

**Condominium for Sale**

Ciudad de la Costa, Canelones

**Sale: US\$ 295,000****Property type: Condominium****Operation: Sale**

- **Land:** 127.0 sqm
- **Building:** 114.0 sqm
- **Bedrooms:** 3
- **Bathrooms:** 2
- **Parking lots:** 1
- **Stories:** 5
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 2
- **Number Of Houses:** 17
- **environments:** 4

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|--------------------------|-------------------|------------|---------------|
| • Pets Allowed           | • Balcony         | • Kitchen  | • Living room |
| • suite room             | • Pet friendly    | • Heating  | • Garage      |
| • Car saves space        | • In construction | • Grill    | • Perimeter   |
| • A / C pre-installation | • Public laundry  | • Security | • 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 202: Located on the 2nd floor, in 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 two terraces, the main one in front and with a barbecue...imagine a sunset on that terrace, enjoying an excellent view and preparing a delicious dinner next to the barbecue!!!... and to another side terrace facing east.

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 3 bedrooms, one of them en suite and another full bathroom.

All rooms receive a good share of the sun, mostly in the morning since they have their openings facing east.

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 get personalized information!

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## Location

, Ciudad de la Costa, Canelones

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## Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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