



Oswaldis Corobo

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### Condominium for Sale

Av. 8 de octubre La Blanqueada, Montevideo



Sale: US\$ 165,000

Property type: Condominium

Operation: Sale

- Land: 67.1 sqm
- Building: 56.7 sqm
- Front measurement: 10.4 m
- Background measurement: 5.6 m
- Bedrooms: 2
- Bathrooms: 1
- Half Baths: 1
- Stories: 11
- Land: irregular
- Condition: New
- Number of Elevators: 2
- Floor number: 2
- 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

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.

12 Available 2-bedroom Units for sale, from USD 165,000.00 to USD 175,000.00

Ask about 9 available 1-bedroom units SOLD OUT

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.

### PAYMENT METHODS:

#### COUNTED

10% Reservation ticket.

80% Promise of purchase and sale

10% Occupation / Sale

Occupancy expenses 4%

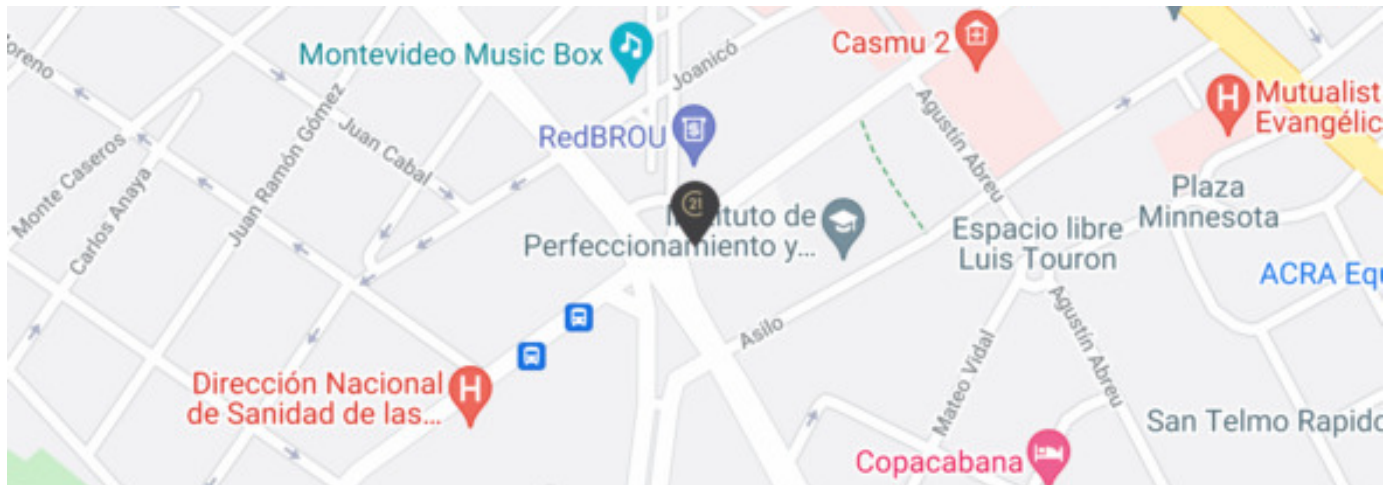
Real estate commission 3%+VAT

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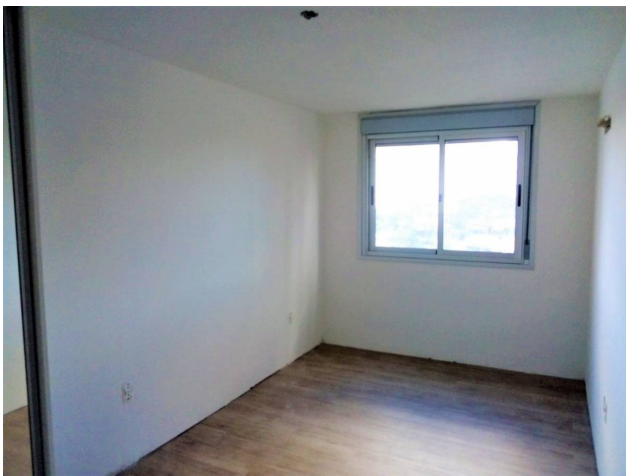
## Location

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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