



Condominium for Sale

Aguada, Montevideo



Sale: US\$ 135,000

Maintenance : 6,075

Property type: Condominium

Operation: Sale

- **Land:** 64.6 sqm
- **Building:** 54.7 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Parking lots:** 1
- **Stories:** 10
- **Condition:** New
- **Number of Elevators:** 2
- **Floor number:** 5
- **environments:** 3

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

- Balcony
- Pet friendly
- Public laundry
- SUM

- Kitchen
- Garage
- Game room
- Elevator

- Living room
- Gym
- Security

Property status

State: New

Age: 2024

Description

I LIVED or INVESTED IN A MODERN 2 BEDROOM FRONT APARTMENT WITH TERRACE 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 505 is located on the fifth floor and has a front layout.

It consists of a living-dining room with an integrated kitchen, 2 bedrooms, a full bathroom and a 9.9 m2 terrace which is accessed from both the living room and the bedrooms.

*Consult about different 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: \$6075

Occupancy costs: 4.5%

Real Estate Fees: 3% + VAT

Let's schedule your visit!

Location

, Aguada, Montevideo



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Property subject to availability.

Price subject to change without notice.

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