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**Condominium for Sale**

Cordón, Montevideo



**Sale: US\$ 137,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 43.0 sqm
- **Building:** 38.0 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 11
- **Land:** regular
- **Number of Elevators:** 1
- **Floor number:** 4
- **Number Of Houses:** 1
- **Construction Quality:** Middle - High
- **environments:** 2

- |            |                  |            |                   |
|------------|------------------|------------|-------------------|
| • Kitchen  | • Pets Allowed   | • Water    | • Cable           |
| • Sewer    | • Electricity    | • Internet | • Phone           |
| • Hall     | • Living room    | • Garage   | • In construction |
| • Bright   | • Public laundry | • Solarium | • SUM             |
| • Elevator |                  |            |                   |

**Property status**

Age: 2024

## Description

REAL ESTATE DEVELOPMENT - Estimated delivery date DIC 2024.

- ACCEPTS BANK AND OWN FINANCING -

The Project is carried out under the protection of Law 18,795 (Promoted Housing)

Exemption from IRAE/IRPF on income generated from rentals for 10 years.

IP exemption for 10 years.

With access to all services, 5 minutes from the Faculty of Law and Economic Sciences.

Located on the 4th floor by elevator.

With a side view towards the dome of the Church.

- 1 bedroom

- Integrated kitchen:

- Equipped with furniture under counter

- Granite countertops with steel sink and single-command faucets

- Ceramic coating on walls

Living room

Bathroom:

- Ceramic coating on walls

- Porcelain floors

- Single-command faucets

- Furniture with earthenware sink

- Garage

- Solarium

- Barbecue

- Multipurpose room, next to a large terrace with sea views.

## TERMINATIONS

- Exterior openings in natural anodized aluminum.

- Natural anodized aluminum railings

- Interior doors veneered in MDF on both sides, laminated in PVC with steel handle

- First generation elevator

- Automatic gate system with remote control to enter garages.

- Provision for installation of air conditioning in all rooms

- Provision for installation of cable TV.

- Provision for installation of washing machines

- Vinyl slat flooring or floating wood-look flooring.

- Polystyrene or similar sockets.

- Collective grease pit outside the apartments

- Plastered and painted walls

- Common expenses \$3,000 approx.

## SCHEDULE YOUR VISIT

Real estate fees 3% + VAT.

Data provided by owner.

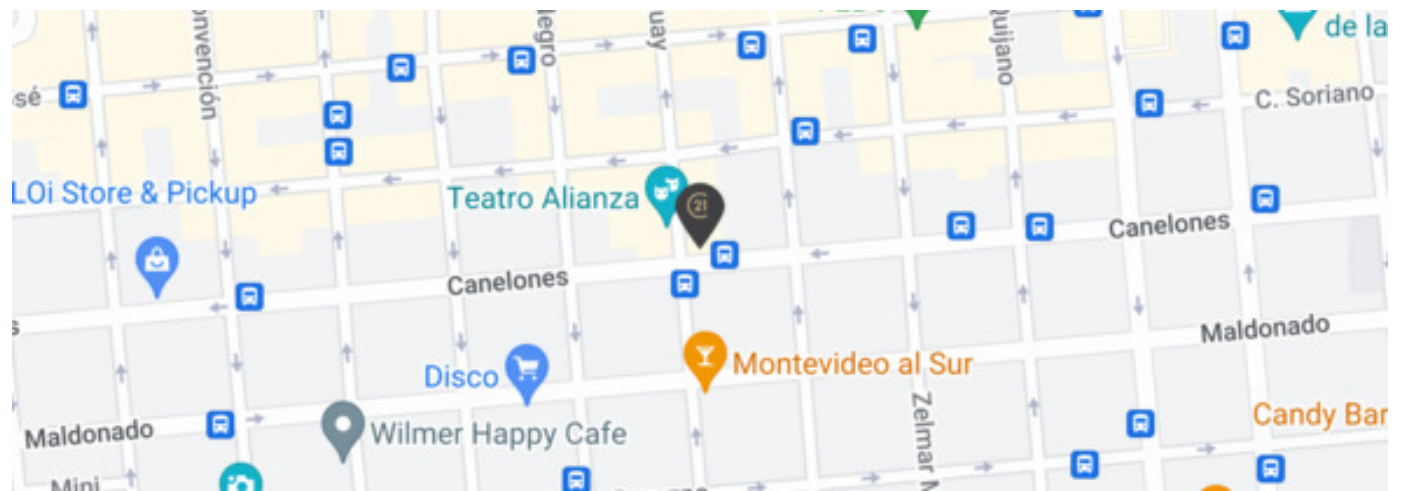
Each office is independently owned and operated.

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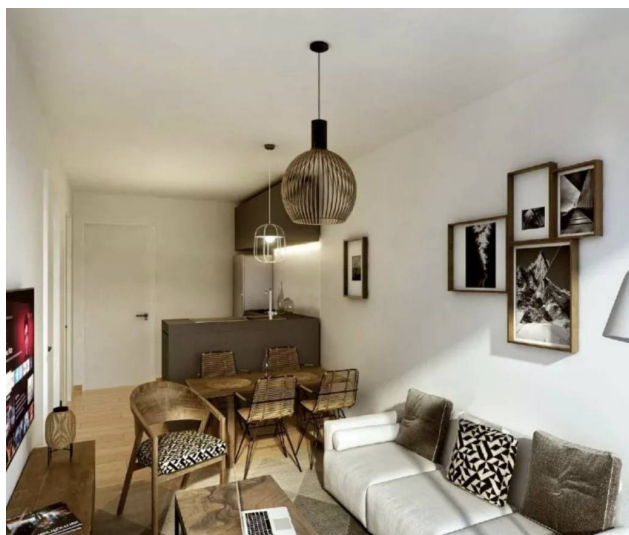
## Location

, Cordón, Montevideo

## References



## Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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