



Virginia Benoit Cassou

CENTURY 21.

Alpha

ID: 8246

vbenoit@c21alpha.com.uy

+59899896569



### Condominium for Sale

Av Uruguay Cordón, Montevideo



**Sale: US\$ 135,000**

**Maintenance : 3,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 65.0 sqm
- **Building:** 55.9 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 5
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 1
- **Number Of Houses:** 26

• **environments:** 3

- |               |                          |                    |           |
|---------------|--------------------------|--------------------|-----------|
| • Kitchen     | • Pets Allowed           | • Water            | • Balcony |
| • Living room | • A / C pre-installation | • 24 hour security | • SUM     |

### Property status

State: New

Age: 2024

Without Mortgage: Yes

## Description

The building proposes a lifestyle that values and understands the needs of its inhabitants. The aesthetics, amenities, functionality and connectivity reflect the spirit of the tower.

Located in the heart of the Cordón neighborhood, the project is immersed in a strategic area close to faculties and educational centers, supermarkets, banks, BPS and more services. Its location stands out for its excellent connectivity just 3 blocks from Avenida 18 de Julio, one block from Av. Fernández Crespo and 8 blocks from the Tres Cruces Terminal.

The building will have 6 floors and will have 15 2-bedroom apartments and 11 1-bedroom apartments. On the 6th floor with unobstructed views, a barbecue with a barbecue for common use and a multipurpose room fully equipped for work and recreation are projected.

Amenities:

- Security through CCTV
- Admission with TAG
- Multipurpose room
- Barbecue

The project has the benefits of the promoted housing law:

- Exemption IVA
- Exemption from the ITP (2% of the cadastre value)
- Exemption from IRAE/IRPF to income generated from rentals for 10 years
- Exemption from Wealth Tax for 10 years

Sale price 2 bedrooms usd 135000

Garages available usd 19,000

Occupancy expenses 4%

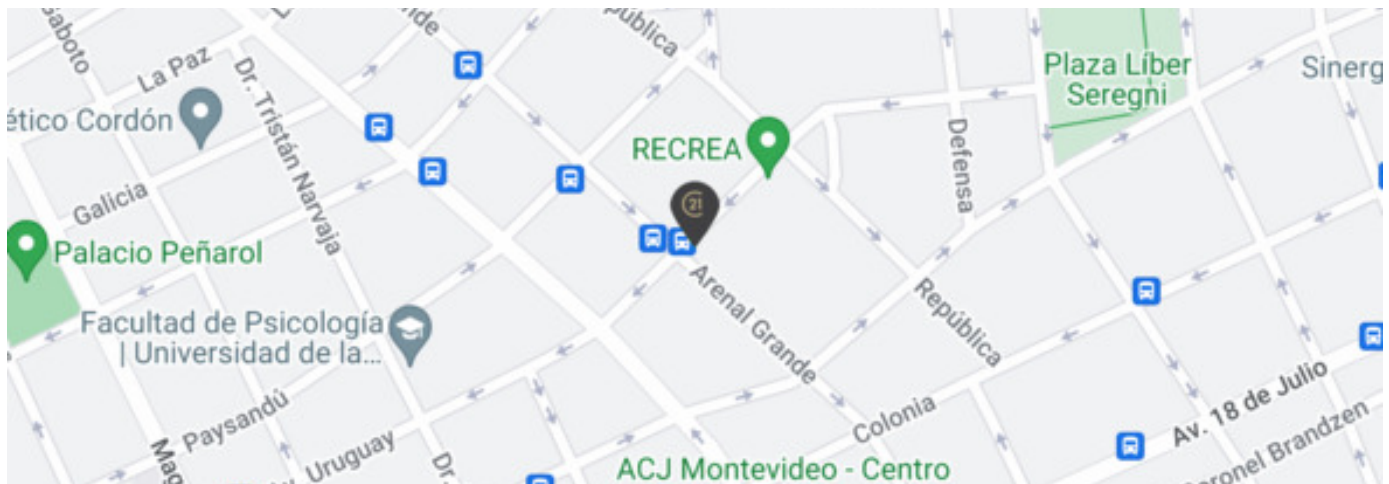
Real estate fees 3% + iva

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## Location

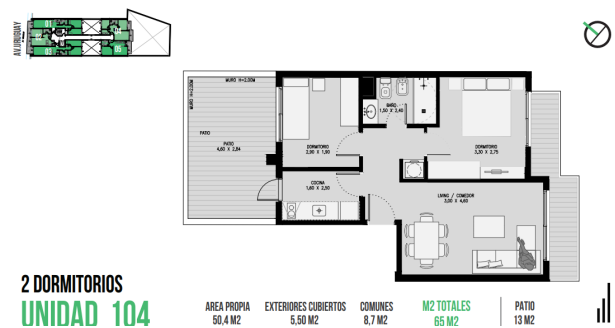
Av Uruguay , Cordón, Montevideo

## References



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## Photo Catalog



**FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo**  
**T 099170152 | contacto@c21alpha.com.uy | https://c21alpha.com.uy**

Property subject to availability.

Price subject to change without notice.

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