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### Building for Sale

Andres Gomez Malvín, Montevideo



**Sale: US\$ 219,800**

**Maintenance : 5,000**

**Property type: Building**

**Operation: Sale**

- **Land:** 66.0 sqm
- **Building:** 62.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Stories:** 3
- **Kitchen:** Full kitchen

- **Floor number:** 1
- **Number Of Houses:** 15
- **Construction Quality:** High
- **environments:** 3

- Water

### Property status

Age: 2023

Without Mortgage: Yes

## Description

UNIT 101

2 BEDROOMS

66 m2 Total

62 m2 Interiors

4 m2 Terrace.

Wide range of public transport.

Modern and comfortable waiting hall.

Perimeter fence to provide greater security.

Optional parking.

Barbecue with wooden pergola and rooftop solarium.

Incredible views of the bay, both from the apartments and from the grill. Very good quality in finishes.

Individual grills in certain units.

PLASTERS: Reinforced concrete

EXTERIOR – Both the façade, party walls and interior patios will have “Quimtex” or similar textured.

Interiors – All walls will be plastered with sprayed plaster and plastered. Ceiling – Will be finished with plaster and paint.

ALUMINUM

The windows and door windows will be made of bronze Plus series aluminum and will have the dimensions indicated in the plans.

In bedrooms and living rooms, the openings will be monoblock (incorporated curtain system), with single glass and side closure.

On the façade, there will be double glass (DVH).

The roller blinds will be made of aluminum and polyurethane on the inside.

PORCELAINS:

The general circulations of the building, Hall and Shield and the bathrooms will have Standard quality porcelain tiles.

The kitchen walls will be porcelain tiles or similar.

The bathrooms will have porcelain tiles on the floors and walls up to ceiling height. Both balconies and terraces will have porcelain tiles appropriate for that use.

FLOORS AND PIECES

In the hall and shield there will be standard quality porcelain tiles.

Both bedrooms, living room, dining room and kitchen will have Vinyl Floors. It is a virgin PVC floor, which guarantees more durability.

The sockets will be made of EPS material.

Like floors, they are washable and unassailable by moths and fire.

The entrances, terraces and exterior circulations will have exterior porcelain tiles.

GARAGES: There will be roofed and unroofed (canvas can be applied to act as a roof).

Several

GRILLERS AND OTHERS

A common barbecue pit will be provided on the roof of the building.

It will have a granite or porcelain countertop and a stainless steel sink.

At the back of the roof there will be a common space, which will serve as a clothesline.

In bathrooms, extractors, mirrors and accessories. Does not include screens

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## Location

Andres Gomez , Malvín, Montevideo

## References



## Photo Catalog



PLANTA BAJA



PRIMER PISO



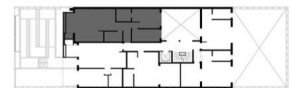
### UNIDAD 101-201-301

2 DORMITORIOS

ÁREA INTERNA 62m<sup>2</sup>

ÁREA TERRAZA 4m<sup>2</sup>

ÁREA TOTAL 66m<sup>2</sup>





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Property subject to availability.

Price subject to change without notice.

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