



**Condominium for Sale**

Cordón, Montevideo



**Sale: US\$ 113,021**

**Maintenance : 2,500**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 30.5 sqm
- **Building:** 28.9 sqm
- **Bathrooms:** 1
- **Stories:** 11
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 3
- **Number Of Houses:** 118
- **environments:** 1

- |                  |                   |               |                    |
|------------------|-------------------|---------------|--------------------|
| • Pool           | • Pets Allowed    | • Internet    | • Balcony          |
| • Storage        | • Kitchen         | • Living room | • Suitable credit  |
| • Pet friendly   | • In construction | • Gym         | • Swimming pool    |
| • Public laundry | • Game room       | • Security    | • 24 hour security |
| • Goal security  | • Solarium        | • SUM         | • Elevator         |

**Property status**

State: New

Age: 2024

## Description

Modern studio apartment facing the street in a building with all the amenities you imagine in the sought-after neighborhood of Cordón!

A building with all the comforts so that, being in your own home, you feel like you are in a Resort. Its unique location will allow you to be connected to all parts of the city in just a few minutes. In the heart of Cordón, just two blocks from Boulevard Artigas, very close to Tres Cruces, Pocitos and the Center.

8,710 m2 built | 11 apartments | 118 apartments | 1,256 m2 of amenities  
Studios, 1 and 2 bedrooms, all with terrace | 59 garages on SS and PB | 12 bicycle racks

Estimated delivery date: July 2024

An exclusive design with top quality materials, custom furniture and unique lighting define the entrance hall, the letter of presentation of your building.

It will have a 24-hour concierge, Wi-Fi connection and security cameras in all community use spaces.

At your disposal a variety of amenities designed to help you resolve your daily routine from the comfort of your building, prioritizing your well-being and quality of life above all.

Swimming pool to the north | Panoramic Solarium | SUM with Grill | Open Barbecue | Cowork Space | Organic Garden | Equipped Gym | Outdoor Fitness | Children's Games | Mini Multisport Court | Laundry with tokens | Equipped Playroom | Security Cameras | Bike Parking | Optional Parking | Wi Community Fi | Locker Room | 24-hour Concierge

### THE APARTMENTS:

Apartments with large terraces and large openings, so you can enjoy both the interior and exterior of your home. Flexible apartments, with designer furniture and the best finishing materials.

TAX BENEFITS: Building under the Promoted Housing Law (18,795).

AT THE TIME OF PURCHASE: Exemption from the ITP (2% of the Cadastre value). VAT exemption from the purchase price

FOR 10 MORE YEARS: Rental Income Tax Exemption. Wealth Tax Exemption.

UNIT 310: Located on the third floor facing the front. It consists of a room with an integrated kitchen, a full bathroom and a small terrace.

ACCEPT BANK FINANCING

Approximate common expenses: \$2500

Occupancy costs: 4%

Real Estate Fees: 3% + VAT

Contact us today and don't miss out on this apartment with all the amenities to travel to a life of well-being!

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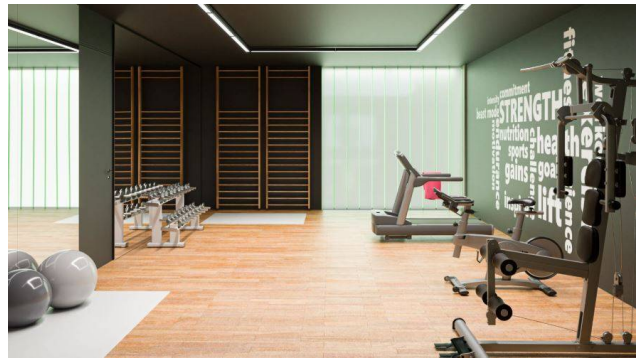
## Location

, 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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