



Oswaldis Corobo

CENTURY 21.

Alpha

ID: 9380
ocorobo@c21alpha.com.uy
+59897211218



Condominium for Sale

Luis Alberto de Herrera Puerto Buceo, Montevideo



Sale: US\$ 176,290

Maintenance : 6,000

Property type: Condominium

Operation: Sale

- **Land:** 43.6 sqm
- **Building:** 38.6 sqm
- **Front measurement:** 6.4 m
- **Background measurement:** 6.0 m
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Stories:** 12
- **Kitchen:** Full kitchen
- **Land:** regular

- **Condition:** New
- **Number of Elevators:** 4
- **Floor number:** 3
- **Number Of Houses:** 90
- **Construction Quality:** Luxury
- **Showers:** 1
- **environments:** 2

• Pool

• Pets Allowed

Property status

State: New

Age: 2025

Without Mortgage: Yes

Description

A PRIVILEGED PLACE TO LIVE IN PUERTO DEL BUCEO WITH THE BEST VIEW OF THE RAMBLA DE POCITOS.

From this building on the 12th floor you will see the best sunsets on the Rambla de Pocitos.

Luxurious Apartment will have:

- Spacious living room with access to the 5.00 m2 balcony.
- Integrated kitchen with island, equipped with stove, built-in oven and extraction hood.

- Bedroom with full closet and access to balcony.
- Balcony of 5.77 m2 to the quiet part of the building

Wood-like SPC floors, wood-like porcelain floors on balconies and circulations, underfloor heating, pre-installation of air conditioning pipes, aluminum openings with DVH, A40 line or similar hydro.

Kitchen: top of the line with designer furniture complete with stainless steel sink, silestone countertop, complete kitchen with stove, oven and extractor hood.

Bathrooms: with top quality porcelain floors and coverings, complete vanity with designer sink in bathrooms, single-handle faucets.

Unit 309 is located on the first floor in the quiet part of the building.

The building will have a high level of amenities:

12th floor:

- * Swimming pool with panoramic view.
- * Solarium.
- * Grillers.
- * Terraces with Pergolas
- * Lady and gentleman health services.

Low level:

- * Fully equipped gym.
- * Sauna
- * S.U.M.
- * Cowork with meeting room.
- * Automatic vehicular access gates.
- * Electric intercom with viewing camera.
- * CCTV circuit in accesses.

Completely traditional construction:

- Brick masonry and plaster or retak with masonry finish plastered in projected plaster.
- Wood-like SPC floors in apartments and wood-like porcelain tiles in terraces and circulations.
- Aluminum openings with DVH, A40 line or similar hydro.
- Terrace railings in double tempered glass with safety laminate.
- Top quality porcelain floors and coverings in bathrooms.
- Complete vanity with designer sink in bathrooms.
- Single-lever faucets in top-of-the-line FPB bathrooms and kitchens.
- Top-of-the-line toilets and kitchen.
- Top quality sanitary fixtures.
- Designer kitchen furniture, complete with stainless steel sink.
- Silestone countertops.
- Kitchen equipped with stove, built-in oven and extractor hood.
- Complete closet interiors.
- Underfloor heating individual.
- Pre-installation of air conditioning pipes.
- Elevators covered in stainless steel, with digital boards and granite floor.
- Automatic vehicular access gates with TAG.
- Electric intercom with viewing camera and facial recognition.
- CCTV circuit in accesses.
- Electromagnetic locks in general access and apartments.
- Fire detection in apartments.
- Generator Group.

Cash pre-sale price; Consult for financing.

Occupancy costs: 6%

Optional garages from USD 40,000

Ask about other typologies and options on higher floors.

Start of work: March 2024

Estimated delivery: June 2026

We share with all Real Estate Agents!

Real estate commission: 3% plus VAT.

Location

Luis Alberto de Herrera , Puerto Buceo, Montevideo

References



Photo Catalog



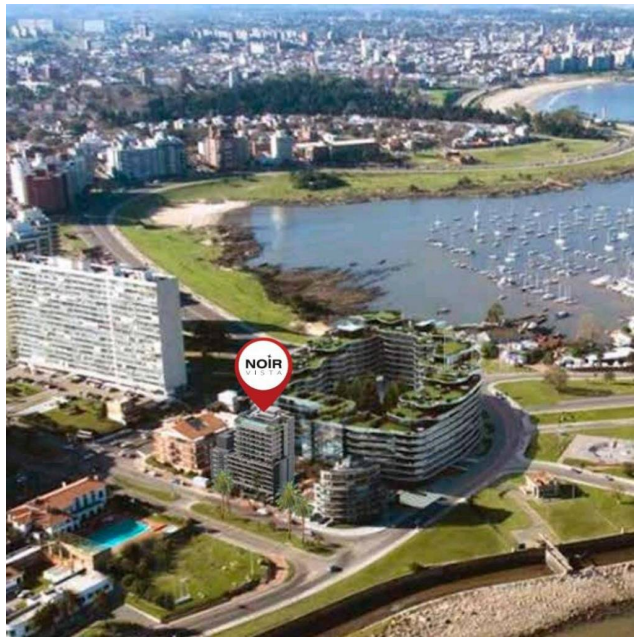
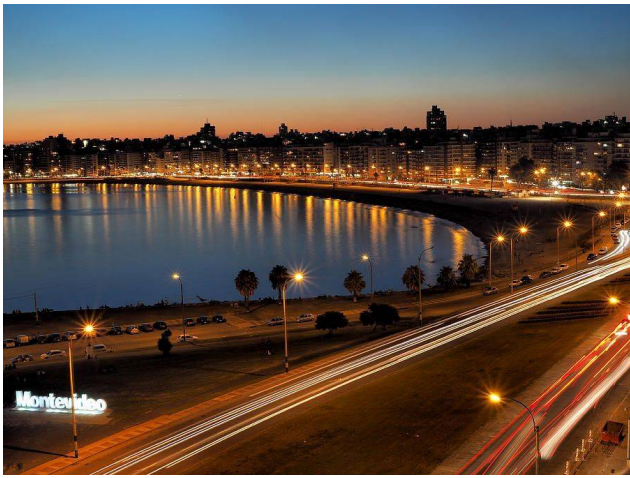


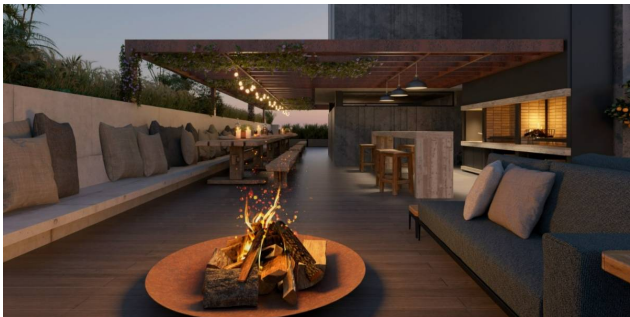
Unidades 09		Superficies en m²:	
PISOS 1, 2 Y 3		Cubiertos:	38.55
1 DORMITORIO		Descubiertos:	0.00
CONTRAFRENTE		Terrazas:	5.00
109 - 209 - 309		Comunes:	11.54
		Total:	55.09

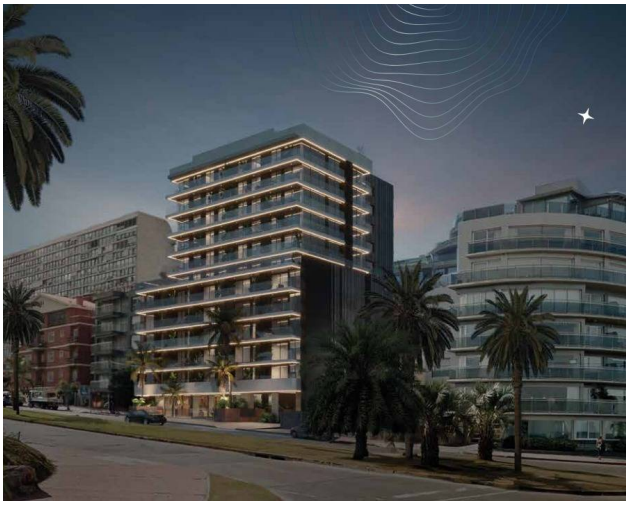


CONTRAFRENTE









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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