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### Condominium for Sale

Arenal grande Cordón, Montevideo



Sale: US\$ 145,403

Property type: Condominium

Operation: Sale

- Land: 75.5 sqm
- Building: 59.7 sqm
- Bedrooms: 1
- Bathrooms: 1
- Stories: 12
- Kitchen: Full kitchen
- Land: regular
- Number of Elevators: 2
- Floor number: 2
- Number Of Houses: 44
- Construction Quality: Middle
- environments: 3

- Pets Allowed
- Internet
- Dinning Room
- Underground garage
- A / C pre-installation
- Solarium

- Elevator
- Finishes: Estándar

- Water
- Pavement
- Laundry
- In construction
- Public laundry
- SUM

- Construction status: En construcción
- Windows: Aluminio

- Cable
- Phone
- Living room
- Bright
- Security
- Tipo de cobertura (Garage): 1
- Profitable Construction Area: 45

- Electricity
- Balcony
- Pet friendly
- Grill
- 24 hour security
- Tipo de Padrón del inmueble: 2
- Year of construction: 2024

## Property status

Age: 2024

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### Description

Apartment in well

Start of work April 2024

The project is located in the Cordón neighborhood to the south. It is located on Arenal Grande street, almost on the corner of Brandsen, close to important arteries of the city such as Avenida 18 de Julio (100 m), Rivera (50 m), Fernández Crespo (200 m), which ensures connectivity with the rest of the city. . It is also located 3 minutes from Terminal and Shopping Tres Cruces that connects the entire country and at the same time offers a shopping center with varied shopping and gastronomic offers.

It is made up of 44 housing units distributed over 12 floors, 33 with 1 bedroom and 11 with 2 bedrooms, all with terraces or patios for exclusive use with east-west orientation, guaranteeing natural lighting and clear views of the surroundings. It also has 2 parking floors, a bicycle rack, 2 state-of-the-art elevators and amenities that include a gym, laundry room, tender, closed barbecue and solarium, electric vehicle charging provision, and magnetic tags.

The units:

The Units have exclusive terraces or patios, metal railings and opacity glass dividers between terraces.

Living and bedroom spaces with electrical and sanitary provision for air conditioning equipment, vinyl flooring and large aluminum openings, protected with roller curtains in all spaces.

The bedrooms have complete closets. Furniture for washing machine and independent heater in all units.

Integrated kitchens with complete under-counter and overhead furniture.

Granite countertops and stainless steel sink. Large accessible bathrooms covered in porcelain, with under-sink furniture, sanitary appliances.

Amenities:

The amenities on Floor 12 will consist of a fully equipped closed barbecue with barbecue and large terraces; solarium; equipped gym; and collective clothesline.

Fiscal benefits

This project is included in the tax benefits law for housing promoted according to Law 18,795

-ITP exemption applicable to the 1st purchase

-Exemption from personal income tax/IRAE for 10 years

Unit 203 has a double east-west orientation:

Indoor area: 59.70 m<sup>2</sup>

Common area: 7.09 m<sup>2</sup>

Terrace area: 8.70 m<sup>2</sup>

Total area: 75.49 m<sup>2</sup>

Consult for other options:

1 bedroom units from USD 110,580

2 bedroom units from USD 145,403

PROMOTION: Optional garages available USD 16,000

Cash Price: 90% upon Commitment and 10% upon delivery

List Price: USD 149,900 (consult for financing plans)

Delivery June 2026

Occupancy expenses 4%

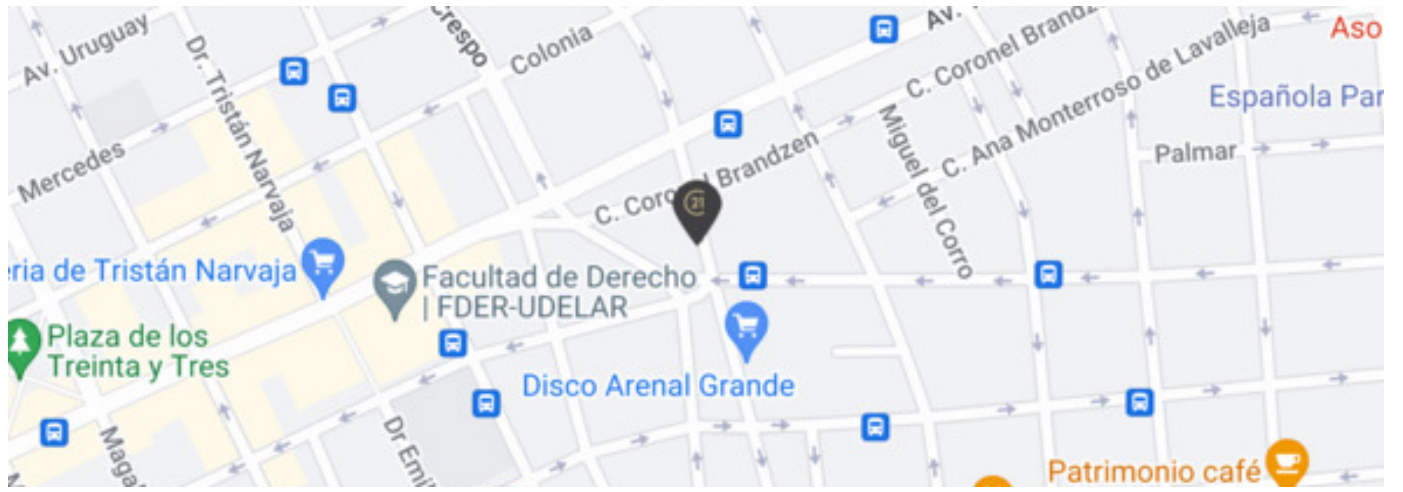
Professional Fees 3% + VAT

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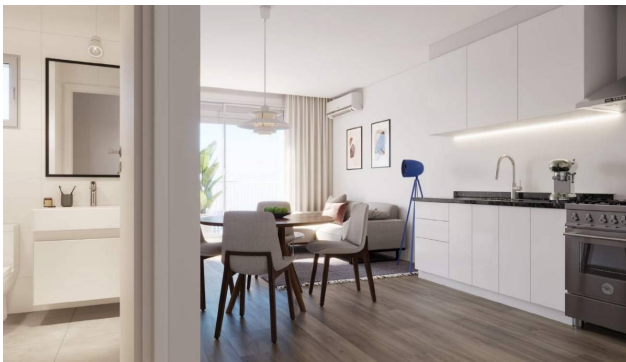
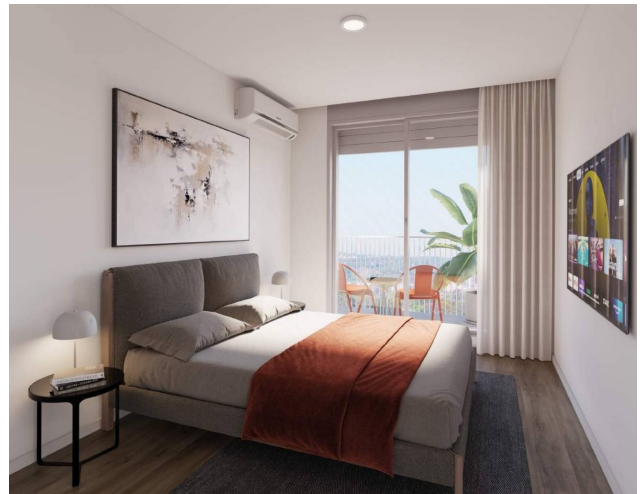
## Location

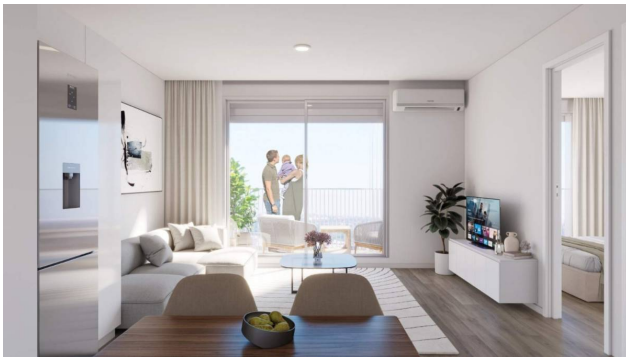
Arenal grande , Cordón, Montevideo

## References



## Photo Catalog





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