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**Condominium for Sale**

José Batlle y Ordoñez Unión, Montevideo



**Sale: US\$ 161,428**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 79.8 sqm
- **Building:** 68.4 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 13
- **sqft Garden:** 4.05
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 3
- **Number Of Houses:** 11
- **Construction Quality:** Middle - High
- **environments:** 3

- |                          |                   |                      |               |
|--------------------------|-------------------|----------------------|---------------|
| • Kitchen                | • Pets Allowed    | • 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 2 bedroom2 apartment in Union

OWN SITES:

Start of Work: October 2023

OWN SITE is located on Bvar. José Batlle y Ordóñez a few meters from Avenida Italia, 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, and green areas.

of recreation.

1 to 3 blocks: Service Station, Restós, Kindergartens

4 to 6 blocks: Disco Supermarket, CASMU Sanatorium, Evangelical Hospital, SMI Sanatorium, Enfoque Sports Club.

+ 7 blocks: Hospital de Clínicas, Pasteur; Schools, Batlle Park, Centenario Stadium, Great Central Park

There are 32 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. The building has 16 covered parking spaces in the basement and ground floor. Garages enabled for the disabled and bicycle racks are included.

Building Services and Facilities:

- 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.

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.

Fiscal benefits

This project is included in the tax benefits law for housing promoted according to Law 18,795

- Exempt from VAT in the Purchase Price
- Income tax/IRAE exemption for 10 years
- Wealth Tax Exemption for 10 years
- ITP exemption applicable to the 1st purchase

Unit 301 at the Front has an area of: 68.35m<sup>2</sup> of its own including 4.05m<sup>2</sup> of terrace.

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 113,000

2 bedroom units from USD 159,900

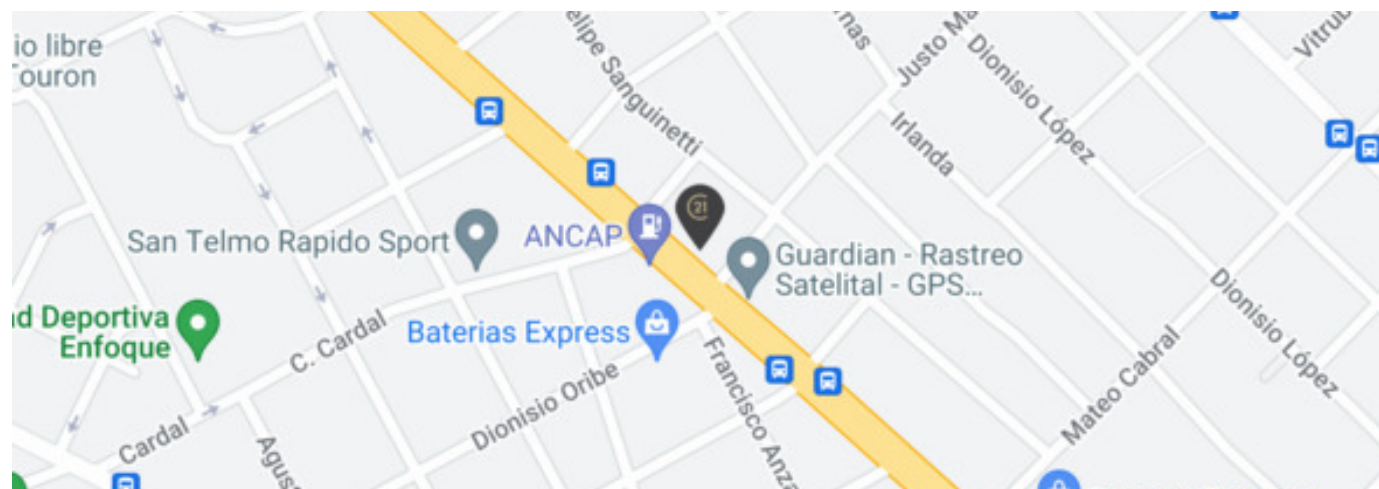
Optional garages available USD 17,000

Occupancy expenses 4%

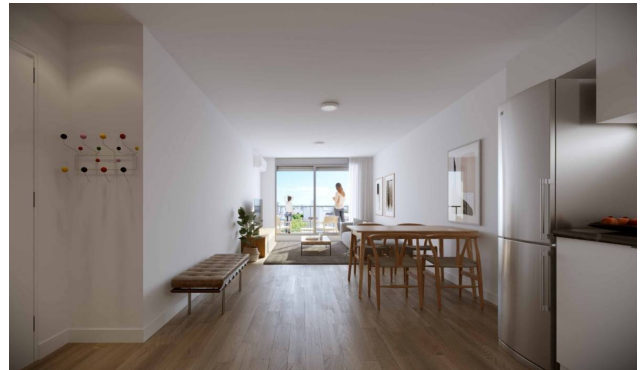
**Location**

José Batlle y Ordoñez , Unión, Montevideo

**References**



## Photo Catalog



**FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo**  
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Property subject to availability.

Price subject to change without notice.

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