

**Condominium for Sale**

Ciudad de la Costa, Canelones

**Sale: US\$ 239,000****Property type: Condominium****Operation: Sale**

- **Land:** 91.0 sqm
- **Building:** 82.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 5
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 1
- **Number Of Houses:** 17
- **environments:** 3

- Pets Allowed
- suite room
- Car saves space
- A / C pre-installation

- Balcony
- Pet friendly
- In construction
- Public laundry

- Kitchen
- Heating
- Grill
- Security

- Living room
- Garage
- Perimeter
- SUM

Property status

State: New

Age: 2024

Without Mortgage: Yes

Description

If your dream is to live in Ciudad de la Costa, where the noise slows down, contact with nature increases, you maintain all the services and the component of living in a safe space is added, then you have found your place in the world!

This building is born on the RAMBLA COSTANERA to change your lifestyle!
Live on vacation, surrounded by parks, sand and sea!!!
Minutes from all services.

UNIT 101: Located on the first floor, at the front.

Upon entering we find a comfortable living-dining room with a semi-integrated kitchen with a serving hatch.

From the living room, with SEA VIEW, you access the terrace with barbecue...imagine a sunset on that terrace, enjoying an excellent view and preparing a delicious dinner next to the barbecue!!!

From the kitchen you access a service terrace so that the main terrace is free for what really matters...ENJOY!!!

At the back we find the 2 bedrooms and a full bathroom.

All rooms receive a good share of the sun, especially in the afternoon since their openings face west.

Even the living room, apart from the opening towards the sea, also has an opening facing west.

Beautiful views, terrace facing the sea, barbecue,...everything you dream of!!!

COMMON AREAS:

- Perimeter enclosure of the property.
- Pedestrian access with intercom.
- Automated vehicle entry gate.
- CCTV with 24-hour remote monitoring.
- General laundry room with washing machine and dryer.
- Decorative and security luminaires.
- Garages with split stone pavement.
- Smart Video Intercom System.
- Multipurpose room with barbecue.

APARTMENTS:

- Top quality wood-like porcelain flooring.
- Walls plastered and painted.
- Underfloor heating with water heated by a gas boiler.
- Pre-Installation of Multi-Split Air Conditioning (hot-cold).
- Exterior openings in aluminum with DVH glass and mosquito nets.
- Roller blinds on all windows.
- Railings with safety glass on terraces.
- Provision for alarm installation.
- MDF cabinets with white melamine finish.
- Interior doors veneered in 3mm HDF with smooth white enamel surface finish.
- Terraces with ceramic pavement.
- Individual grills in selected units.
- Ceramic coating in kitchens and bathrooms
- White earthenware sanitary fixtures and top-quality single-lever taps.
- Basin on marble counter.
- Granite or quartz kitchen countertop with stainless steel sink and top-quality single-lever faucets.
- Kitchen furniture under and on counter.
- Provision for electrical connection of oven, stove, refrigerator and extractor (hood).
- Piped gas for stove and ACS (Domestic Hot Water).
- Provision for installation of washing machines.

DELIVERY DATE: Estimated November 2025

Reference price for unit no. 101.

Ask about different apartments with 1, 2 and 3 bedrooms.

The garages are sold separately. Price from US\$12,000

Occupancy and connection costs: 4%

Real Estate Fees: 3% + VAT

This project is carried out under Law 18,795 (Promoted Housing Law) so it has: Exemption from the ITP. Exemption from IRAE/IRPF on income generated from rentals for 10 years. IP exemption for 10 years.

I invested in quality of life, in the fastest growing area!!!

Contact me today and schedule a meeting to obtain personalized information!

Location

, Ciudad de la Costa, Canelones



Property subject to availability.

Price subject to change without notice.

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