



**Condominium for Sale**

Palermo, Montevideo



**Sale: US\$ 172,900**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 81.6 sqm
- **Building:** 64.2 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 10
- **Floor number:** 3
- **environments:** 3

- Water
- Living room
- Car saves space
- Perimeter
- Year of construction: 2020

- Electricity
- Toilete
- Gym
- A / C pre-installation
- Windows: Aluminio serie 25, anodizado natural, con vidrio simple y cierre tipo lara

- Internet
- Sports Center
- Bright
- Game room
- Doors and Closets: Puerta, marcos y contramarcos : tipo tablero de 42 mm a definir según diseño final/term. vinilo imitacion madera. Muebles de bajo mesada incluidos.

- Kitchen
- Garage
- Grill
- Goal security

**Property status**

Age: 2020

Without Mortgage: Yes

## Description

The building is located in the Palermo area, close to Universities, steps from the boulevard and with excellent connectivity to different parts of the city.

Finishes: Quartz countertops that provide durability and resistance to scratching and heat. Imported vinyl floors that imitate wood, creating a warm and welcoming atmosphere. Overhead kitchen cabinets and under table, allowing the best use of space. Top quality faucets and openings with DVH. Motorized roller blinds with polyurethane slats, which protect from sound and create an atmosphere of peace and tranquility. Keyless and Smart Locks: Greater convenience and security for residents. Access to the building with a personalized code, via cell phone. Concept design designed for your well-being. Equipped and relaxed environments to live every day

Technology Fire protection: advanced alarm systems and automatic detectors to guarantee safety in case of fire. Security system that includes artificial intelligence technology, remote entry and CCTV cameras. Secure access: using facial recognition and smart keyless locks to increase convenience and security. Spacious elevators designed to facilitate removals and transport stretchers in an emergency. Simplified management through an APP to manage all areas related to the building, such as reservations, maintenance and community events. Sanitary supply installation by ceiling: to facilitate maintenance and repairs

Shared areas Equipped barbecues Terrace, Solarium, Gym, Rooftop, Cowork, Boxes, Bicycle rack and maintenance area Commercial premises on the ground floor

Ground floor premises and a vibrant façade add a touch of sophistication to the access to your home.

The project will also have studio and 1-bedroom units.

The garages and garages are for optional independent marketing, with prices starting at U\$S 17,000

It is exonerated 100% of IRPF and patrimony for 10 years for all housing units.

Estimated delivery March 2026

unit 304

Occupancy expenses 4%

Real estate fees 3%+VAT

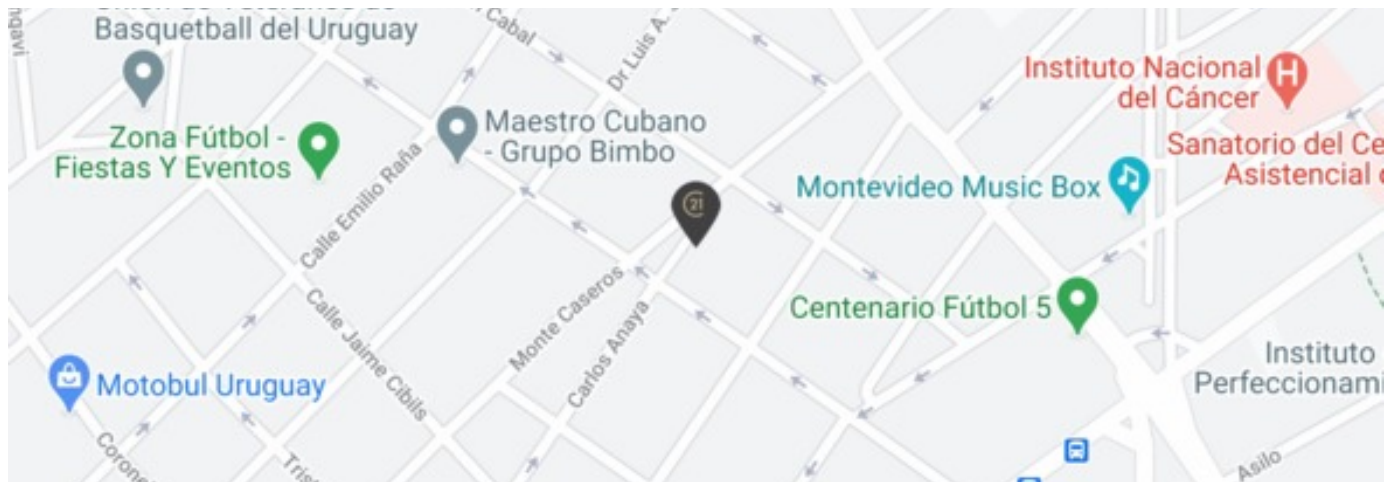
Consult for different forms of payment.

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## Location

, Palermo, Montevideo

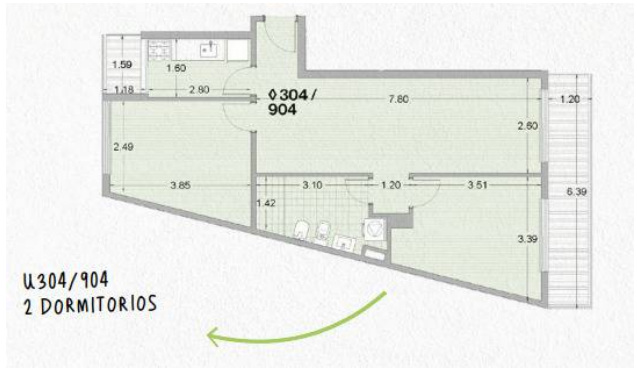
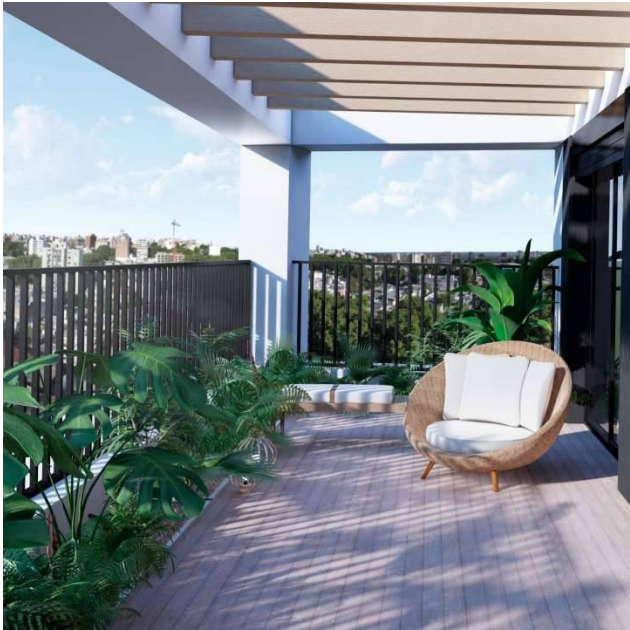
## References



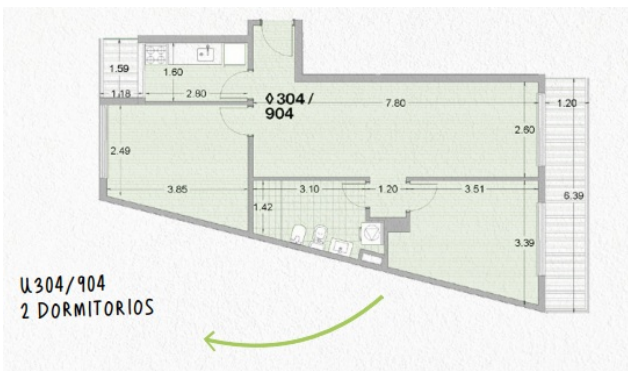
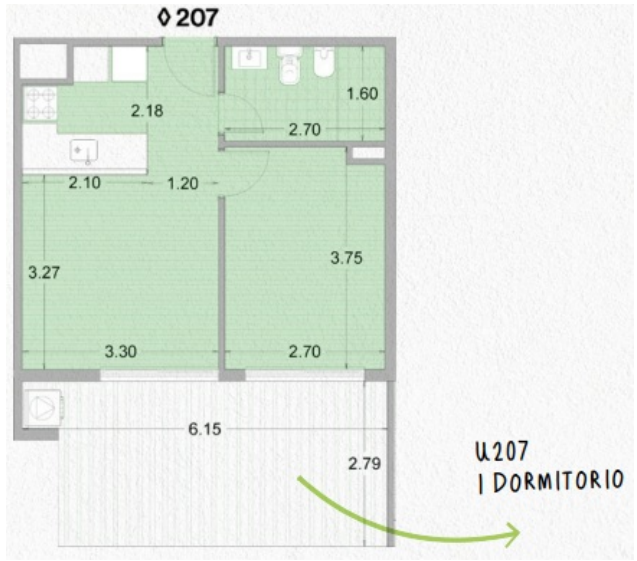
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## Photo Catalog









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Property subject to availability.

Price subject to change without notice.

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