 blocks from Avenida 18 de Julio, one block from Av. Fernández Crespo and 8 blocks from the Tres Cruces Terminal.

The building will have 6 floors and will have 15 2-bedroom apartments and 11 1-bedroom apartments. On the 6th floor with unobstructed views, a barbecue with a barbecue for common use and a multipurpose room fully equipped for work and recreation are projected.

Amenities:

- Security through CCTV
- Admission with TAG
- Multipurpose room
- Barbecue

The project has the benefits of the promoted housing law:

- Exemption IVA
- Exemption from the ITP (2% of the cadastre value)
- Exemption from IRAE/IRPF to income generated from rentals for 10 years
- Exemption from Wealth Tax for 10 years

Sale price 2 bedroom usd 135.000 (104)

Sale price 2 dorm usd 145.000 (303)

Garages available usd 19,000

Occupancy expenses 4%

Real estate fees 3% + iva

Location

Av Uruguay , Cordón, Montevideo

References

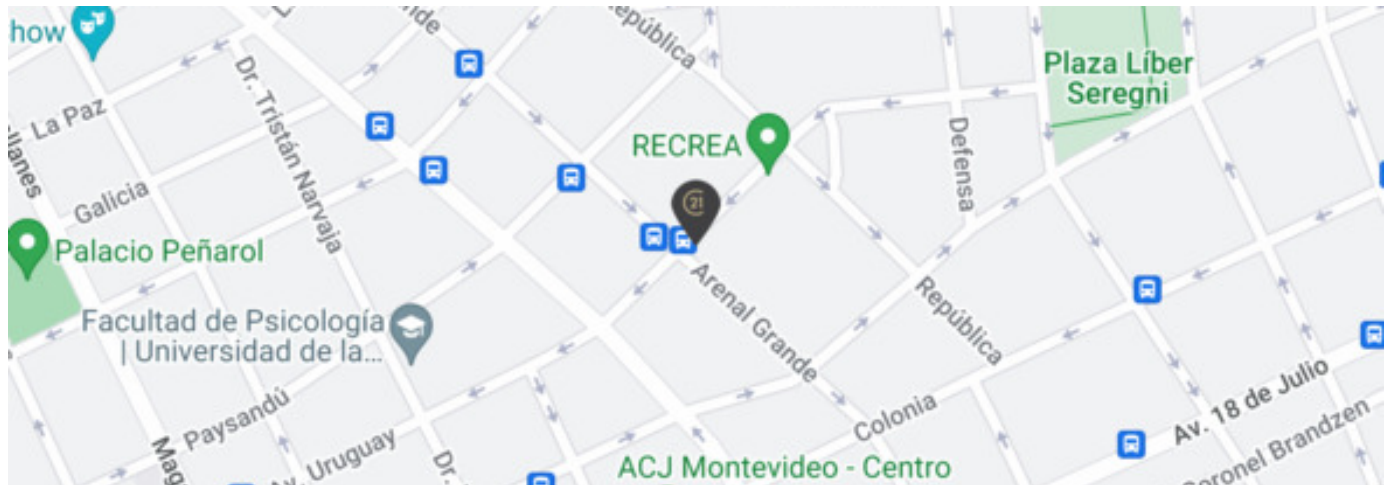
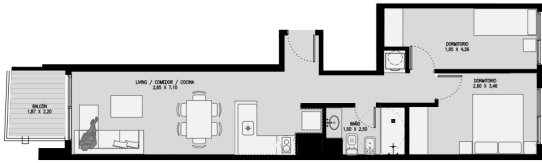


Photo Catalog





2 DORMITORIOS
UNIDAD 203/303
403/503

AREA PROPIA 56,7 M² EXTERIORES CUBIERTOS 4,30 M² COMUNES 9,50 M² M² TOTALES 71 M²



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Property subject to availability.

Price subject to change without notice.

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