



Oswaldis Corobo

CENTURY 21.

Alpha

ID: 8663
ocorobo@c21alpha.com.uy
+59897211218



Condominium for Sale

Luis Alberto de Herrera Puerto Buceo, Montevideo



Sale: US\$ 367,792

Maintenance : 12,000

Property type: Condominium

Operation: Sale

- **Land:** 74.6 sqm
- **Building:** 66.0 sqm
- **Front measurement:** 9.4 m
- **Background measurement:** 7.0 m
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Half Baths:** 1
- **Stories:** 12
- **Kitchen:** Full kitchen
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 4
- **Floor number:** 11
- **Number Of Houses:** 90
- **Construction Quality:** Luxury
- **Showers:** 1
- **environments:** 3

- | | | | |
|--------------------------|----------------|-------------------------|-----------------|
| • Pool | • Pets Allowed | • Water | • Cable |
| • Electricity | • Natural gas | • Internet | • Pavement |
| • Phone | • Balcony | • Living room | • Office |
| • Lake view | • Pet friendly | • Suitable professional | • Sports Center |
| • Deck | • Gym | • Grill | • Swimming pool |
| • A / C pre-installation | • Security | • Solarium | • SUM |

Property status

State: New

Age: 2026

Without Mortgage: Yes

Description

A PRIVILEGED PLACE TO LIVE IN PUERTO DEL BUCEO WITH THE BEST VIEW OF THE RAMBLA DE POCITOS.

From the terrace you will see the best sunsets in the Bahaí of Pocitos and from the living room and bedrooms or from the large enjoyable balcony that has 8.55 m2 you can enjoy lateral views of the sea and the city to the north.

Luxurious Apartment will have:

- Spacious living room with access to the balcony where you will see the most beautiful sunsets of the Bahaí de Pocitos.
- Integrated kitchen with island, equipped with stove, built-in oven and extraction hood.
- 2 Bedrooms, 1 en Suite with full interior closets, both with access to a balcony.
- 1 full bathroom.
- 1 social bathroom.

Wood-like SPC floors, wood-like porcelain floors on balconies and circulations, underfloor heating, pre-installation of air conditioning pipes, aluminum openings with DVH, A40 line or similar hydro.

Kitchen: top of the line with designer furniture complete with stainless steel sink, silestone countertop, complete kitchen with stove, oven and extractor hood.

Bathrooms: with top quality porcelain floors and coverings, complete vanity with designer sink in bathrooms, single-handle faucets.

Unit 1101 is located on the 11th floor opposite the front.

The building will have a high level of amenities:

12th floor:

- * Swimming pool with panoramic view.
- * Solarium.
- * Grillers.
- * Terraces with Pergolas
- * Lady and gentleman health services.

Low level:

- * Fully equipped gym.
- * Sauna.
- * S.U.M.
- * Cowork with meeting room.
- * Automatic vehicular access gates.
- * Electric intercom with viewing camera.
- * CCTV circuit in accesses.

Completely traditional construction:

- Brick masonry and plaster or retak with masonry finish plastered in projected plaster.
- Wood-like SPC floors in apartments and wood-like porcelain tiles in terraces and circulations.
- Aluminum openings with DVH, A40 line or similar hydro.
- Terrace railings in double tempered glass with safety laminate.
- Top quality porcelain floors and coverings in bathrooms.
- Complete vanity with designer sink in bathrooms.
- Single-lever faucets in top-of-the-line FPB bathrooms and kitchens.
- Top-of-the-line toilets and kitchen.
- Top quality sanitary fixtures.
- Designer kitchen furniture, complete with stainless steel sink.
- Silestone countertops.

- Kitchen equipped with stove, built-in oven and extractor hood.
- Complete closet interiors.
- Underfloor heating individual.
- Pre-installation of air conditioning pipes.
- Elevators covered in stainless steel, with digital boards and granite floor.
- Automatic vehicular access gates with TAG.
- Electric intercom with viewing camera and facial recognition.
- CCTV circuit in accesses.
- Electromagnetic locks in general access and apartments.
- Fire detection in apartments.
- Generator Group.

Cash pre-sale price; Consult for financing.

Occupancy costs: 6%

Optional garages from USD 42,000

Ask about other typologies and options on higher floors.

Start of work: April 2024

Estimated delivery: September 2026

We share with all Real Estate Agents!

Real estate commission: 3% plus VAT.

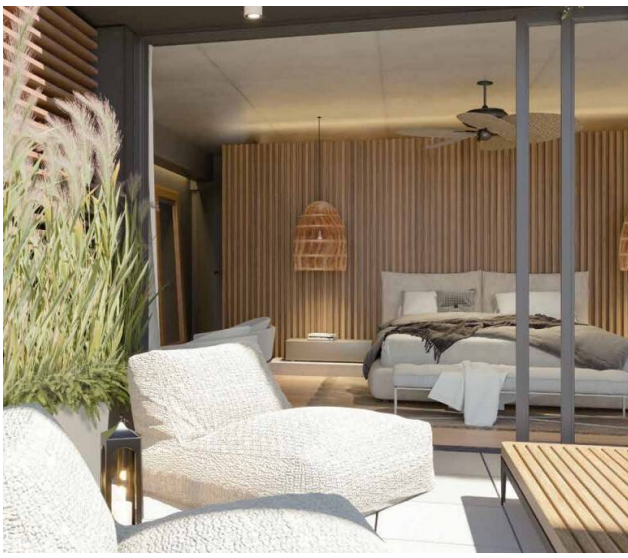
Location

Luis Alberto de Herrera , Puerto Buceo, Montevideo

References



Photo Catalog



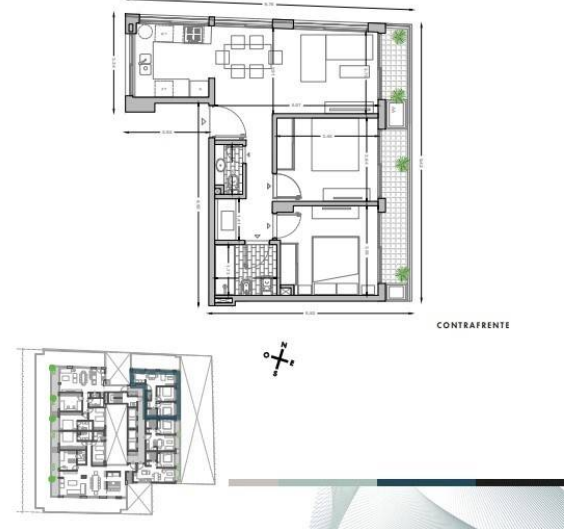


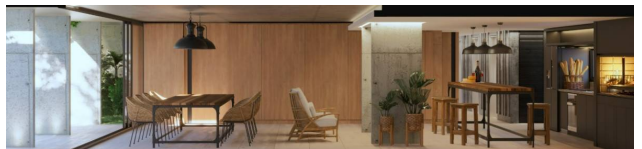
NOIR
VISTA

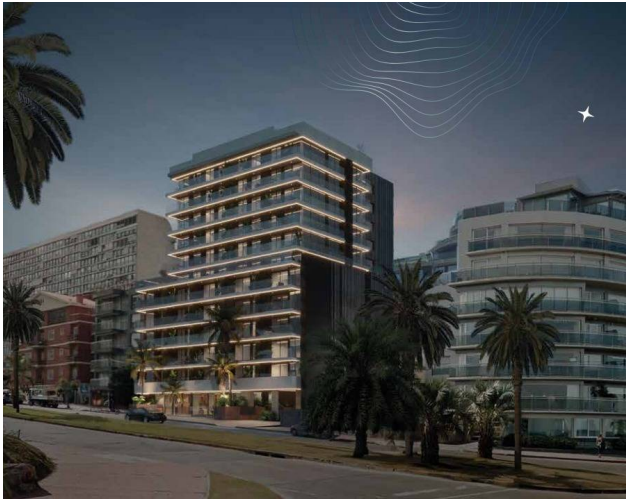
TIPOLOGÍAS

Unidades 05
PISOS 10 Y 11
2 DORMITORIOS
CONTRAFRENTE
1005 - 1105

Superficies en m²:	
Cubiertos:	66,00
Descubiertos:	0,00
Terrazas:	8,55
Comunes:	19,76
Total:	94,31







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.