

**Condominium for Sale**  
Goes, Montevideo



**Sale: US\$ 109,000**  
**Maintenance : 3,500**

**Property type: Condominium**                      **Operation: Sale**

- **Land:** 40.8 sqm
- **Building:** 38.1 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 4
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 3
- **Number Of Houses:** 29
- **environments:** 2

- |                   |                |           |                          |
|-------------------|----------------|-----------|--------------------------|
| • Pool            | • Internet     | • Balcony | • Kitchen                |
| • Suitable credit | • Pet friendly | • Grill   | • A / C pre-installation |
| • Public laundry  | • Security     |           |                          |

**Property status**  
State: New  
Age: 2024

## Description

If you are looking for a 1-bedroom apartment facing the street with a terrace, within reach of everything in Goes, ideal for living or as an investment, this is your ideal apartment!

Estimated profitability: between 6 and 6.5% annually

The building is located in the heart of the Goes neighborhood, near the Plaza de las Misiones. Noted for its construction quality, developed on 4 levels, with 29 exclusive units with balconies.

It has a barbecue terrace and a common garden patio on the ground floor that will change your experience of living in the city, connecting with nature.

### Amenities and Services:

- Open barbecue on the top level with spectacular views of the Montevideo horizon.
- Open, bright and unique is the interior patio-garden on the ground floor.
- Pet friendly.
- Bicycle racks that protect it from the rain. Can you imagine getting home with your bike!
- Wifi in common areas.
- Electronic surveillance system.
- Double access door.
- Elevator – with capacity for 12 people, spacious and practical.

### Highlight:

- Bright and integrated spaces.
- Floating floors in all rooms and ceramics in the bathroom.
- Pre-installation for air conditioning connection.
- Overhead and under counter kitchen furniture.
- Private balconies
- Aluminum railings and windows with DVH quality glass to maximize thermal and acoustic insulation.
- Roller blinds in living areas and bedrooms that provide privacy and security

### IDEAL FOR INVESTORS!!!

Protected by Law no. 18,795 of Promoted Housing

- Exemption from the ITP on the first sale.
- IRAE/IRPF to sales generated from rentals for 10 years.
- IP exemption for 10 years.

\*Reference price for unit 302 (third floor to the front with unobstructed views). Ask about other types of 1 bedroom on different floors and/or studio apartment on the second floor in front.

Common expenses: \$3500 approx.

Occupancy costs: 2%

Real Estate Fees: 3% + VAT

---

## Location

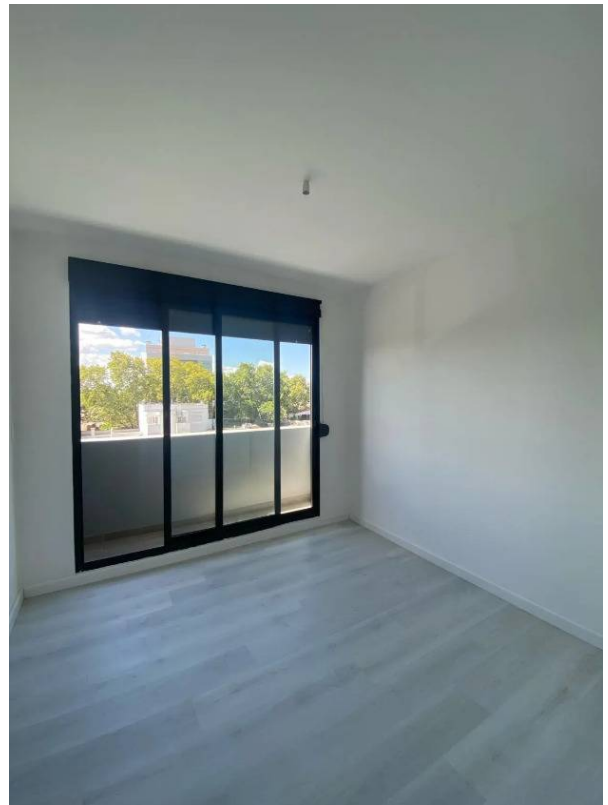
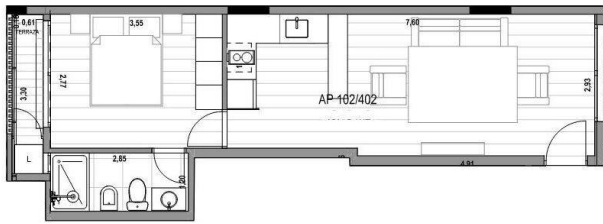
, Goes, Montevideo

## References



## Photo Catalog







**FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo**  
**T 099170152 | [contacto@c21alpha.com.uy](mailto: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.