



Condominium for Sale

Aguada, Montevideo



Sale: US\$ 87,760

Property type: Condominium

Operation: Sale

- **Land:** 42.2 sqm
- **Building:** 39.3 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 4
- **Condition:** New

- **Floor number:** 3
- **Number Of Houses:** 6
- **Construction Quality:** Middle
- **environments:** 2

• Balcony

• Kitchen

• Living room

Property status

State: New

Age: 2024

Description

1 BEDROOM APARTMENT WITH PATIO IN AGUADA. IDEAL FOR RENT OR TO ACCESS A HOUSING WITH AN EXCELLENT PRICE!

ESTIMATED PROFITABILITY: ABOVE 7.5%

The project is a recycling developed in an area with high rental demand, with access to all types of services and close to universities. Close to important avenues, it has an important flow of public transportation and proximity to the urban cycle path system.

Aimed at a young audience in single-room and one-bedroom format units, carried out under housing law 18,795 promoted to maximize the profitability of investors. (Exemption from rental income tax for 10 years, Exemption from ITP and Exemption from Wealth Tax).

The project is developed in 4 levels. It has 6 units in total and a barbecue for common use on the second level.

Estimated delivery date: August 2025

Unit 301 is located on the third level and has m2 front. It has a living-dining room with an integrated kitchen and access to a balcony, a bedroom and a full bathroom.

Its list price is US\$105,600 and the pre-sale price is US\$87,760.

*Consult about other types of 1-bedroom apartments.

PAYMENT METHODS:

- CASH: 80% upon signing the purchase and sale commitment and 20% in installments during the work
- PERIOD OF WORK: 50% upon signing the purchase and sale commitment, 30% after 3 months of signing the commitment, 30% after 3 months of the previous payment and 10% upon delivery of the unit (+3, 5% occupancy costs)

Real Estate Fees: 3% + VAT

Do not hesitate to schedule a meeting and receive all the information in a personalized way.

Don't miss this real estate opportunity at a more than affordable price!

Location

, Aguada, Montevideo



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Property subject to availability.

Price subject to change without notice.

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