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**Condominium for Sale**

Juan Paullier Cerdón, Montevideo



**Sale: US\$ 180,223**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 105.7 sqm
- **Building:** 98.6 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **sqft Garden:** 31.8
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 1
- **Number Of Houses:** 10
- **Construction Quality:** Middle - High
- **environments:** 3

- |                   |                      |               |                          |
|-------------------|----------------------|---------------|--------------------------|
| • Kitchen         | • Water              | • Electricity | • Pavement               |
| • Balcony         | • Living room        | • Courtyard   | • Alarm                  |
| • Suitable credit | • Underground garage | • Garage      | • Deck                   |
| • In construction | • Bright             | • Grill       | • A / C pre-installation |
| • Security        | • 24 hour security   | • SUM         | • Elevator               |

**Property status**

State: New

Age: 2024

Without Mortgage: Yes

## Description

Brand new 1 bedroom apartment in Cordón Sur

SITE PAULLIER:

At Site Desarrollos, more than 50,000m<sup>2</sup> 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 a residential area with many services and infrastructure, health and educational centers. Steps from the Obelisk

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 102 at the Front has an area of 105.9m<sup>2</sup>, interior area: 66.m<sup>2</sup> and 7.09m<sup>2</sup> of common area.

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%

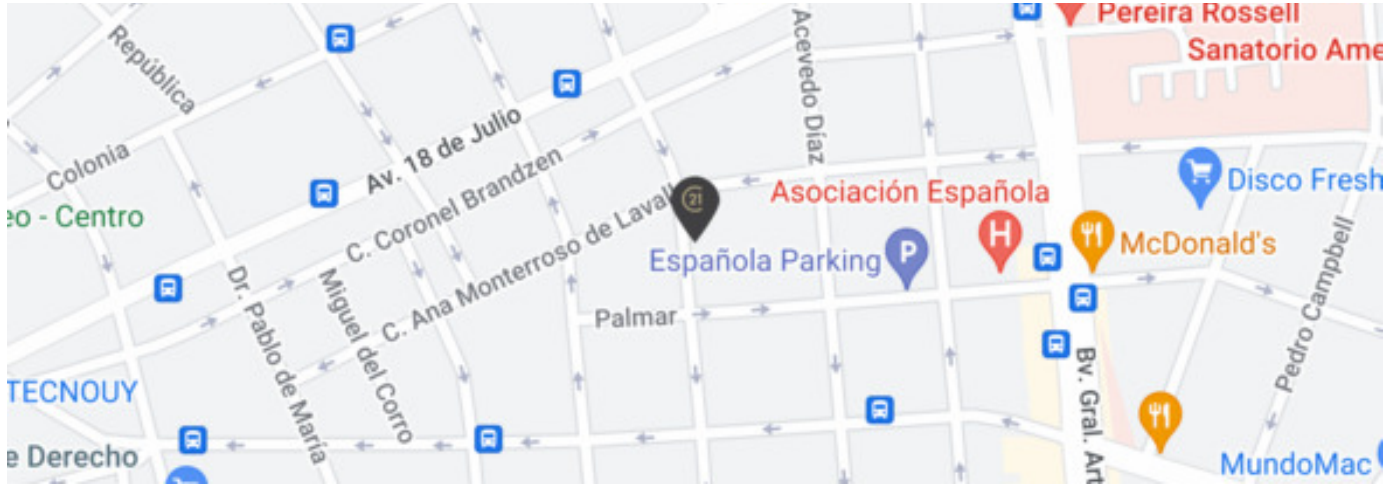
Professional Fees 3% + VAT

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## Location

Juan Paullier , Cordón, Montevideo

## References



## Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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