

Condominium for Sale

Goes, Montevideo



Sale: US\$ 107,000

Maintenance : 3,500

Property type: Condominium

Operation: Sale

- **Land:** 42.5 sqm
- **Building:** 39.3 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 4
- **Condition:** New
- **Number of Elevators:** 1
- **Floor number:** 3
- **Number Of Houses:** 29
- **environments:** 2

- Pool
- Suitable credit
- Public laundry

- Internet
- Pet friendly
- Security

- Balcony
- Grill

- Kitchen
- A / C pre-installation

Property status

State: New

Age: 2024

Description

If you are looking for a 1-bedroom apartment on the back with terrace, within reach of everything in Goes, ideal for living or as an investment, this is your ideal apartment!

Estimated return: 6.5% per year

The building is located in the very heart of the Goes district, close to the Plaza de las Misiones. It is developed on 5 levels, with 29 exclusive units with balconies.

HIGH DEMAND FOR RENTALS IN THE AREA!!

IDEAL FOR INVERTERS!!

Protected by Law No. 18,795 of Promoted Housing

- Exemption from the ITP in the first sale.
- IRAE/IRPF on sales generated from rentals for 10 years.
- Exemption from IP for 10 years.

As a reference, the estimated rent for 1-bedroom units is between \$21,000 and \$23,000 per month (depending on the floor number and layout of the apartment) and that of the studio apartment could be renting at a figure close to \$18,000

To highlight:

- Bright and integrated spaces.
- Floating floors in all rooms and ceramics in the bathroom.
- Pre-installation for air conditioning connection in bedroom.
- Overhead and under-counter kitchen cabinets.
- Private balconies
- Aluminum railings and windows with DVH quality glass to maximize thermal and acoustic insulation.
- Roll-up curtains in living areas and bedrooms for privacy and security
- Open barbecue on the top level with spectacular views of the Montevideo skyline.

*Reference price per unit 305 (third floor against the front). Ask for other types of 1-bedroom apartments on different floors (front or back) and/or studio apartments on the second floor in front.

Common expenses: \$3500 approx.

Occupancy Costs: 2%

Real Estate Fees: 3% + VAT

LAST UNITS AVAILABLE!

DON'T MISS OUT ON THIS INVESTMENT OPPORTUNITY WITH IMMEDIATE DELIVERY!

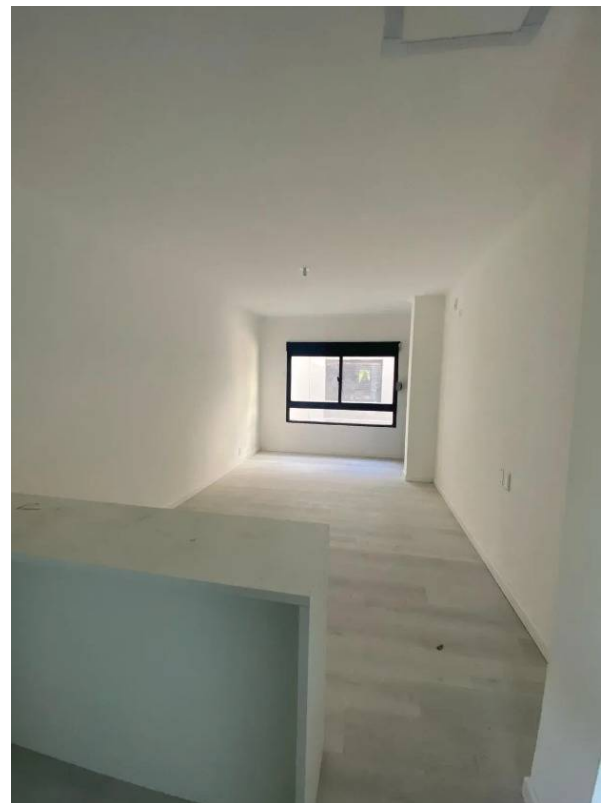
Location

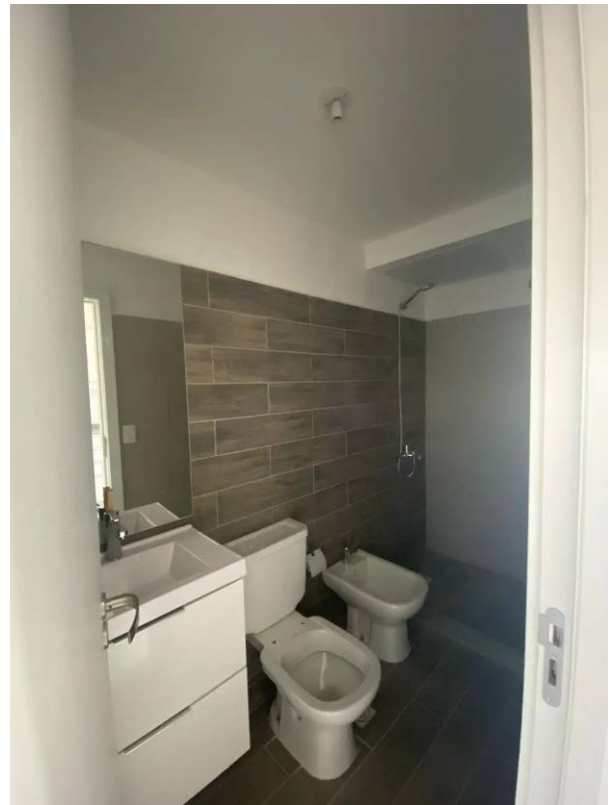
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References



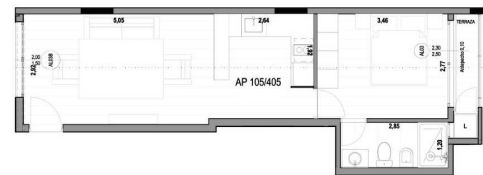
Photo Catalog





UNIDAD 105-405

AREA INTERIOR: 40,20
AREA BALCON: 2,25
AREA COMUN: 4,62
TOTAL: 47,10



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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