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Condominium for Sale

Palermo, Montevideo



Sale: US\$ 122,593

Property type: Condominium

Operation: Sale

- **Land:** 48.0 sqm
- **Building:** 42.0 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 4
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 1
- **Number Of Houses:** 17
- **Construction Quality:** High
- **environments:** 2

- | | | | |
|------------------|-------------------|----------------|-------------------------------|
| • Kitchen | • Water | • Cable | • Sewer |
| • Electricity | • Internet | • Pavement | • Phone |
| • Balcony | • Living room | • Courtyard | • Individual air conditioning |
| • Alarm | • Suitable credit | • Pet friendly | • Individual heating |
| • Garage | • Deck | • Grill | • A / C pre-installation |
| • Public laundry | • Security | • Solarium | • SUM |

Property status

State: New

Age: 2025

Description

The building organizes its 17 units around an exterior corner patio and an interior patio, allowing all of them to have views to the front and excellent ventilation.

- All units will be delivered with overhead furniture and under counter.
- Full bathrooms with extractor fan included.
- Masonry and cellular concrete dividing walls.
- Design and category details.

The project has a generous construction quality, ensuring durable and superior quality materials.

Multiple grills and common spaces are projected on the rooftop, for the enjoyment of co-ownership.

Its contemporary architecture denotes a marked effort to be compatible with the historical context and tradition through its proportions and alignments.

The design is the result of the collaboration of the Belgian studio Giusto Van Campenhout and the River Plate studio Adamo-Faiden.

In one of the traditional corners of Isla de Flores, this new residential development arises.

Located on Isla de Flores streets within the historic center of the city of Montevideo, the building proposes the generation of an urban void on the corner, giving up m² to the public space of the neighborhood in direct relation to the Ansina complex.

The land represents an opportunity, located on the limits of the city's industrial estate, which enjoys tax exemptions and has the characteristics of a consolidated neighborhood, well served and very well located.

Tax benefits:

- Exemption from the ITP (2% of the cadastral value)
- Exemption from rental income tax for 10 years (IRPF/IRAE)
- Exemption from wealth tax for 10 years.

OPTIONAL GARAGE: U\$S 20,000-

Delivery: MARCH 2025

Occupancy costs: 4.5%

Real Estate Commission: 3% + VAT

Location

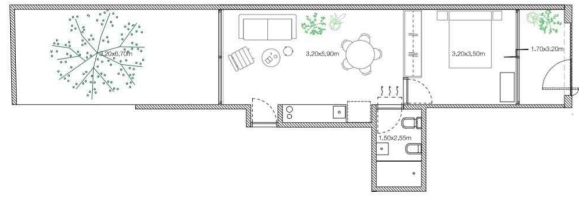
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References



Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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