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Condominium for Sale

José Batlle y Ordoñez Unión, Montevideo



Sale: US\$ 174,793

Property type: Condominium

Operation: Sale

- **Land:** 80.0 sqm
- **Building:** 48.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 13
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 11
- **Number Of Houses:** 21
- **Construction Quality:** Middle - High
- **environments:** 3

- | | | | |
|--------------------|----------------------|--------------------------|-------------------|
| • Kitchen | • Pets Allowed | • Water | • Electricity |
| • Internet | • Pavement | • Phone | • Balcony |
| • Laundry | • Underground garage | • Garage | • In construction |
| • Bright | • Grill | • A / C pre-installation | • Security |
| • 24 hour security | • SUM | • Elevator | |

Property status

State: New
Age: 2024
Without Mortgage: Yes

Description

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
- Exemption from personal income tax/IRAE for 10 years
- Wealth Tax Exemption for 10 years
- ITP exemption applicable to the 1st purchase

Unit 1101 at the Front has an area of: 80m² of its own including 4m² 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%

Professional Fees 3% + VAT

Location

José Batlle y Ordoñez , Unión, Montevideo

References

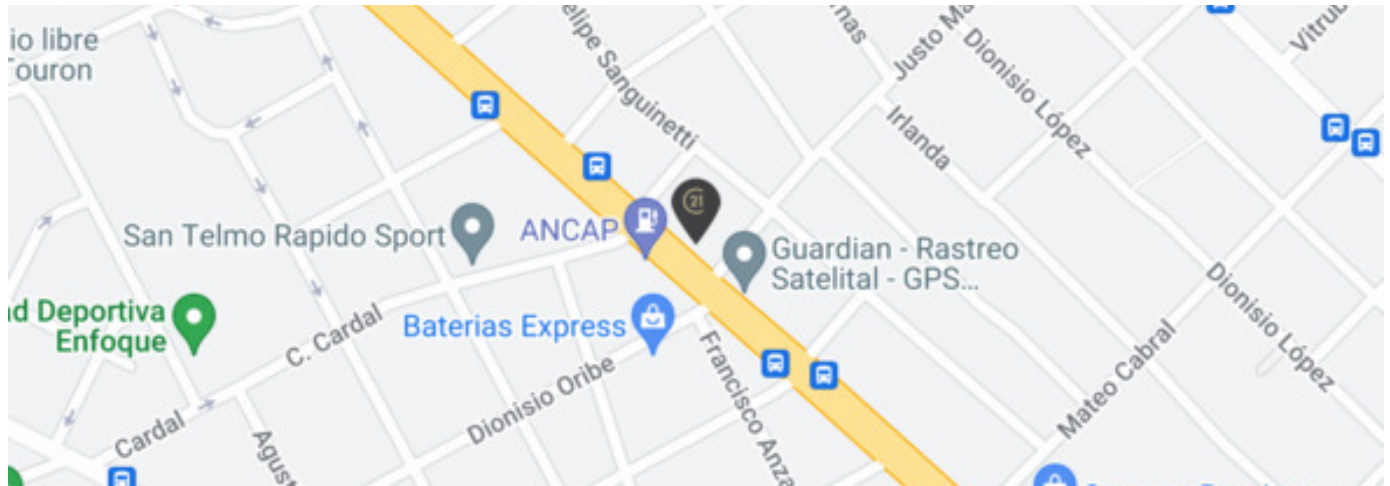


Photo Catalog



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Property subject to availability.

Price subject to change without notice.

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