



**Condominium for Sale**

Palermo, Montevideo



**Sale: US\$ 95,040**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 29.3 sqm
- **Building:** 27.0 sqm
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 9
- **Condition:** New
- **Floor number:** 2
- **Number Of Houses:** 65
- **environments:** 1

- Balcony
- Garage
- Security

- Kitchen
- In construction
- Solarium

- Living room
- Gym
- SUM

- Pet friendly
- Public laundry
- Elevator

**Property status**

State: New

Age: 2025

## Description

Modern studio apartment in Palermo. Ideal for living or as an investment!  
A unique lifestyle in the most desirable location and close to everything!

Cordón Sur, a vibrant place that offers you everything you need to enjoy to the fullest. From educational centers to an exciting gastronomic and cultural variety.

Enjoy unique experiences and recreational spaces that will give you relaxation and connection with nature, all in the heart of the city!

For lovers of an active and modern lifestyle!

The project embraces the contemporary lifestyle and fosters a vibrant community in one of the most attractive areas of Montevideo. Comfortable entrance hall is designed with top-level equipment. Fully equipped SUM with impressive panoramic views of the city, ideal for events and social gatherings. Vehicular access with a motorized gate and electric intercom on the pedestrian doors guarantee comfort and safety.

**OPEN BARBECUE** Enjoy delicious outdoor barbecues at our open barbecue! **SOLARIUM** An oasis of tranquility where you can rest, sunbathe and recharge your batteries. **GYM** Discover a unique training and wellness experience in a top-level gym

**MEETING ROOM** We offer you a professional and equipped space so you can organize your meetings.

**COLIVING** Share spaces and moments with a vibrant community of like-minded people.

**LAUNDRY** You will have a modern, fast and convenient laundry.

**COWORK** Work in a stimulating environment and connect with inspiring professionals.

**CLOSED BARBECUE** Enjoy a culinary experience in any weather and without worries.

**PLAYROOM** We create a space equipped with games and activities that will stimulate your imagination.

**CCTV** We have an advanced system that monitors and provides constant surveillance

Designed to be able to study, work and enjoy from home.

The contemporary interior design is designed to satisfy residents with the highest standards of quality and comfort.

Flooring in the living room, circulation areas, bedrooms and kitchen with wood-look vinyl slats and white polystyrene baseboards. Bathrooms with top quality porcelain or ceramic floors. Elegant kitchens in dark gray graphite melamine or similar, with top quality hardware. Granite countertops with polished edges and countertops covered with Vanitorys ceramic with white melamine countertops, providing sophistication. Exterior openings in anodized aluminum or black anolock, with DVH type double glazing.

Unit 204 is located on the second floor at the front and has a terrace.

Consult other options for studio apartments and 1-bedroom apartments on the different floors.

**ESTIMATED DELIVERY:** December 2025

Occupancy costs: 4%

Real Estate Fees: 3% + VAT

The garages are sold separately and their price starts at US\$ 14280.

### PAYMENT METHODS:

Cash: 90% upon purchase receipt and 10% upon delivery

Direct Financing: 30% upon purchase receipt, 60% during the construction period and 10% upon delivery

Does not accept bank financing.

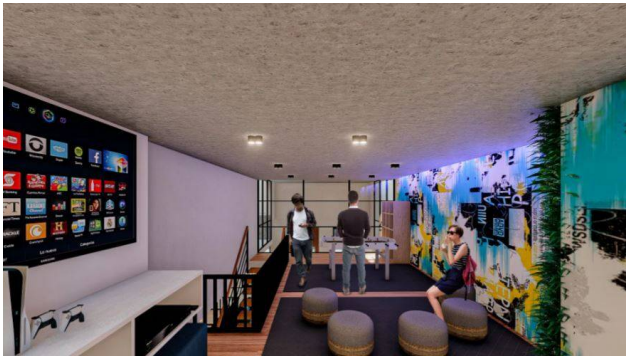
Contact me TODAY reserve your new lifestyle!

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## Location

, Palermo, Montevideo

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Property subject to availability.

Price subject to change without notice.

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