



**Condominium for Sale**  
Buceo, Montevideo



**Sale: US\$ 82,927**  
**Maintenance : 2,800**

**Property type: Condominium**                      **Operation: Sale**

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|--------------------------|---------------------------------|--------------------------|-------------------------------|
| • <b>Land:</b> 29.1 sqm  | • <b>Building:</b> 29.1 sqm     | • <b>Bathrooms:</b> 1    | • <b>Stories:</b> 5           |
| • <b>Condition:</b> New  | • <b>Number of Elevators:</b> 1 | • <b>Floor number:</b> 2 | • <b>Number Of Houses:</b> 18 |
| • <b>environments:</b> 1 |                                 |                          |                               |
| • Pets Allowed           | • Kitchen                       | • Living room            | • Individual air conditioning |
| • Pet friendly           | • In construction               | • Grill                  | • Perimeter                   |
| • Public laundry         | • Solarium                      | • SUM                    |                               |

**Property status**  
State: New  
Age: 2024

## Description

This studio apartment in Buceo is ideal for those looking for a modern, functional apartment, with traditional materials, an integrated kitchen and a more than convenient price. Ideal as an investment!!!

The building is located south of the intersection of Av. Italia and Bvar. José Batlle y Ordóñez, at a point with great demand for connectivity with the rest of the city and proximity to services.

THE UNITS are semi-equipped, with low and countertop kitchen furniture, electric stove and built-in oven, stainless steel sink, air conditioning installed in the living room and provision for the same in the bedrooms. Top quality openings with DVH glass, porcelain and vinyl floors in high-traffic wood-like slats.

THE STRUCTURE OF THE BUILDING is made of reinforced concrete, the exterior walls are made of autoclave-cured cellular concrete blocks with great thermal insulation and the interior is made of traditional masonry, plastered and painted. Ceilings with facerit finish. White slab sanitary fixtures and chrome single-lever taps. All installations, both internal and general in the building, will be carried out in accordance with current standards.

THE AMENITIES on the top level consist of a barbecue with grill and large terrace, solarium, bathroom, equipped collective laundry room and clothesline. State-of-the-art elevator, silent, optimizes energy consumption and with access from underground and to the barbecue and terrace level. Large hall equipped and with universal accessibility. Modern electric intercom and vehicular access with remote control. Perimeter fence in front with electric fence.

### WAY TO PAY:

Cash price: U\$S 82.927 (90% Purchase ticket and 10% Cash on delivery)

Work Term: U\$S 89.561 (50% Purchase Ticket, 40% Work Term and 10% Cash on Delivery)

Occupancy Expenses: 4%

Estimated common expenses: \$2800

Real Estate Fees: 3% + VAT

Does not accept bank financing.

\*Price relative to unit 402.

Consult about other typologies or different floors. Studio apartments, 1 and 2 bedrooms.

If you have just found your ideal apartment, do not hesitate to contact me and reserve it NOW!

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## Location

, Buceo, Montevideo

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Property subject to availability.

Price subject to change without notice.

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