



Cristian Cicchetti

CENTURY 21.

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**Land for Sale**

Luis Alberto de Herrera Prado, Montevideo



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**Sale: US\$ 890,000**

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**Property type: Land**

**Operation: Sale**

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- **Land:** 3,057.0 sqm
  - **Building:** 300.0 sqm
  - **Front measurement:** 22.0 m

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- Water

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**Property status**

Age:

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## Description

It is offered exclusively, an important land/lot on the border of the Brazo Oriental - Prado neighborhoods. The property is strategically located, characterized by being an area of high demand and experiencing notable growth. The location offers a favorable environment for investment, given the growing economic activity in the region.

Outstanding features: Residential area, located 15 minutes from the city center, its limits are the streets: Av. Burgues two blocks away, San Martin street, General Flores and Propios streets.

Sustained growth: The region where the property is located is experiencing continuous growth, supported by the development of new infrastructure and increased economic activity. This constant growth offers a convenient environment.

Accessibility and connectivity: The strategic location guarantees easy access to important communication routes, facilitating logistics and improving connectivity. This accessibility contributes significantly to the attractiveness of the area.

Real Estate Developers: Suitable for the construction of homes covered by law 18795 - AREA CODE 01 - Promotion of construction of new construction and actions on the existing stock (recycling, expansion and renovation) without price cap for sale. 100% tax benefits for rent.

AREA: 3,057M2

FOS: 30%

HEIGHT: 9 MTS

FRONT: 21.95 MTS

ACCESS STREET: LUIS ALBERTO DE HERRERA

REGISTRATION: 81435

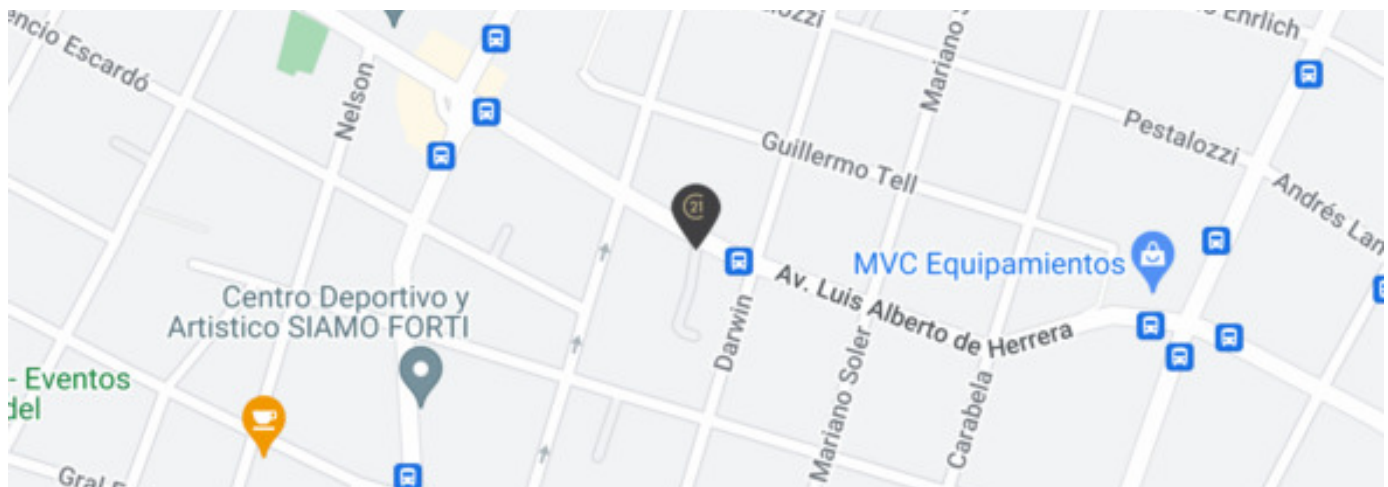
Real estate fees 3% + VAT

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## Location

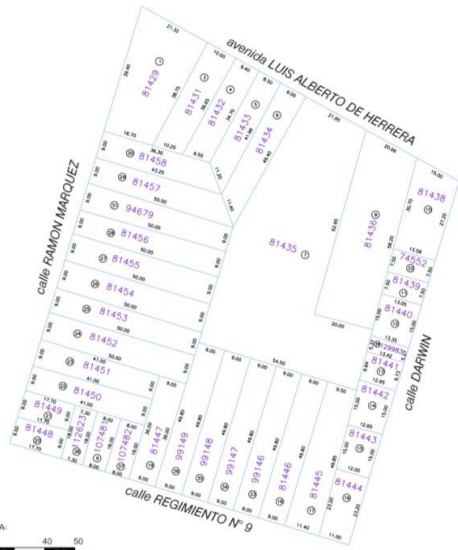
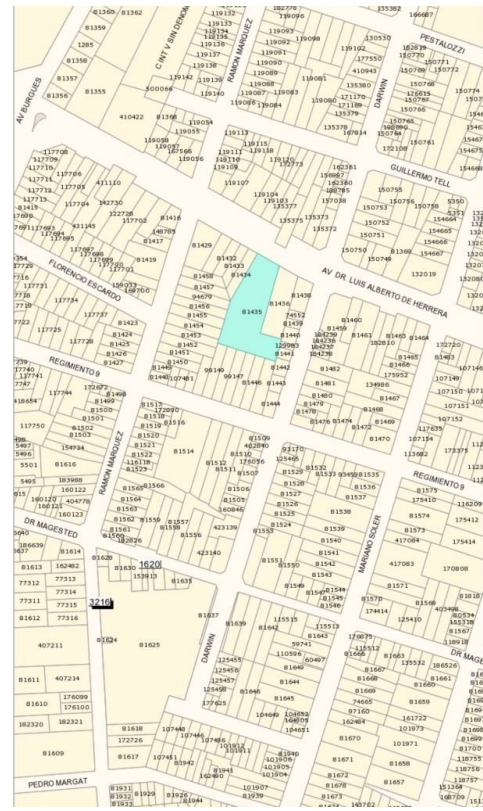
Luis Alberto de Herrera , Prado, Montevideo

## References



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## Photo Catalog



ESCALA GRAFICA:  
0 20 40 60

## CENTURY 21

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Century 21 Invest – Selected Opportunities

### Padron 81435, of 3057m2.

Location: Prado-Brazo Oriental, Montevideo  
Luis Alberto de Herrera 4025/4021 corner Darwin.

development of new infrastructure and increased economic activity. This steady growth provides a beneficial environment.

The property is strategically located in an area of high demand and is experiencing significant growth. The location offers a favorable environment for investment, given the growing economic activity in the region.

3. Accessibility and Connectivity: The strategic location ensures easy access to important communication routes, facilitating logistics and improving connectivity. This accessibility contributes significantly to the attractiveness of the area.

Outstanding features:

1. Zone: Prado - Brazo Oriental is a residential neighborhood, located fifteen minutes from downtown. It is bounded by the following streets: Bulevar Artigas to the south, Avenida General Flores to the east, Avenida Burgos to the west and Bulevar José Batlle y Ordóñez to the north.
2. Sustained Growth: The region where the property is located is experiencing continuous growth, supported by the

Real Estate Developers: Suitable for the construction of housing under law 18795 - AREA CODE 01 Promotion of new construction and actions on the existing stock (recycling, expansion and refurbishment), with no price ceiling for sale. 100% tax benefits for rentals.

USD 890.000



Area: 3057 m<sup>2</sup>.  
Fos: 30%  
Height: 9mts  
Front: 21.95mts  
Access Street: Luis Alberto de Herrera

Ideal for:  
Real Estate Development.

Main Feature: Standard 81435

**Padrón 81435 de 3057m2.**

**Ubicación:** Prado-Brazo Oriental, Montevideo  
Luis Alberto de Herrera 4025/4021 esquina Darwin.

La propiedad está estratégicamente ubicada en una zona de alta demanda y está experimentando un crecimiento significativo. La ubicación ofrece un entorno favorable para la inversión, dada la creciente actividad económica en la región.

**Características Principales:**

1. Zona: Prado - Brazo Oriental es un barrio residencial, ubicado a quince minutos del centro de la ciudad. Está delimitada por las siguientes calles: Bulevar Artigas al sur, Avenida General Flores al este, Avenida Burgues al oeste y Bulevar José Batlle y Ordóñez al norte.
2. Crecimiento sostenido: La región donde se ubica la propiedad está experimentando un crecimiento continuo, apoyado por el desarrollo de

nuevas infraestructuras y el aumento de la actividad económica. Este crecimiento constante proporciona un entorno beneficioso.

3. Accesibilidad y conectividad: La ubicación estratégica garantiza un fácil acceso a importantes vías de comunicación, facilitando la logística y mejorando la conectividad. Esta accesibilidad contribuye significativamente al atractivo de la zona.

**Promotores Inmobiliarios:** Apts para la construcción de viviendas bajo la Ley 18795 - CÓDIGO DE ÁREA 01 Promoción de obra nueva y actuaciones sobre el stock existente (reciclaje, ampliación y rehabilitación), sin tope de precio para la venta. Beneficios fiscales del 100% para alquileres.

**USD 890.000**



**Area:** 3057 m<sup>2</sup>.  
**Fos:** 30%  
**Altura:** 9mts  
**Frente:** 21.95mts  
**Sobre Avenida:** Luis Alberto de Herrera

**Ideal para:**  
**Desarrollo inmobiliario**

Característica principal: Estándar 81435

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Property subject to availability.

Price subject to change without notice.

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