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**Condominium for Sale**

Juan Paullier Cerdón, Montevideo



**Sale: US\$ 125,560**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 58.9 sqm
- **Building:** 53.9 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 2
- **Number Of Houses:** 20
- **Construction Quality:** Middle - High
- **environments:** 2

- |                   |                 |               |                          |
|-------------------|-----------------|---------------|--------------------------|
| • Pets Allowed    | • Water         | • Electricity | • Pavement               |
| • Balcony         | • Laundry       | • Living room | • Courtyard              |
| • In construction | • Bright        | • Grill       | • A / C pre-installation |
| • Security        | • Goal security | • SUM         |                          |

**Property status**

State: New  
Age: 2024  
Without Mortgage: Yes

## Description

### SITE PAULLIER:

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

Start of Work: October 2023

SITE PAULLIER is located on Juan Paullier Street, a few meters from Avenida Rivera, Avenida Rodó, Bvar. Gral Artigas and Avenida 18 de Julio, in an urban area in constant growth, excellent connection and transportation to different parts of the city. It is an area residential with many services and infrastructure, health and educational centers.

There are 30 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 or patios, and especially on the ground floor, 2 individual patios are planned.

Additionally, the building has 15 covered parking spaces in the basement and ground floor. Garages enabled for the disabled and bicycle racks are included.

### Terminations

- Electric intercom with color viewer camera.
- LED lighting in common spaces.
- Motion sensors in bearings.
- Porcelain floors in common areas.
- Elevator with automatic door. 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.

### The units:

The Units have exclusive terraces or patios, metal railings and opacity glass dividers between terraces.

Living and bedroom spaces with electrical and sanitary provision for air conditioning equipment, vinyl flooring and large aluminum openings, protected with roller curtains in all spaces.

The bedrooms have complete closets. Furniture for washing machine and independent heater in all units.

Integrated kitchens with complete under-counter and overhead furniture in melamine MDF.

Granite countertops and stainless steel sink. Large accessible bathrooms covered in porcelain, with under-sink furniture, sanita appliances

### Amenities:

The amenities on the roof level consist of a closed common room equipped with furniture, barbecue, kitchenette, a high island, and a large terrace in front of the building. There is also a laundry room and services.

Unit 201 at the Front has an area of: 46.8m2 interior, 7.1m2 terrace and 4.97m2 common.

### Accepts bank credit

Consult the Price List With Bank and we will advise you.

### Payment method during work:

35% commitment, 55% in installments according to months of work, 10% against occupancy.

### Consult for other options:

1 bedroom units from USD 117,802

2 bedroom units from USD 170,820

Optional garages available USD 17,000

Occupancy expenses 4%

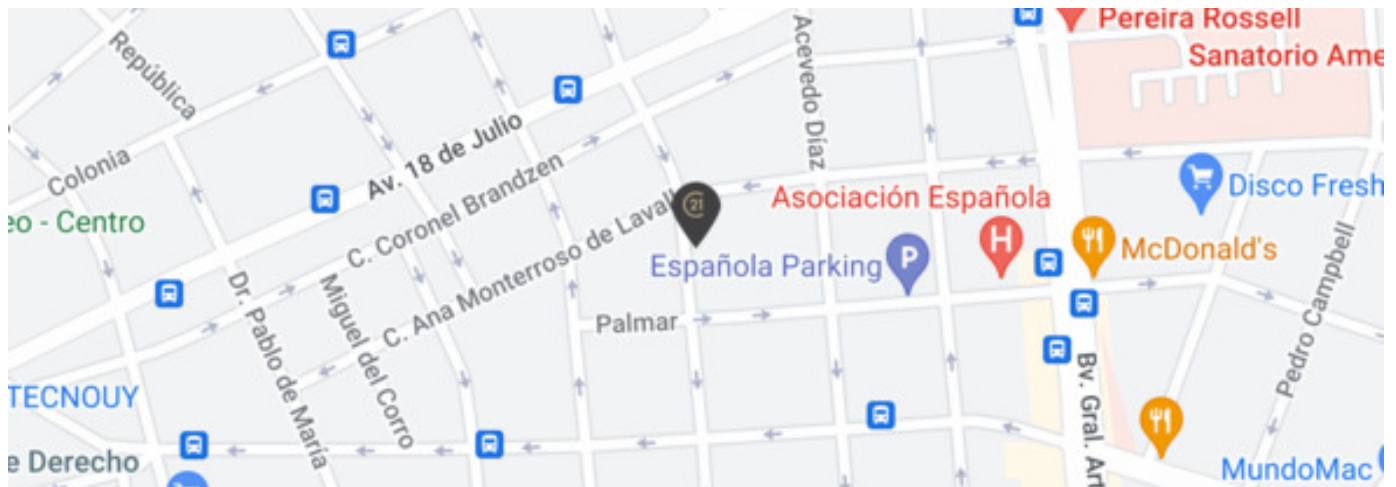
Professional Fees 3% + VAT

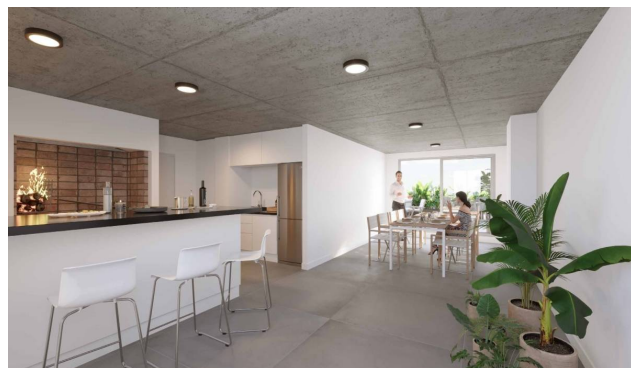
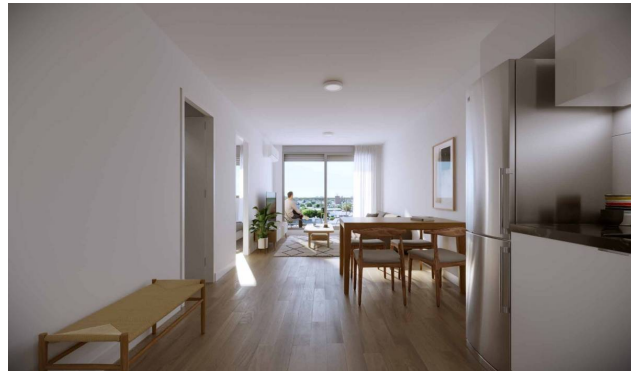
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## Location

Juan Paullier , Cordón, Montevideo

## References





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Property subject to availability.

Price subject to change without notice.

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