

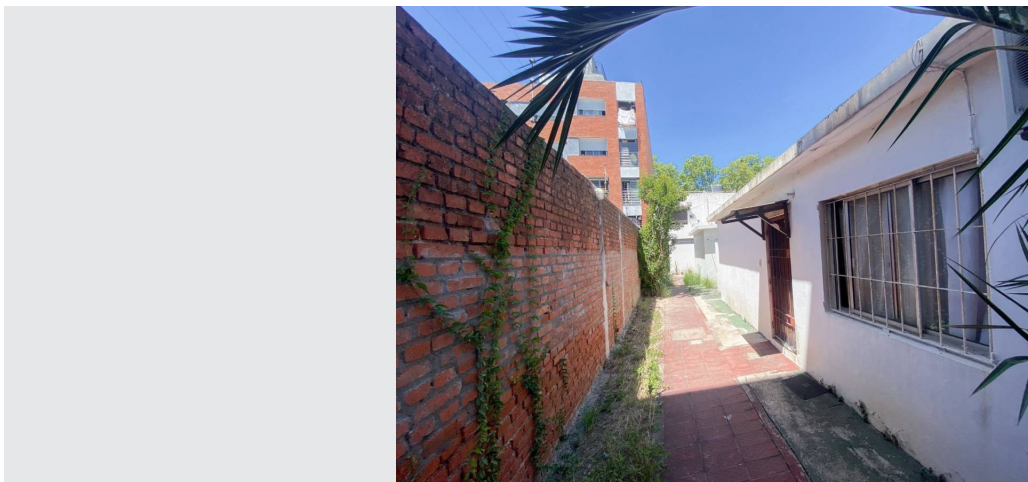


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# CENTURY 21.

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## Gated community for Sale

Av Rivera 3400 Pocitos Nuevo, Montevideo



**Sale: US\$ 510,000**

**Property type: Gated community**

**Operation: Sale**

- **Land:** 479.0 sqm
- **Building:** 398.0 sqm
- **Front measurement:** 8.0 m
- **Background measurement:** 60.0 m
- **Bedrooms:** 11
- **Bathrooms:** 6
- **Half Baths:** 1
- **Stories:** 1
- **Land:** regular
- **Condition:** Regular
- **Number Of Houses:** 6
- **Construction Quality:** Middle

- Pets Allowed
- Internet
- Balcony
- Living room

- Water
- Pavement
- Kitchen
- Individual air conditioning

- Cable
- Phone
- Desk

- Electricity
- Loft
- Yard

## Property status

State: Regular  
Age: 2000

## Description

WORLD LEADER in REAL ESTATE SERVICES OFFERS:

#SALE OF SIX PROPERTIES IN PADRON UNICO located in POCITOS NUEVO: COMMERCIAL PREMISES (rented), 3 BEDROOM HOUSE IN PA (for rent) and FOUR 2 BEDROOM APARTMENTS (3 rented), as well as there is potential to add 1 to 2 units in PA).

WELCOME INVESTORS AND ENTREPRENEURS, we have this REAL OPPORTUNITY that you will not want to MISS, namely:

Strategic Location: The properties are located in a privileged location, close to services, public transportation and a high-growth area.

Current Income: Currently, the properties generate consistent income through stable leases and easy leasing in the market. This provides a solid financial foundation for investors. PROJECTED GROSS PROFITABILITY in USD 7% (with all properties rented) with potential to increase based on building improvements and therefore rent improvements.

Recycling Potential: These properties also offer great potential for a recycling project. Imagine transforming these spaces into something innovative and sustainable.

Documentation in order: All documents are in order, which facilitates the purchasing process and guarantees transparency in the transaction.

Investment Flexibility: Whether you are looking for passive income through rentals or want to embark on an exciting recycling project, these properties offer flexibility to suit your investment objectives.

It is a single-standard building with 6 functional units, consisting of a business at the front, a home on the upper floor and 4 apartments with entrance through a side hallway from the front to the back of the property.

These are detailed below:

- Front and independent business: bathroom, storage area, 1 large room divided into two parts, where women's hairdressing salon and salon coexist man.
- Upper floor housing: 3 bedrooms, full bathroom, defined kitchen, living room, internal patio and access to the roof terrace, as well as a terrace overlooking Rivera Avenue. It also has an independent office (multipurpose) with a private bathroom.
- 4 apartments (3 currently rented and the last unoccupied hallway), all consisting of 2 bedrooms, full bathroom, kitchen and living room.

Areas in square meters (survey by Arq. Gabriel González):

- Land 479 M2
- Built Surface 398 M2 constituted as follows:
- Upper Floor Housing: 152 M2 (includes stairs on the ground floor)
- Commerce: 85 M2
- 4 apartments: 161 M2

Other data of interest: 7.90 meters front, 16.5 meters building height and FOS: 80%.

The area has extensive services, such as: lighting, water networks, electricity, telephone/WI-FI, sanitation, among others. At the same time, it has a wide range of services, including: Schools, high schools, collection networks, sports/social clubs, supermarkets, restaurants, cemetery, veterinary, pharmacy, planetarium, Mdeo Shopping, museum, among others. others

businesses in other areas. The neighborhood, due to its proximity to Av. Rivera (5 meters), as well as Luis Alberto de Herrera (150 meters), has a very good bus connection to different points in Montevideo. Likewise, it is located about 800 meters from the sea along Rambla.

Republic of Peru.

IN SUM: Gross profitability of the business, flexibility, strategic location in permanent growth, business potential, recycling project, single registry, among others.

\*Fees for Human Professional Real Estate Service: 3%+VAT (NOT included in the publication price)\*

DON'T MISS IT, coordinate your visit with great pleasure!!

Or make your queries through multimedia: RRSS or WhatsApp!!

WE SHARE WITH ALL OUR REAL ESTATE COLLEAGUES (sales and rentals).

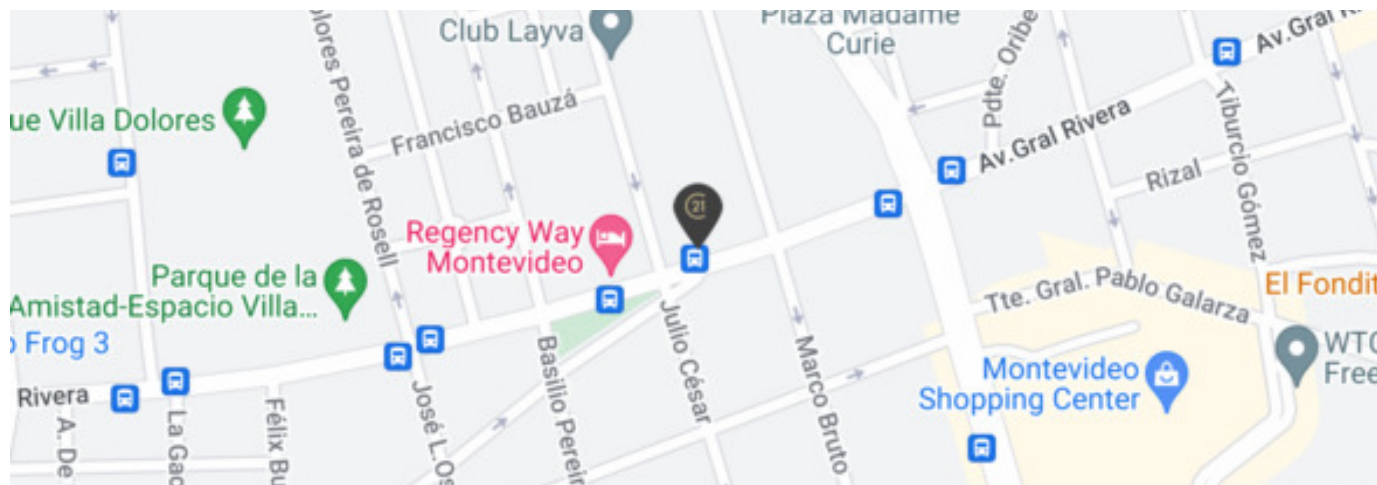
A TEAM (+100 Real Estate Advisors) trained, professional to serve (4 offices) and accompany you in your process, as well as find solutions to your needs!!

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### Location

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### References



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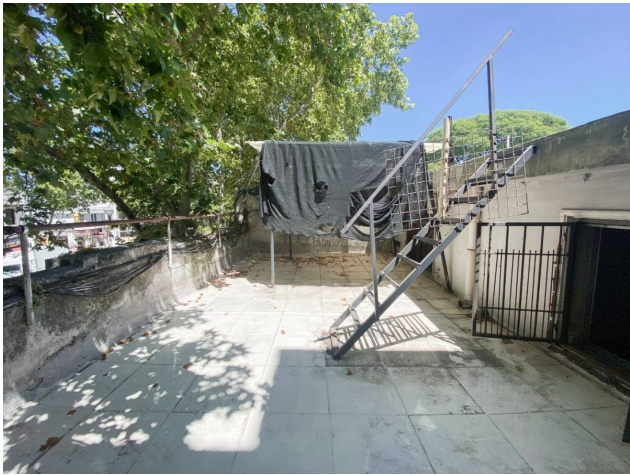
### Photo Catalog













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Property subject to availability.

Price subject to change without notice.

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