



**Condominium for Sale**

Malvín, Montevideo



**Sale: US\$ 276,000**

**Maintenance : 8,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 109.0 sqm
- **Building:** 74.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Stories:** 3
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 1
- **Number Of Houses:** 34
- **Construction Quality:** Middle - High
- **Floor Type:** flotante
- **environments:** 3

- Kitchen
- Cable
- Phone
- Living room

- Pool
- Electricity
- Balcony
- Living room

- Pets Allowed
- Natural gas
- Dining Room
- suite room

- Water
- Internet
- Laundry
- Individual air conditioning

- Pet friendly
- Grill
- 24 hour security
- Elevator

- Individual heating
- Swimming pool
- Daytime safety

- Deck
- Public laundry
- Solarium

- Bright
- Security
- SUM

## Property status

State: New

Age: 2023

Without Mortgage: Yes

---

## Description

Beautiful brand new apartment in the Malvin area.

2 bedrooms and 2 bathrooms.

### LIVING ROOM

Flooring made of click-type SPC imitation wood slats, white baseboard, painted plaster ceiling and galvanized structure partitions with painted plaster acoustic insulation.

Openings in anodized aluminum with Hermetic Double Glazing (DVH) from floor to ceiling, with glass railings and exterior awnings with the option of incorporating motorization.

Access door with wood-like finish.

Multi Split type Air Conditioning Equipment with INVERTER technology. USB socket, CCTV connection, telephony and Fiber Optic.

Controlled access through Video Intercom.

### BEDROOMS AND CIRCULATIONS

Flooring made of wood-look SPC slats, white baseboard, ceiling and partitions made of galvanized structure with acoustic insulation and painted plaster.

Large aluminum openings with Hermetic Double Glazing (DVH) and monoblock roller blind system with channeling for motorization.

Solid wood structure door and MDF coating with white PVC sheet.

White melamine cabinets with design according to the typology of the unit. Sliding doors with brake system. Stainless steel hardware, handles and accessories.

Multi Split type Air Conditioning Equipment with INVERTER technology. USB socket, CCTV connection, telephony and Fiber Optic.

### BATHROOMS

Premium non-slip porcelain flooring, plaster ceiling with thermoacoustic insulation, plastered and painted, galvanized structure partitions with acoustic insulation covered with top quality porcelain tiles throughout the entire height.

Solid wood structure door and MDF coating with white PVC sheet.

Equipped with top quality sanitary appliances, sink and integrated furniture. Shower, sink and bidet taps with top quality chrome finish.

Individual ventilation duct with electric extractor.

### KITCHEN

Kitchens with integrated design.

Wood-look SPC slat flooring, plaster ceiling with thermoacoustic insulation, plastered and painted, galvanized structure partitions with acoustic insulation.

Designer kitchen furniture according to the typology. Low and countertop modules with lacquered wood doors and fronts.

Self-locking hinges with brake and drawers with telescopic guides.

Composite material countertops integrated into the backsplash with a stainless steel sink with a top quality mixer.

Connection to incorporate a dishwasher under the counter and a washing machine on the terrace.

### COMMON SPACES

The amenities have contemporary design furniture.

Outdoor heated pool on the ground floor with universal accessibility and bathroom with exclusive shower.

Barbecue equipped for 25 people connected to the pool space.

Multi Split type Air Conditioning Equipment with INVERTER technology.

USB socket, CCTV connection, telephony and Fiber Optic.

Exterior accesses, unit doors, gates and CCTV cameras integrated into an intelligent security system.

Equipment with closed circuit security cameras with security barriers cover access areas, hall and amenities.

Real estate fees 3% plus VAT.

Schedule your visit now!

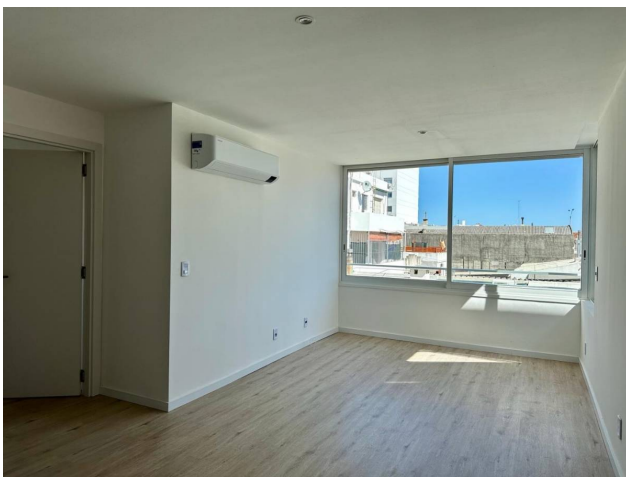
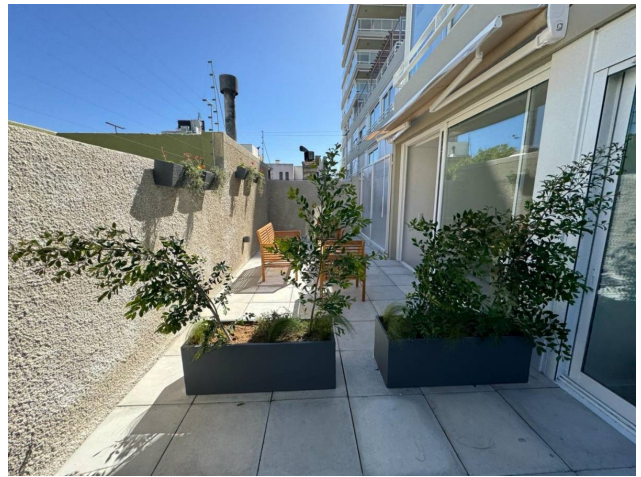
---

**Location**  
, Malvín, Montevideo

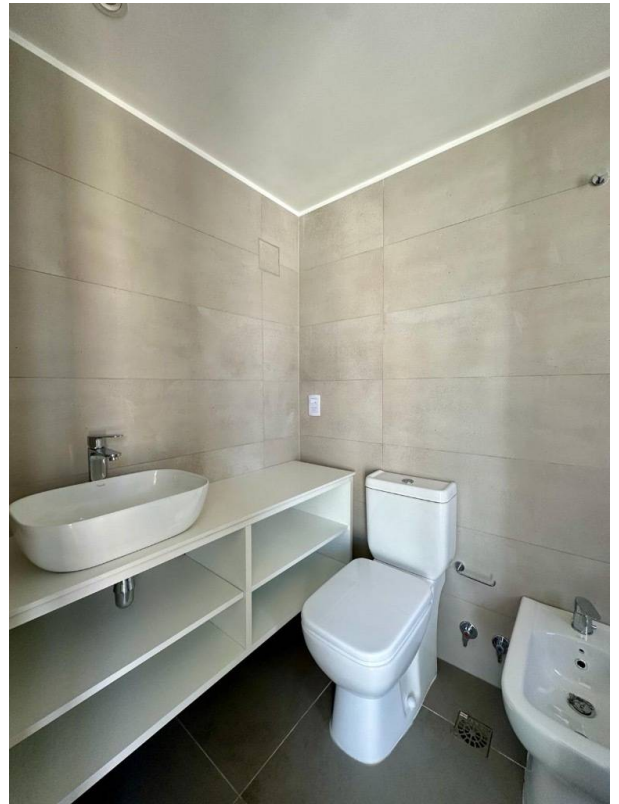
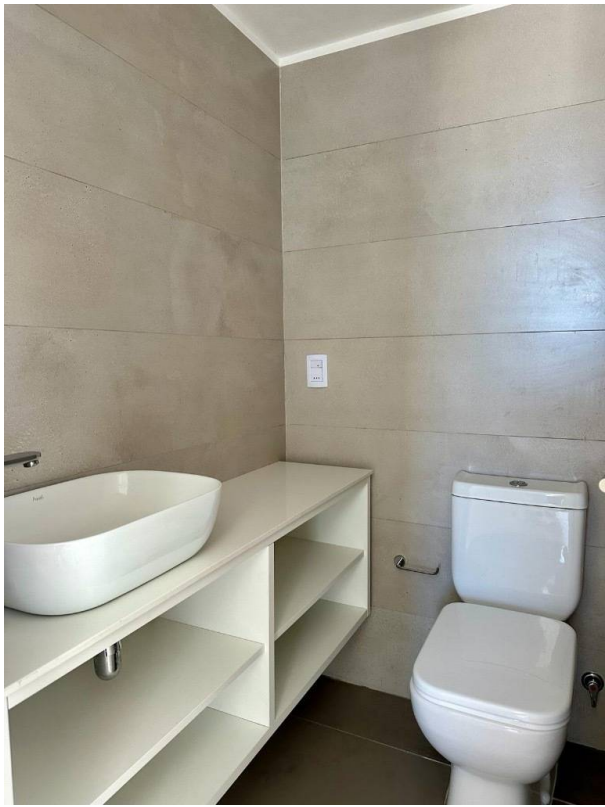
**References**



**Photo Catalog**









**Av. Dr. Francisco Soca 1553, Montevideo, Montevideo**  
**T +59894315336 | [contacto@c21premier.com.uy](mailto:contacto@c21premier.com.uy) | <https://c21premier.com.uy>**

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.