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# CENTURY 21.

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## Condominium for Sale

Batlle y Ordoñez 0000 La Blanqueada, Montevideo



**Sale: US\$ 89,700**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 52.1 sqm
- **Building:** 38.8 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 16
- **Kitchen:** Full kitchen
- **Number of Elevators:** 2
- **Floor number:** 1
- **Number Of Houses:** 148
- **Construction Quality:** Middle
- **environments:** 2

- |                          |                  |                    |                |
|--------------------------|------------------|--------------------|----------------|
| • Pets Allowed           | • Balcony        | • Living room      | • Pet friendly |
| • Suitable professional  | • Air heating    | • Gym              | • Grill        |
| • A / C pre-installation | • Public laundry | • 24 hour security | • SUM          |
| • Elevator               |                  |                    |                |

### Property status

Age: 2027

Without Mortgage: Yes

## Description

INVESTED AND BUY PRE-SALE IN ONE OF THE MOST DEMANDED NEIGHBORHOODS AND IN CONTINUOUS EVOLUTION

The tower will be located on José Batlle y Ordoñez Avenue, between Jacobo Rousseau and Monte Caseros streets. Its proximity to the main arteries of the city, its proximity to the Plaza Italia Shopping Center as well as its easy accessibility to public and private services, make it a unique place, with a strong urban imprint, to live and connect with the city.

The project by Studio VD Arquitectos offers a cutting-edge design, materializing in a single free-standing tower in the heart of the city.

The Tower is developed in a basement with parking, ground floor, 15 levels and a rooftop.

The residential program is comprised of 148 apartment units, 128 1-bedroom units, and 20 2-bedroom units. It has two vehicular accesses, one on the ground floor and another in the basement on Av. José Batlle y Ordoñez, with access control and motorized gate.

On the ground floor there is a commercial premises facing Bv. Batlle y Ordóñez, the main pedestrian access to the entrance hall.

### Amenities and Services:

- Smart lockers
- WiFi in common spaces
- Meeting room
- Cowork space
- Landscaped outdoor spaces
- Outdoor area with children's games
- Pet garden
- Covered parking spaces
- Bike parking.
- Smart laundry room
- Tools Workshop
- Bicycle repair shop
- Rooftop on level 16 with panoramic perimeter terrace, Multipurpose Room, Gym, Games room and 2 pergolated outdoor barbecue areas.

The project is covered by the promoted housing law, Law 18,795, so it will have:

- VAT exemption
- Exemption from the ITP (2% of the cadastral value)
- Exemption from IRAE/IRPF on income generated from rentals
- Exemption from Wealth Tax for 10 years

ESTIMATED DELIVERY DATE AUGUST 2027

PRE-SALE price, paying CASH (90% - 10% against delivery)

1 Bedroom from USD 89,700 (unit 105)

Consult for other payment methods.

Occupancy expenses 4%

Real Estate Fees 3% + VAT

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## Location

Batlle y Ordoñez 0000 , La Blanqueada, Montevideo

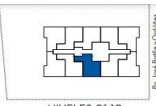
## References



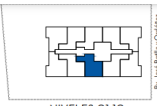
## Photo Catalog



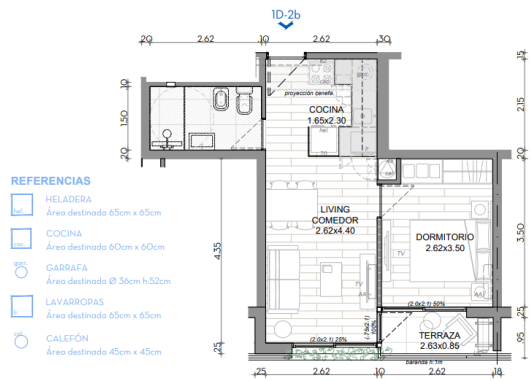
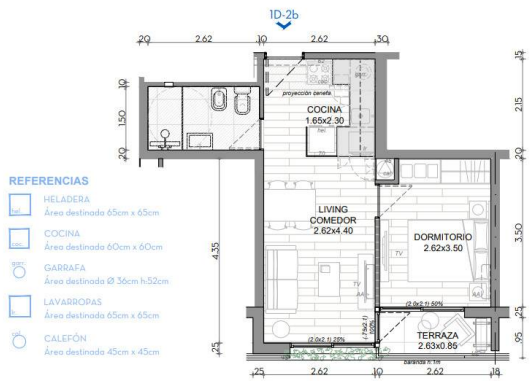




NIVELES 01-10  
Unidades 103 a 105  
104 e 104



NIVELES 01-10  
Unidades 103 a 105  
104 e 104



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Property subject to availability.

Price subject to change without notice.

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