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### Condominium for Sale

Dámaso Antonio Larrañaga 3200 La Blanqueada, Montevideo



Sale: US\$ 168,899

Property type: Condominium

Operation: Sale

- Land: 64.0 sqm
- Building: 64.0 sqm
- Bedrooms: 1
- Bathrooms: 1
- Stories: 12
- Kitchen: Full kitchen
- Land: regular
- Condition: New
- Number of Elevators: 2
- Floor number: 2
- Number Of Houses: 1

- Construction Quality: Middle - High
- environments: 2

- |                 |                   |            |            |
|-----------------|-------------------|------------|------------|
| • Water         | • Electricity     | • Pavement | • Balcony  |
| • Living room   | • In construction | • Bright   | • Security |
| • Goal security | • SUM             |            |            |

### Property status

State: New

Age: 2023

Without Mortgage: Yes

## Description

At Site Desarrollos, more than 50,000m2 have already been completed in Project, Management and Construction Management in Real Estate.

Start of Work: April 2023

The "Site Centenario" project is located on Av. Dámaso Antonio Larrañaga a few meters from Av. 8 de Octubre, in an urban area in constant growth, excellent connection and transportation. It is a residential area with many services and infrastructure, health and educational centers, universities, and green recreational areas. The Avenue has a central green bed.

There are 43 units between 1 and 2 bedroom apartments, front, back and hallways. Due to its east-west orientation, all units will have a good clear view and good sunlight. All units have terraces, and especially on the ground floor, 2 individual patios are planned.

A feature of SITE is the possibility of acquiring your private barbecue on the upper floor (12th floor). It includes a laundry room and a multipurpose room (SUM) for meetings and recreation.

Additionally, the building has 24 covered parking spaces in the basement and ground floor. Garages enabled for the disabled and bicycle racks are included.

The construction is traditional with the use of masonry, concrete and aluminum and includes high quality finishes. The units are delivered with electrical and sanitary connection, anticipating future installation of split-type air conditioning equipment. Porcelain or ceramic floors are planned in common spaces and top quality wood-like vinyl floors in the functional units. The openings will be made of natural aluminum with roller blinds included.

The kitchens are designed as integrated and are delivered with under-counter and overhead furniture, granite countertops and stainless steel sinks, in addition to the equipment for the future installation of a washing machine and independent heater.

The bathrooms have porcelain and ceramic finishes, sanitary fixtures, taps and top quality accessories.

- Electric intercom with color viewer camera.
- LED lighting in common spaces.
- Motion sensors in bearings.
- Porcelain floors in common areas.
- Elevators with automatic doors. Cabin with plinths, handrails, stainless steel ceiling and mirror.
- Electrical charging forecast for vehicles in parking.
- On the roof level, a common closed barbecue area, equipped with furniture and a large terrace to the west with clear views.
- Laundry / Service.

Unit 301 through (Front to Back): 67 m2 covered, 6.63 m2 of terrace and 7.67 m2 common.

LAUNCH Offer: Cash = 4% discount

Consult for other options:

1 bedroom units from USD 113,193

2 bedroom units from USD 167,140

Optional garages USD 18,000

Exclusive Grill Area: USD 24,000

Occupancy expenses 4%

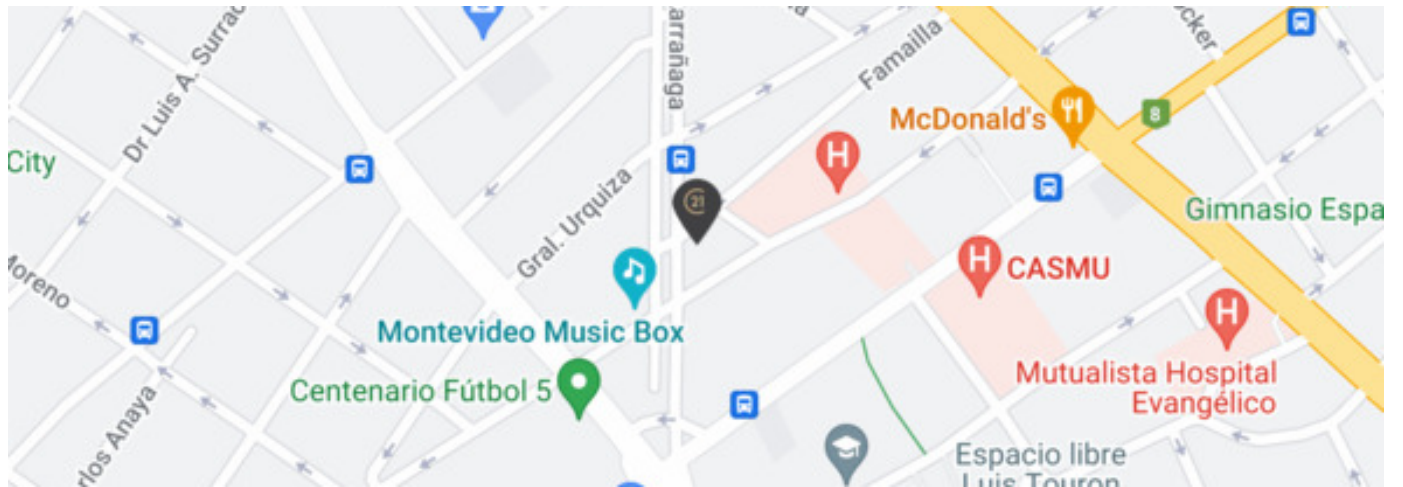
Professional Fees 3% + VAT

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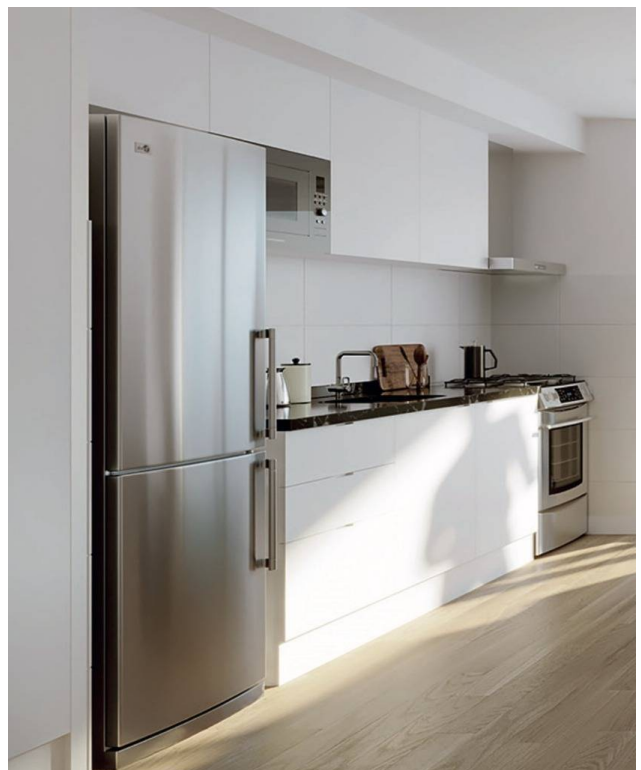
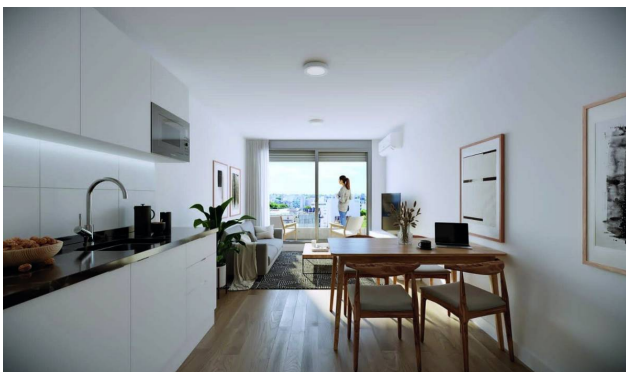
## Location

Dámaso Antonio Larrañaga 3200 , La Blanqueada, Montevideo

## References



## Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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