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Land for Sale

Tres Cerros 1927 Malvín, Montevideo



Sale: US\$ 300,000

Property type: Land

Operation: Sale

- **Land:** 456.0 sqm
- **Building:** 40.0 sqm
- **Front measurement:** 12.0 m
- **Background measurement:** 38.0 m
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Parking lots:** 16
- **Stories:** 1
- **Kitchen:** sinCocina
- **Land:** irregular
- **Condition:** Good
- **Construction Quality:** Economical
- **environments:** 2

- | | | | |
|----------------------------------|-------------------------|--|--|
| • Pets Allowed | • Water | • Electricity | • Pavement |
| • Phone | • Laundry | • Tipo de cobertura (Garage): 1 | • Tipo Garage: 1 |
| • Tipo de Padrón del inmueble: 1 | • Cantidad de Autos: 12 | • Ramo Del Comercio (en caso): Estacionamiento | • Acceso al Garage: 3 |
| • Reception | • Natural lighting | | • Orientacion del Terreno (en caso): 5 |

Property status

State: Good

Age:

Without Mortgage: Yes

Description

Very good Plot (Land) in Malvin Norte, a few meters from Av. Italia; in an area with all the benefits of the Promoted Housing Law 18,795

Ideal for developers. Excellent location, with good demand for housing and active construction of several projects. The area benefits from access to local and interurban transportation 50 meters away, on Av. Italia, access to commercial ventures for construction such as Castro Outlet, Hardware Stores, Paint Stores, as well as all types of businesses such as pharmacies, Disco supermarket.

The presence of the new developed Shopping Plaza Italia promotes a great expansion of the area.

The property has a frontage of 12m facing northeast; 38m deep.

Allowed height: 12m

FOS: 60%

The owner accepts meters in the unit to be built.

On the property we find a working parking lot; light roof construction with 12 garages rented for \$60,000 per month.

Professional fees: 3% + VAT

Location

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References



Photo Catalog



Property subject to availability.

Price subject to change without notice.

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