

**Condominium for Sale**

Cordón, Montevideo

**Sale: US\$ 120,000****Maintenance : 2,000****Property type: Condominium****Operation: Sale**

- **Land:** 35.8 sqm
- **Building:** 26.5 sqm
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 13
- **Condition:** New
- **Number of Elevators:** 3
- **Floor number:** 10
- **Number Of Houses:** 88
- **environments:** 1

- 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.

### 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 1002 (10th floor) which is a studio apartment with a FRONT layout with excellent orientation (northwest). It consists of a room with an integrated kitchen, a full bathroom and a 9.5 m2 TERRACE WITH GRILL. 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!

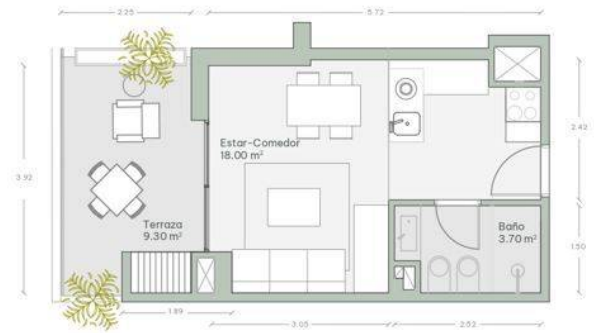
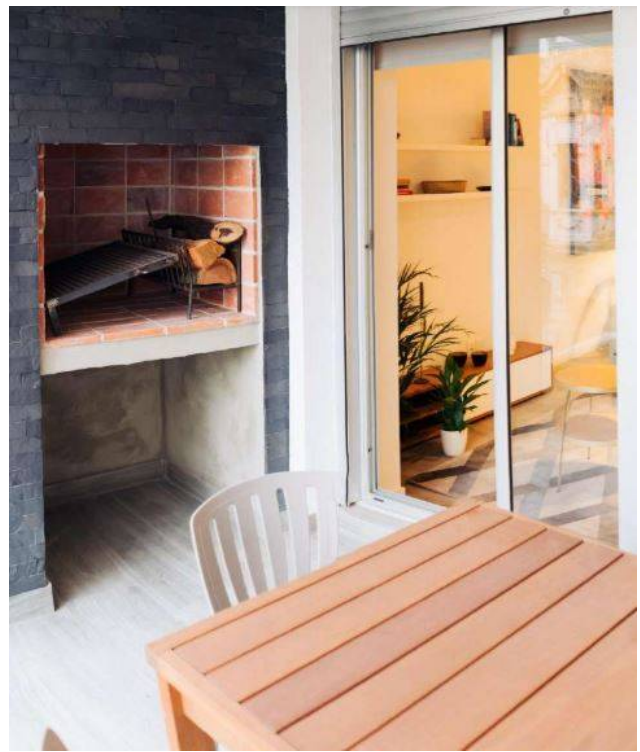
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## Location

, Cordón, Montevideo

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## Photo Catalog





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Property subject to availability.

Price subject to change without notice.

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