



## Condominium for Sale

Cordón, Montevideo



**Sale: US\$ 90,000**

**Maintenance : 2,000**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 33.6 sqm
- **Building:** 31.9 sqm
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 13
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 6
- **Number Of Houses:** 88
- **environments:** 1

- |                   |                  |               |            |
|-------------------|------------------|---------------|------------|
| • Balcony         | • Kitchen        | • Living room | • Garage   |
| • In construction | • Public laundry | • Security    | • Solarium |
| • Elevator        |                  |               |            |

## 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.

### 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

The reference price is for unit 604 which is a studio apartment with internal layout. It consists of a room with an integrated kitchen, full bathroom and service terrace. Ask about studio units with different layouts and 1 and 2 bedroom units on different floors.

The garages are sold separately. Its value starts at US\$23,500.

Occupancy costs: 4%

Real Estate Fees: 3% + VAT

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

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## Location

, Cordón, Montevideo

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## 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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