

**Condominium for Sale**

Aguada, Montevideo

**Sale: US\$ 91,840****Maintenance : 3,465****Property type: Condominium****Operation: Sale**

- **Land:** 34.3 sqm
- **Building:** 28.2 sqm
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 10
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 2
- **environments:** 1

- Pets Allowed
- Suitable credit
- A / C pre-installation
- Solarium

- Kitchen
- Pet friendly
- Public laundry
- SUM

- Living room
- Garage
- Game room
- Elevator

- Courtyard
- Gym
- Security

Property status

State: New

Age: 2024

Description

I LIVED or INVESTED IN A STUDIO ROOM WITH PATIO IN AGUADA!

With estimated delivery for September 2024 and the possibility of acquiring it through a bank loan.

This development is located in an area of great potential due to its connectivity, its services and its proximity to green spaces and iconic points of the city. A neighborhood in full transformation that looks confidently toward the future and is consolidating itself as a new focus for real estate developments.

The building joins this process of urban and social reconversion by combining design, security, construction technology and environmental awareness.

The project makes the most of the orientation to achieve greater comfort and energy savings

The amenities generate comfort without burdening common expenses. Gym, SUM, playroom, laundry and tender, cowork and solarium.

The circuit of squares created in recent years and the appearance of avant-garde architectural projects demonstrate the revaluation that a thriving neighborhood is experiencing.

UNIT 201 is located on the second floor and has a quiet part of the building.

It consists of a room with an integrated kitchen, a full bathroom and a 6.09 m2 patio, which gives it a greater spatial sensation and the possibility of enjoying an open space for exclusive use. Ideal for pets!

*Consult about other types of studio apartments and 1 and 2 bedroom apartments.

The garages are sold separately and their value starts at US\$14,000.

Building under the Promoted Housing Law, which exempts income tax for 10 years, ITP and other tax benefits.

Accepts bank financing up to 70% of its value.

Estimated common expenses: \$3,465

Occupancy costs: 4.5%

Real Estate Fees: 3% + VAT

Location

, Aguada, Montevideo



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Property subject to availability.

Price subject to change without notice.

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