



Carolina Correa

CENTURY 21.

369

ID: 8759  
ccorrea@c21369.com.uy  
+59898969592



### Offices for Sale

Ciudad Vieja, Montevideo



Sale: US\$ 65,000

Property type: Offices

Operation: Sale

- Land: 53.0 sqm
- Building: 53.0 sqm
- Bathrooms: 1
- environments: 1

- |                               |                   |                         |                 |
|-------------------------------|-------------------|-------------------------|-----------------|
| • Water                       | • Electricity     | • Internet              | • Lake view     |
| • Individual air conditioning | • Suitable credit | • Suitable professional | • Goal security |

### Property status

Age: 1997

Without Mortgage: Yes

## Description

OFFICE/APARTMENT FOR SALE ON RAMBLA PORTUARIA, located in front of the port with a large entrance of natural lighting

## ACCEPT BANK

It is currently rented, until August 2026 (Porto Seguro)  
Sold with rent.

- Excellent condition.
- Surface of 53m<sup>2</sup>
- 1 private sector
- 1 bathroom
- Kichenette
- New carpets and air conditioning.
- Equipped with lighting and roller blinds

## Floor 4

Layout: Front with view of the port of Montevideo  
The office has a glass division delimiting the main office

- Contribution: \$5200 per fee.
- Primary: \$1,800 per fee.
- Household Taxes: \$1,326 bimonthly.
- Common expenses \$9000 (Approx)
- Building has a Foxyss 24-hour cleaner and virtual concierge.
- Entry to the Building with Access Code

## SCHEDULE YOUR VISIT

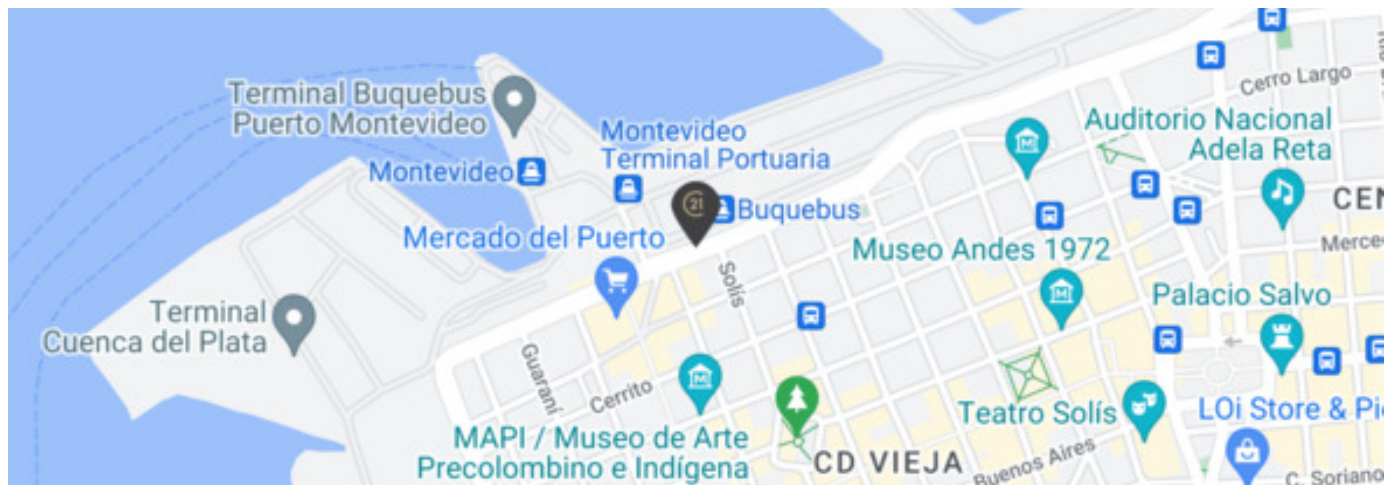
Real estate fees 3% plus VAT.  
The data was provided by the client.  
Each office is independently owned and operated.

---

## Location

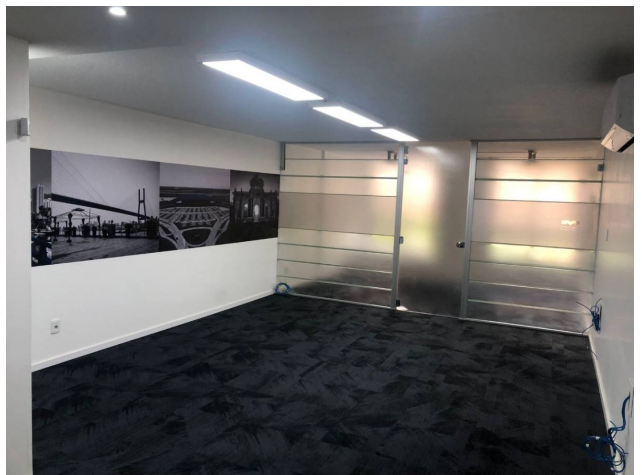
, Ciudad Vieja, Montevideo

## References



---

## Photo Catalog



**Bvar. Artigas 554, Punta Carretas, Montevideo**  
**T +59893542121 | contacto@c21369.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.