

**Condominium for Sale**

Cordón, Montevideo

**Sale: US\$ 145,000****Maintenance : 3,200****Property type: Condominium****Operation: Sale**

- **Land:** 63.9 sqm
- **Building:** 54.2 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 13
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 4
- **Number Of Houses:** 56
- **environments:** 3

- Balcony
- In construction
- Solarium

- Kitchen
- Grill
- Elevator

- Living room
- Public laundry

- Garage
- Security

Property status

State: New

Age: 2024

Description

Live or invest in the heart of Montevideo!

Apartment in a well in one of the best points of Cordón.

Estimated delivery: September 2025

The perfect opportunity to invest in your future.

PRIME LOCATION:

- With access to everything you need.
- Close to faculties, hospitals, shops and services.
- Excellent connectivity with public transportation.

MODERN and FUNCTIONAL UNITS:

- 2 bedrooms
- Living room with integrated kitchen, ideal for sharing family moments.
- Full bathroom
- Comfortable terrace (9.65 m2) with barbecue to enjoy the outdoors.

AMENITIES FOR YOUR COMFORT:

- Large terraces with solarium
- Games for children on the terrace
- Closed common grills
- Electric car charging station

FISCAL BENEFITS:

- Promoted Housing Law: Exemption from ITP and Income Tax for 10 years.

PAYMENT METHODS:

- Cash: 80% upon reservation ticket and 20% upon delivery
- Direct financing: 10% upon reservation ticket, 80% during the construction period and 10% upon delivery
- * Does not accept bank financing

Reference price for unit 407 (fourth floor). Check for units on different floors.

Occupancy costs: 4%

The garages are sold separately for US\$ 23,500.

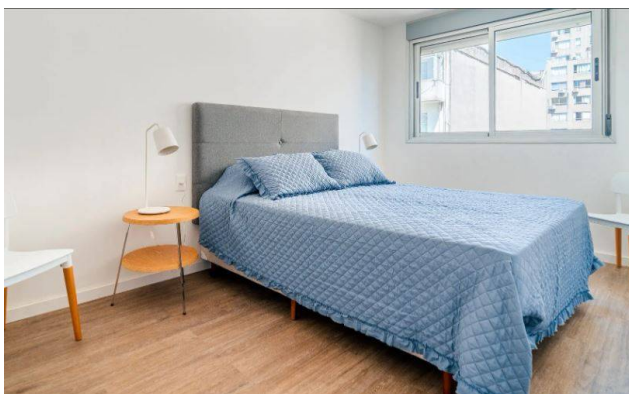
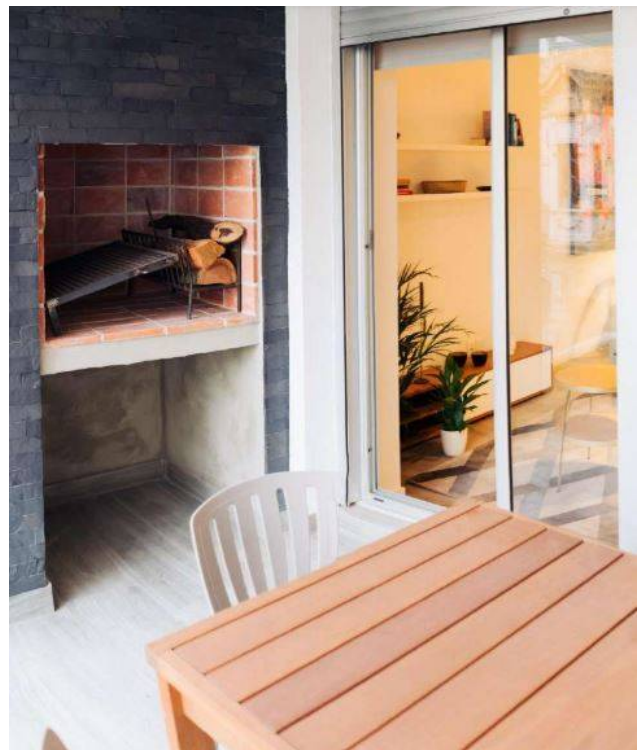
Real Estate Fees: 3% + VAT

Don't miss this unique opportunity. Let's schedule your information meeting TODAY!

Location

, Cordón, Montevideo

Photo Catalog





FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104, Buceo, Montevideo
T 099170152 | contacto@c21alpha.com.uy | https://c21alpha.com.uy

Property subject to availability.

Price subject to change without notice.

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