



Perla Chalitha

CENTURY 21

Premier

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Condominium for Sale

Cordón, Montevideo



Sale: US\$ 157,000

Maintenance : 4,000

Property type: Condominium

Operation: Sale

- **Land:** 65.7 sqm
- **Building:** 59.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 11
- **Land:** regular
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 5
- **Number Of Houses:** 40
- **Construction Quality:** Middle - High
- **Floor Type:** porcelanato
- **environments:** 3

- | | | | |
|------------------|---------------|--------------------|--------------------------|
| • Pets Allowed | • Water | • Cable | • Sewer |
| • Electricity | • Internet | • Pavement | • Phone |
| • Balcony | • Kitchen | • Dining Room | • Laundry |
| • Living room | • Living room | • Pet friendly | • Suitable professional |
| • Garage | • Bright | • Grill | • A / C pre-installation |
| • Public laundry | • Security | • 24 hour security | • Solarium |
| • Elevator | | | |

Property status

State: New

Age: 2023

Without Mortgage: Yes

Description

Attention investors! ideal income!

Beautiful, brand new 2-bedroom apartment facing the street in a strategic location in the Gordon neighborhood a few meters from Avenida 18 de Julio, close to universities, gastronomic and shopping centers.

LEVEL II building.

Traditional construction.

HOUSING BENEFIT PROMOTED WITHOUT TAXES: Law 18,795 Nor Personal Income Tax, IRAE, VAT, EQUITY, ITP, NOTHING!

Exemption from property transfer tax 2% of the actual value to the first buyer.

Sales VAT exemption on the first sale within 10 years of completing the work.

Exemption from the rent generated for 10 years with the lease of the unit.

Excellent location.

North orientation.

Comfortable and bright spaces.

Large windows and terraces.

Comfortable living room made of high-resistance vinyl with similar wood slats with access to the terrace.

Large designer kitchen, integrated with ceramic hob, furniture under and on counter, overhead module included.

Separation to the living room by bar.

Granite countertop.

Provision for installation of hood or extractor.

Built-in oven provision.

Two bedrooms, one of them with access to a terrace.

Glass balconies.

Imitation wood vinyl floors.

Roller blinds in bedrooms and living room made of aluminum with thermal insulation.

Large bathroom with porcelain tile.

Telephone type electric intercom with access opening to the main hall.

Installations planned for air conditioning in living room and bedrooms, washing machine, heater, internet.

Virtual goal.

Very spacious and comfortable garage.

Low common expenses.

The building has a laundry room, laundry, clothesline, bicycle parking, closed barbecue, barbecue and a beautiful, very enjoyable solarium with a panoramic view of the city on the 11th floor.

Price US\$157,000.

Occupancy expenses 4%.

Real estate fees 3% plus VAT.

Investment opportunity.

Excellent option, contact us and schedule your visit

Location

, Cordón, Montevideo

References

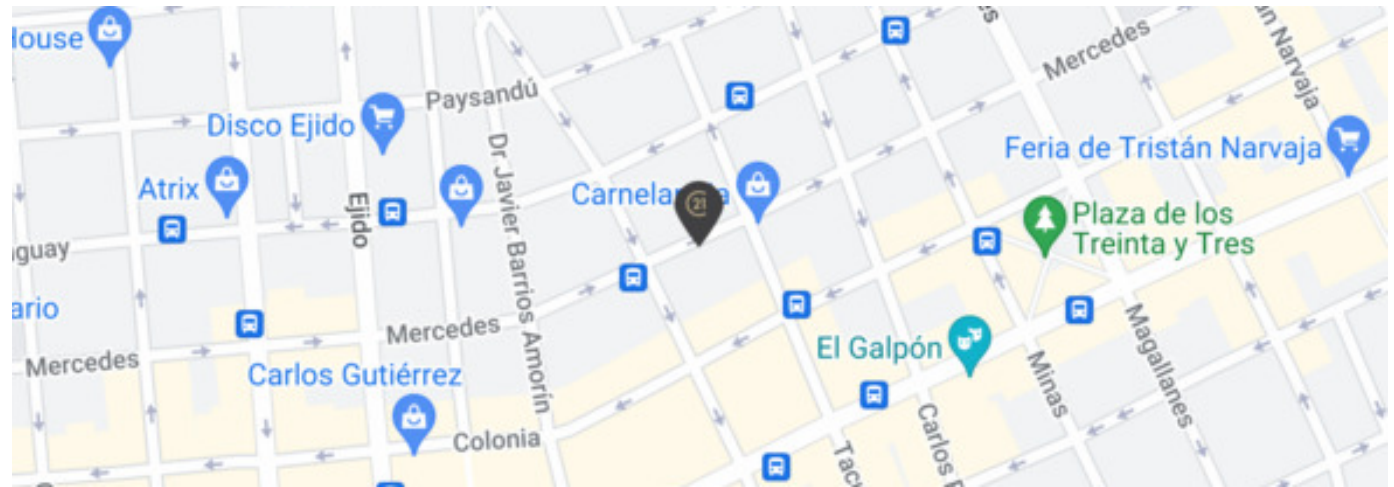
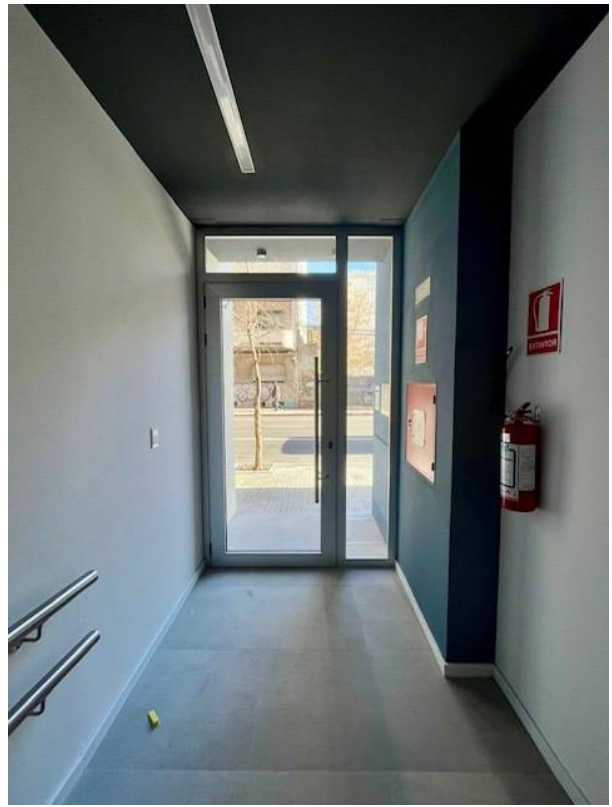
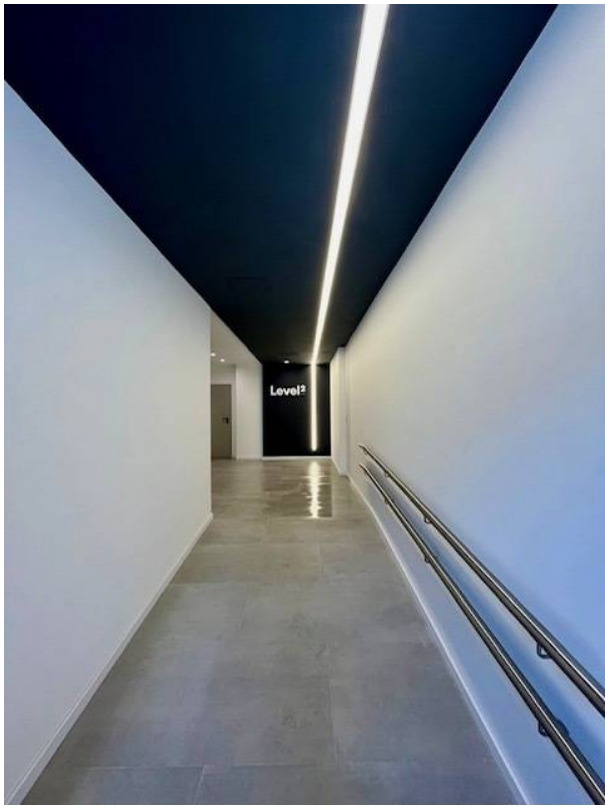
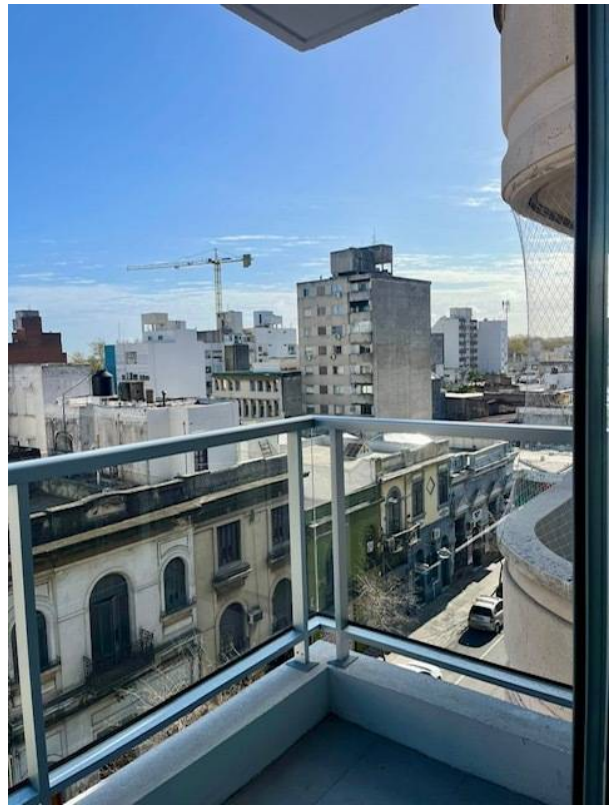
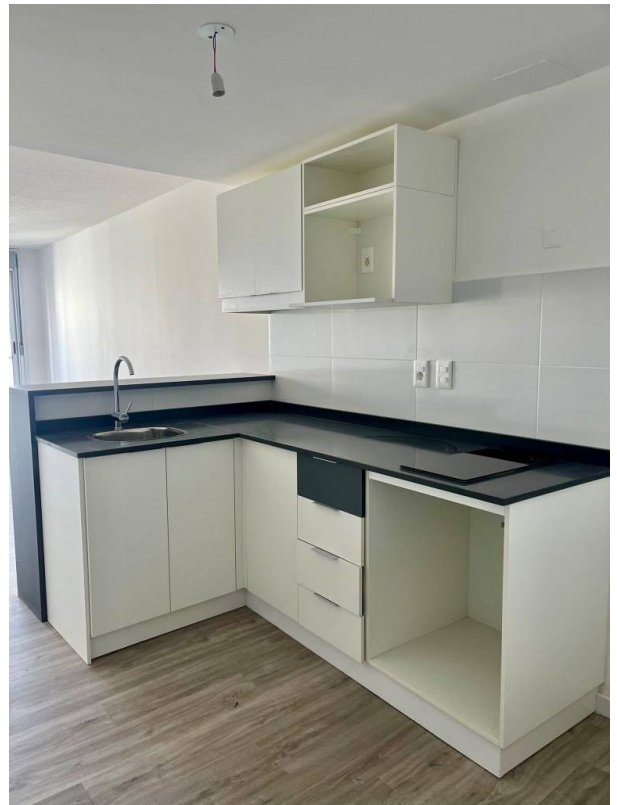


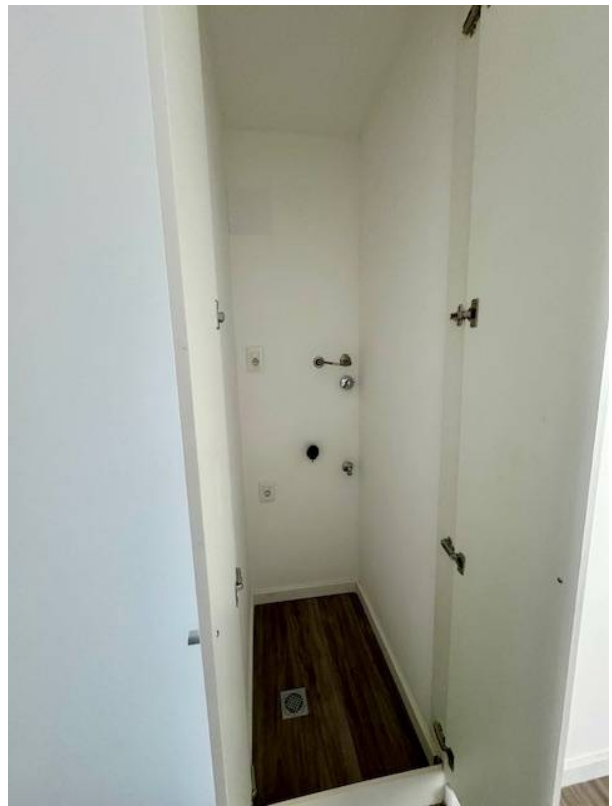
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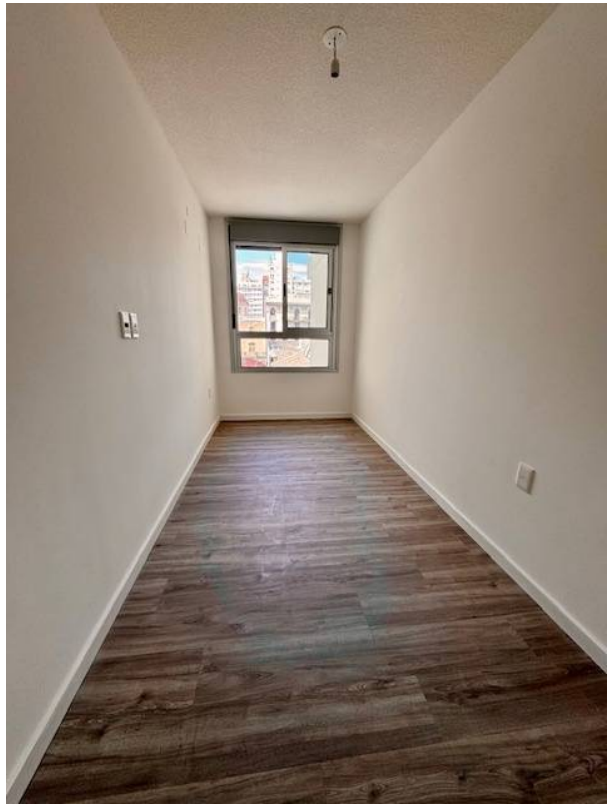


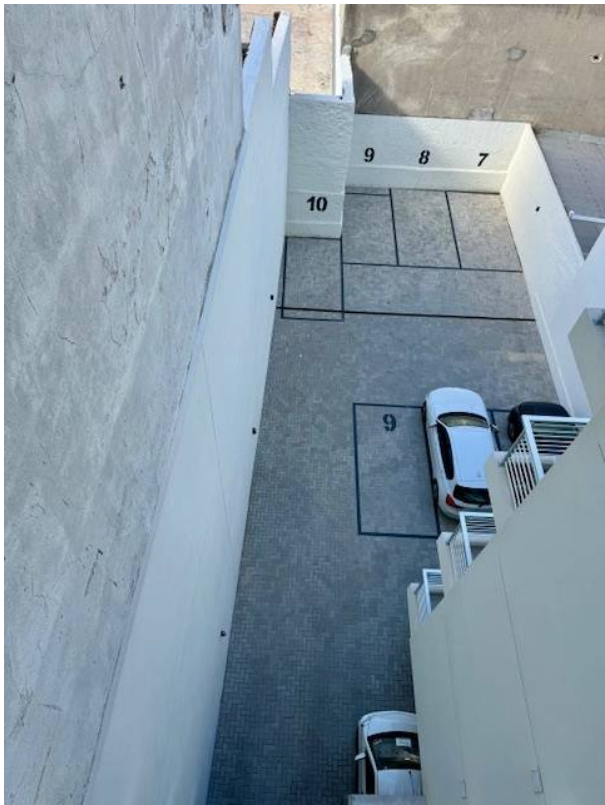


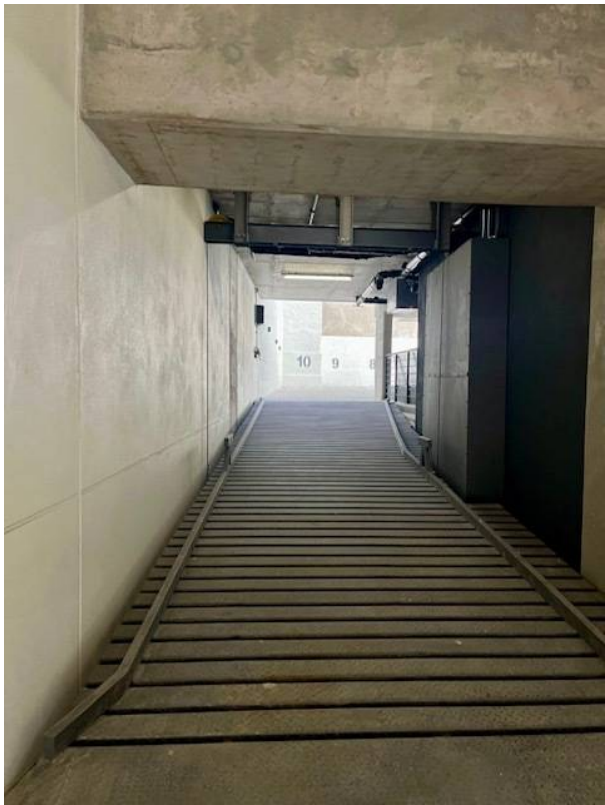


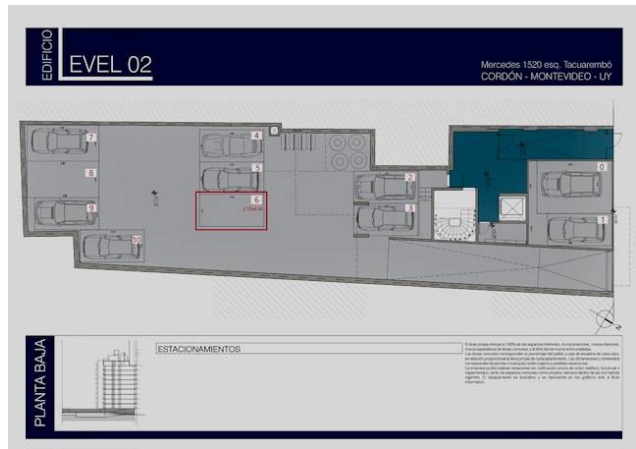
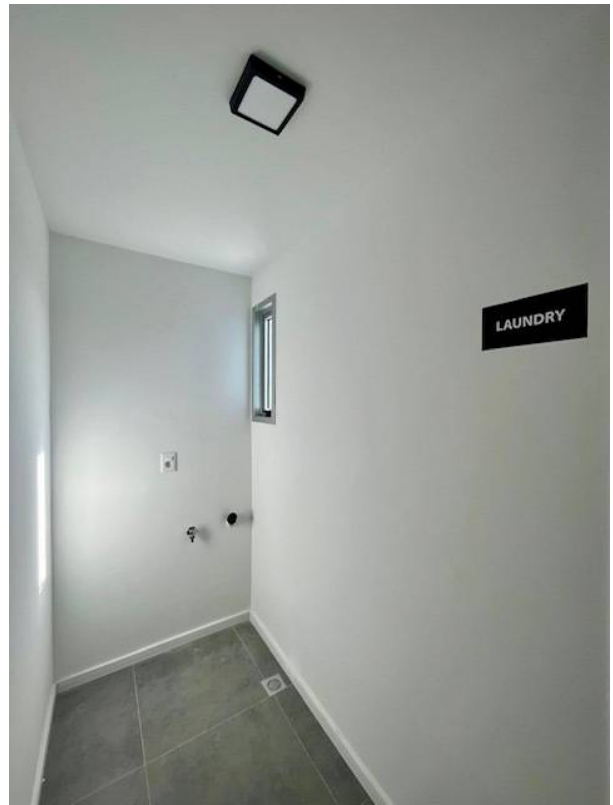












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Property subject to availability.

Price subject to change without notice.

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