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**Condominium for Sale**

Av. 8 de octubre La Blanqueada, Montevideo



**Sale: US\$ 168,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 80.5 sqm
- **Building:** 67.9 sqm
- **Front measurement:** 8.5 m
- **Background measurement:** 7.0 m
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Half Baths:** 1
- **Stories:** 11
- **Land:** irregular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 1
- **Number Of Houses:** 87
- **Construction Quality:** High
- **Showers:** 1
- **environments:** 3

- Kitchen
- Sewer
- Phone
- Toilette

- Pets Allowed
- Electricity
- Balcony
- Individual air conditioning

- Water
- Internet
- Laundry
- Grill

- Cable
- Pavement
- Living room
- Security

## Property status

State: New

Age: 2021

Without Mortgage: Yes

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## Description

Beautiful brand new apartment of 80.51 m2 in La Blanqueada, ready to occupy.

As if by magic you find the property you were looking for, perhaps it is not with these advantages and benefits of the apartment you were looking for and at this price, very close to shops, services, schools, university centers, health, sanatoriums and very good transportation for all of Montevideo. A modern and functional building, designed with quality and safety in mind.

The apartment is located on the 8th floor, it is facing the street, it has a constructed area of 67.93 m2, a terrace of 4.1 m2, common areas of 8.48 m2, a total of 80.51 m2. With excellent finishes and construction quality, a very well-made distribution and modern design.

Beautiful view from the balcony, waking up here with a mate or coffee and appreciating the beautiful sunrise or the beautiful sunset must be a dream come true.

Within it we find:

2 comfortable and bright bedrooms with closets

1 Full bathroom completely covered in quality porcelain and/or ceramic tiles

1 Kitchen integrated into living room

1 Terrace

Emphasizing that all rooms face the front.

The two-bedroom apartment located on the 1st floor is located within an international-class building with excellent architecture and quality finishes in 87 apartments for sale with delivery in December 2021.

The building is located in front of a landscaped green space and close to the intersection of three of the most important avenues of the capital, Av. 8 de Octubre, Av. Luis A. De Herrera and Av. Centenario, in this way it will offer immediate communication with the entire city, close to the most important medical mutual societies, Tres Cruces bus terminal, shopping centers, education centers, faculties, green spaces and outdoor walks.

Technology and safety are present, so that your only concern is to enjoy and relax:

CCTV Video Surveillance

Smart goalkeepers

Access control from SmartPhone

Digital access to units via smart intercom

Internal building communication through screens in common spaces

Enjoy the tranquility of the neighborhood environment without worries, along with sophisticated environments with excellent quality of finishes, where comfort and warmth are present in every detail.

The building is spread over 14 floors with 44 underground and ground-floor parking spaces, 11 levels with 87 one- and two-bedroom apartments, all with excellent natural lighting and open views of the city and barbecues on the 12th floor.

Ask about Optional Garage on the Ground Floor and Basement, optional independent marketing with prices of U\$S 22,000

Law 18,795 aims to facilitate access to housing, whether purchasing or renting, for middle and lower-middle income sectors. The program promotes private investment in social housing through the allocation of tax exemptions and the creation of a new Guarantee Fund for Real Estate Developments. (FOGADI) This law invites investments and real estate developments to be directed to urban areas such as: Centro, Ciudad Vieja, Cordón, Palermo, Unión, Tres Cruces, La Blanqueada, Aguada and others.

## FOR FINAL BUYERS

- More accessible prices.

- Financing of up to 85% with the BHU and private banks (Santander, ITAU, BBVA).

- Exemption from the Property Transfer Tax (ITP), which corresponds to 2% of the Real Value to the first buyer.

- Exempt from VAT.

## BENEFITS FOR INVESTORS

- More attractive returns because they are areas where the relationship is improved; investment, rental price and demand.
- Exemption for a period of 10 years from personal income tax (12%) or IRAE, as the case may be, for the income generated by leasing the unit.
- Exemption from Wealth Tax for a period of 10 years.
- Exempt from VAT.

## COUNTED

10% Reservation ticket.

80% Promise of purchase and sale

10% Occupation / Sale

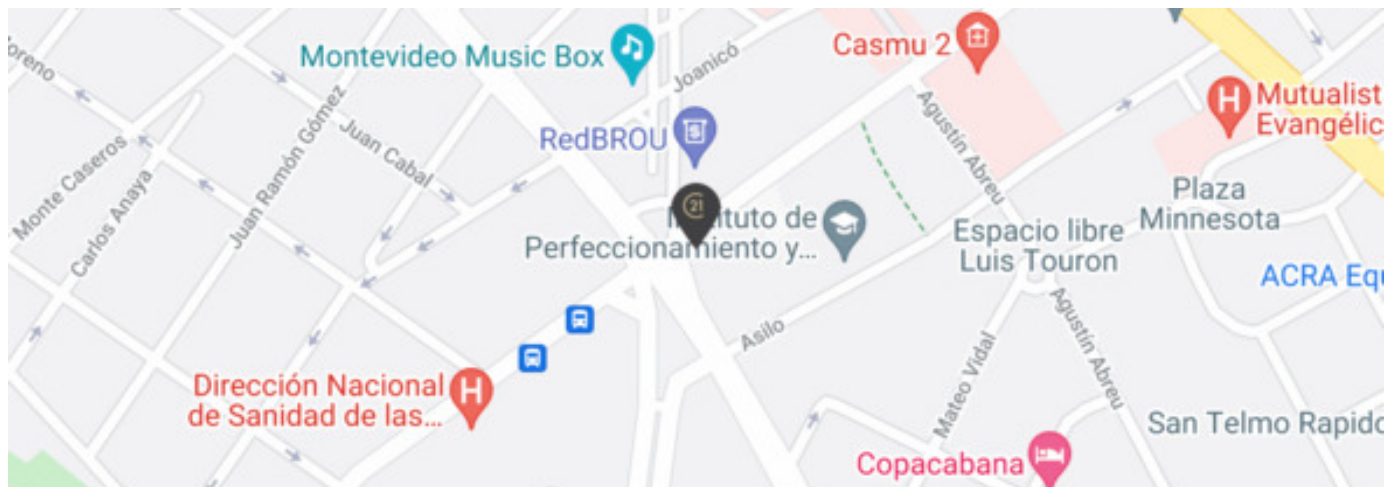
Occupancy expenses 4%

Real estate commission 3%+VAT

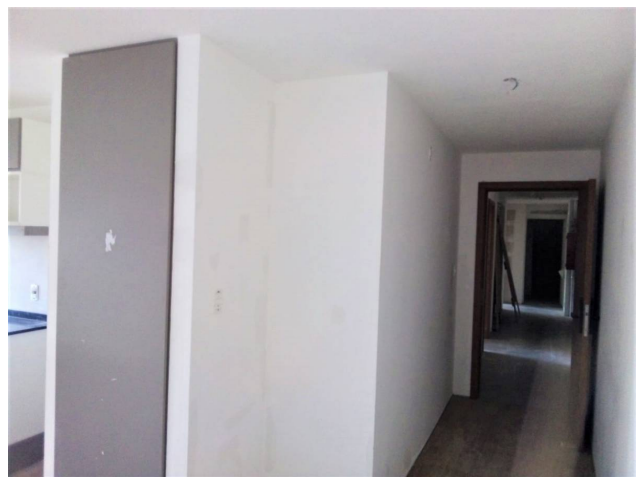
## Location

Av. 8 de octubre , La Blanqueada, Montevideo

## References



## Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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