



Virginia Benoit Cassou

CENTURY 21.

Alpha

ID: 8621
vbenoit@c21alpha.com.uy
+59899896569



Condominium for Sale

Florida 1231 Barrio Sur, Montevideo



Sale: US\$ 123,000

Property type: Condominium

Operation: Sale

- **Land:** 53.9 sqm
- **Building:** 44.4 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 6
- **Kitchen:** Full kitchen
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 101
- **Number Of Houses:** 10
- **Construction Quality:** High
- **environments:** 2

- Water
- Internet
- Living room
- A / C pre-installation

- Cable
- Pavement
- Pet friendly
- Solarium

- Sewer
- Phone
- Bright
- SUM

- Electricity
- Balcony
- Grill
- Elevator

Property status

State: New

Age: 2025

Without Mortgage: Yes

Description

1 bedroom apartment for sale at the front with balcony in Barrio Sur, just 3 blocks from the Rambla!

- Immersed in a strategic area near faculties and educational centers, gastronomic venues and nightlife, very close to Solís.

- 35.75 m2 interior

- 2.54 m2 balcony

- bedroom 9.85 m2

- The building is distributed over 6 floors, ground floor and 5 levels, with 10 units with 1 and 2 bedrooms and 5 garages

- very well distributed and projected, achieving clear views, taking advantage of orientation and functionality.

- On level 6 it has the amenities: living room with barbecue, sky terrace and cowork room.

- architecture and design,

- functional and dynamic spaces.

*** Protected by the Promoted Housing Law 18,795 with all its tax benefits:

- Personal income tax exemption on rent for 10 years.

- ITP exemption in the 1st sale

- Wealth Tax exemption for 10 years.

Connection costs: 4%.

Real estate commission: 3% plus VAT.

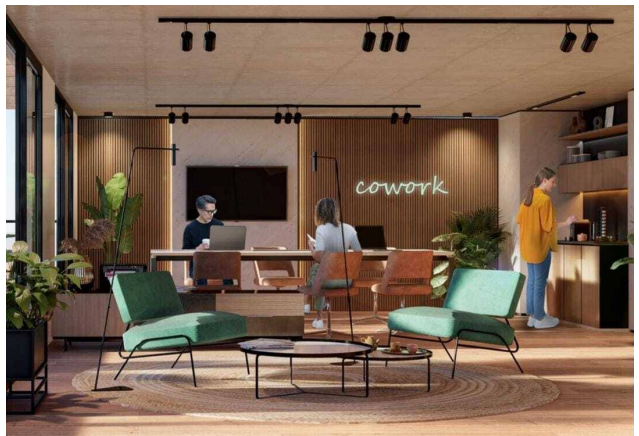
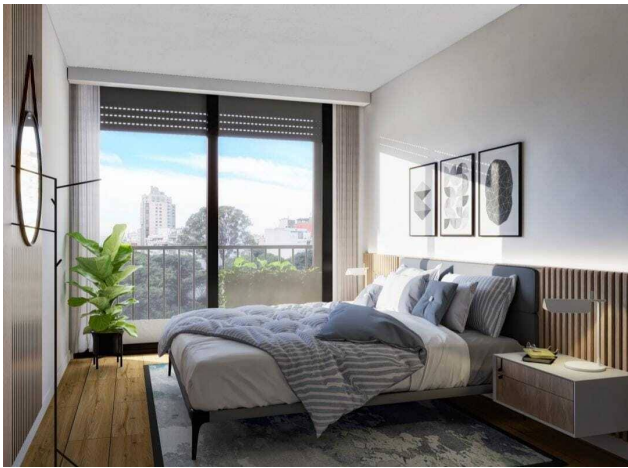
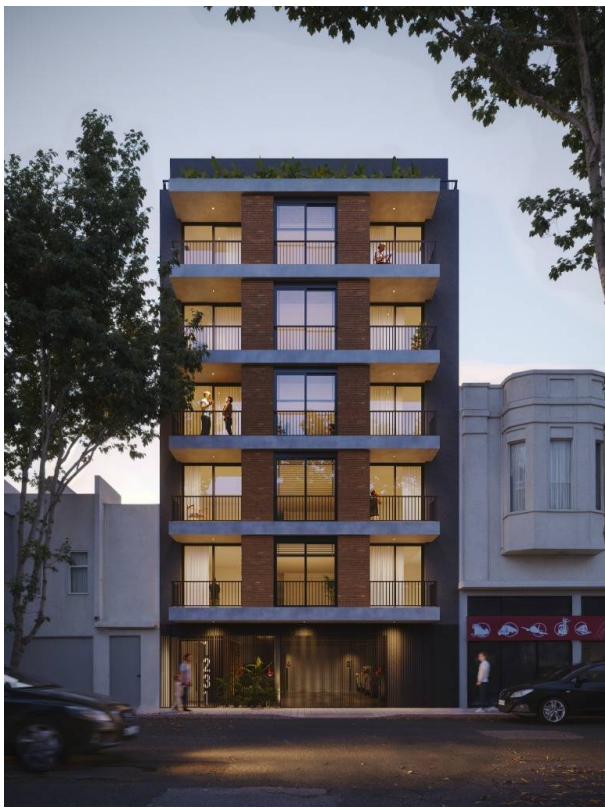
Location

Florida 1231 , Barrio Sur, Montevideo

References



Photo Catalog



**UNIDADES
101 A 501**
1 DORMITORIO



HOUSING
Florida

Parámetros y efectos de cómputo de
medidas según: GUÍA MÉTRICA DEL
INTEC, Resolución 449/01, INEEL,
APRCE, Resolución 449/01, INEEL,
APRCE, Guía de medidas, Acordado
por la Cámara Inmobiliaria Uruguaya
CIU y la Asociación de Escrituras
del Uruguay (AEU).



41,63	2,79	-	9,45	54,00
Area Interior Incluye muros y ductos	M2 Exteriores cubiertos	M2 Exteriores Abiertos	M2 Comunes	M2 TOTAL

FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | contacto@c21alpha.com.uy | https://c21alpha.com.uy

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.