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Condominium for Rent

Barrio Sur, Montevideo



Rent: 38,000

Maintenance : 7,745

Property type: Condominium

Operation: Rent

- **Land:** 77.5 sqm
- **Building:** 63.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 11
- **Kitchen:** Full kitchen

- **Condition:** Excellent
- **Number of Elevators:** 2
- **Floor number:** 9
- **Number Of Houses:** 76
- **Construction Quality:** Middle - High

- Pets Allowed

Property status

State: Excellent

Age: 2019

Without Mortgage: Yes

Description

Apartment 2 bedrooms and terrace on a high floor located in Barrio Sur

The apartment is located on the iconic corner of the southern neighborhood of Andes and Soriano, in the vicinity of the center of Montevideo, very close to the Old City in a contemporary design building with seventy-six one- and two-bedroom apartments.

With excellent construction quality and materials that combine exposed concrete slabs, black aluminum and Corten steel, each apartment stands out for its connection and fluidity between the interior and exterior.

The apartment is located on the penultimate floor (9) facing the quiet part of the building and is developed with a total of 77.5 m2, integrating 63 m2 internally and 5.5 m2 of terrace and includes:

- Integrated living-dining-kitchen space with large windows facing the terrace. This space has an island in the middle, storage furniture and air conditioning.
- 2 bedrooms with built-in closets and air conditioning in each of them.
- Full bathroom with heater already included.
- Terrace towards the quiet part of the building of 5.5 m2.

At the same time, the building has:

- Multipurpose room on the top floor with views of the River.
- Solarium.
- Open grills for common use.
- Common WiFi areas.
- 24 hour porter service.
- 24 hour security.

The apartment is currently rented at a value of US\$ 750 /month with private insurance guarantee and with a contract valid until the day...

Common expenses: \$ 11,618 (approximately, an accounting)

They include: Water, Sanitary Service, Light in common spaces, WIFI in common areas, Administration, Cleaning of common spaces, 24-hour security, 24-hour concierge.

Optional garages for separate purchase with prices from US\$22,000 and boxes from US\$5,000.

Real estate commission 3% +VAT

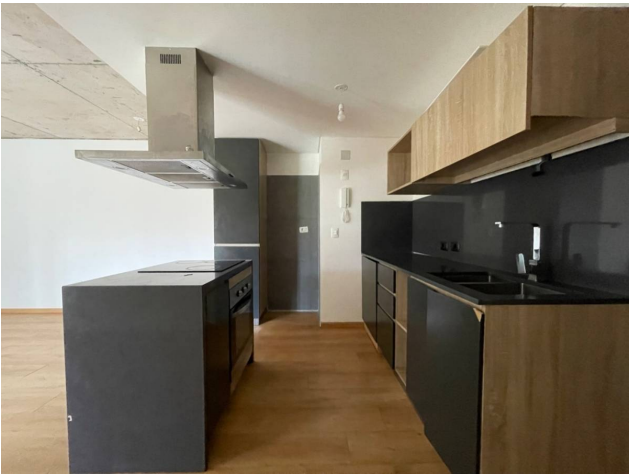
Location

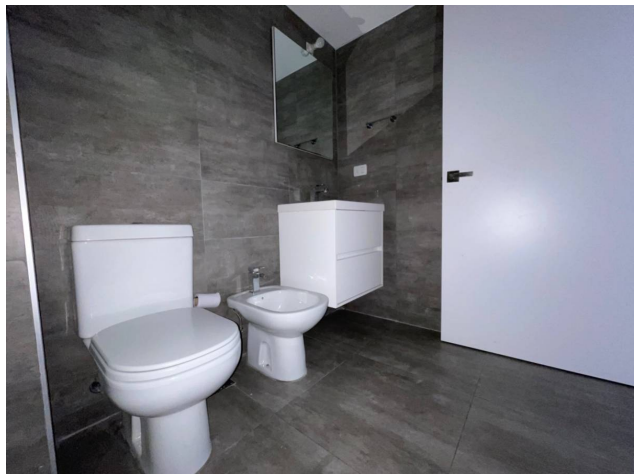
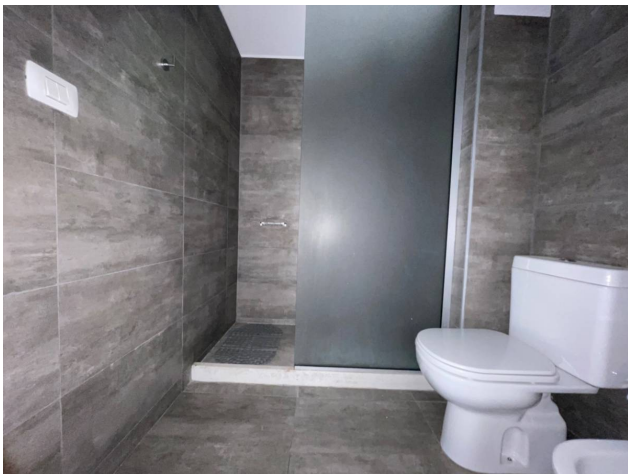
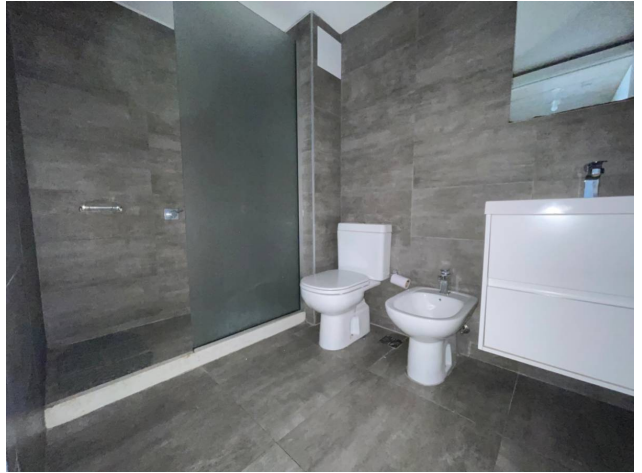
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References



Photo Catalog





FORUM - Av. Prof. Dr. Euclides Peluffo 1649 GSS104,Buceo, Montevideo
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Property subject to availability.

Price subject to change without notice.

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