



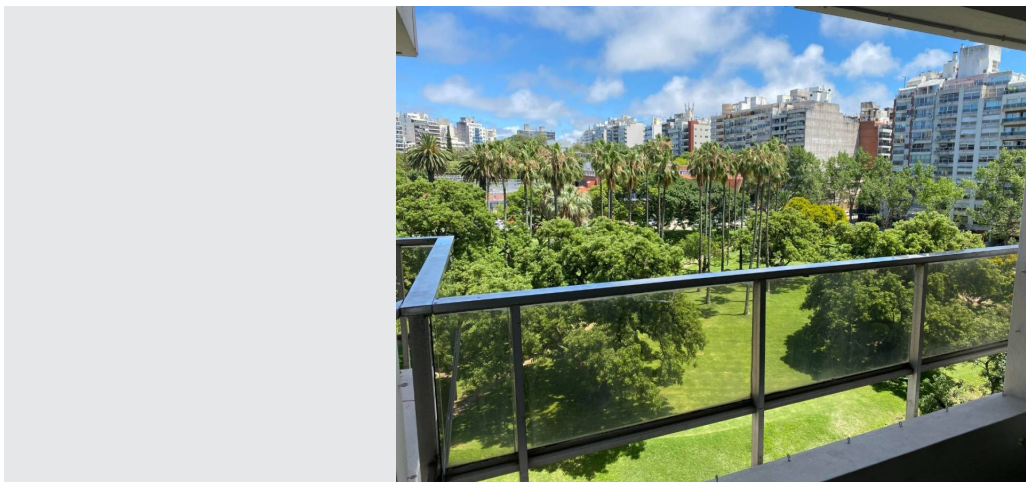
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Condominium for Sale

Leyenda Patria 3100 Punta Carretas, Montevideo



Sale: US\$ 495,000

Maintenance : 19,000

Property type: Condominium

Operation: Sale

- **Land:** 136.0 sqm
- **Building:** 136.0 sqm
- **Bedrooms:** 3
- **Bathrooms:** 4
- **Half Baths:** 1
- **Parking lots:** 2
- **Stories:** 14
- **sqft Garden:** 5
- **Condition:** Very good
- **Number of Elevators:** 2
- **Floor number:** 7
- **Number Of Houses:** 40
- **Construction Quality:** High
- **Floor Type:** Parquet
- **environments:** 5

- Kitchen
- Natural gas
- Laundry
- Heating
- Bright

- Water
- Internet
- Living room
- Central heating
- 24 hour security

- Cable
- Phone
- suite room
- Underground garage
- Goal security

- Electricity
- Balcony
- Toilette
- Garage
- Elevator

Property status

State: Very good

Age: 1994

Without Mortgage: Yes

Description

Apartment FOR SALE on Leyenda Patria street with a solid structure and exceptional quality in an unbeatable location. This gem is located on the seventh floor, above the Villa Biarritz park, which gives you impressive views and dreamy sunsets.

In addition, its privileged location allows you to be just a few steps from the sea, giving you the opportunity to enjoy the beach whenever you want.

The apartment has large spaces and an intelligent distribution that maximizes natural light in every corner.

This property gives you the opportunity to live in a quiet and relaxing environment.

- Bedroom: 3 + service bedroom.
- Bathroom: 4
- Kitchen: Defined
- Living room: Large living room with access to the terrace.
- M2: 136 total, 5m2 terrace and 3m2 laundry room.
- Floor: 7
- Layout: Front
- Living room: spacious with access to the terrace-balcony.
- Heating: Yes
- Washing machine connection: Yes
- Laundry Terrace: Yes
- Garage: Yes, 2 own and super comfortable garages.
- Barbecue: Yes
- Concierge: Yes, cameras and concierge 24 hours a day.

Contribution: 3 annual installments of \$33,100

Primary: 3 annual installments of \$7,950

Common expenses: \$19,000

Accept bank

Real Estate Fees 3% + VAT.

Location

Leyenda Patria 3100 , Punta Carretas, Montevideo

References









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Property subject to availability.

Price subject to change without notice.

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