CENTURY 21.

Alpha

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Condominium for Sale

Goes, Montevideo



Sale: US\$ 82,000 Maintenance : 2,500

Property type: Condominium Operation: Sale

Land: 29.3 sqm
Building: 26.9 sqm
Bathrooms: 1
Stories: 4
Condition: New

Number of Elevators: 1Floor number: 2Number Of Houses: 29

• environments: 1

• Pool • Internet

• Suitable credit • Pet friendly

Public laundrySecurity

• Balcony • Kitchen

• Grill • A / C pre-installation

Property status

State: New Age: 2024

Description

If you are looking for a studio apartment in front with a terrace, within reach of everything in Goes, ideal for living or as an investment, this is your ideal apartment!

Estimated return: 6.5% per year

The building is located in the very heart of the Goes district, close to the Plaza de las Misiones. It is developed on 5 levels, with 29 exclusive units with balconies.

IDEAL FOR INVERTERS!!

Protected by Law No. 18,795 of Promoted Housing

- Exemption from the ITP in the first sale.
- IRAE/IRPF on sales generated from rentals for 10 years.
- Exemption from IP for 10 years

HIGH DEMAND FOR RENTALS IN THE AREA!!

As a reference, the estimated rent of the studio apartment is estimated at \$18,0000 and for 1-bedroom units it is between \$21,000 and \$23,000 per month (depending on the floor number and layout of the apartment).

To highlight:

- Bright and integrated spaces.
- Floating floors in all rooms and ceramics in the bathroom.
- Pre-installation for air conditioning connection in bedroom.
- Overhead and under-counter kitchen cabinets.
- Private balconies
- · Aluminum railings and windows with DVH quality glass to maximize thermal and acoustic insulation.
- · Roll-up curtains in living areas and bedrooms for privacy and security
- Open barbecue on the top level with spectacular views of the Montevideo skyline.

*Reference price per unit 206 (second floor in front). Ask for other types of 1-bedroom apartments on different floors (front or back).

Common expenses: \$2800 approx.

Occupancy Costs: 2% Real Estate Fees: 3% + VAT

LAST UNITS AVAILABLE!

DON'T MISS OUT ON THIS INVESTMENT OPPORTUNITY WITH IMMEDIATE DELIVERY!

Location

, Goes, Montevideo

References

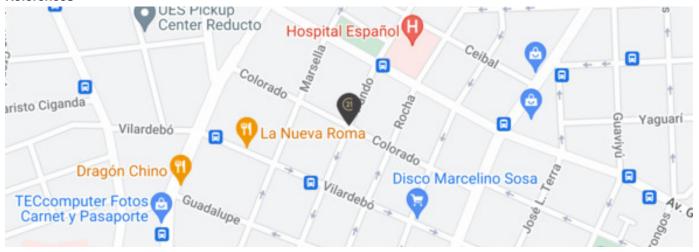


Photo Catalog









UNIDAD 106-406

Monoambiente

AREA INTERIOR: 27,80 AREA BALCON: 1,93 AREA COMUN: 3,20 TOTAL: 32,90



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Property subject to availability.

Price subject to change without notice.

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