



Docilia Rodriguez

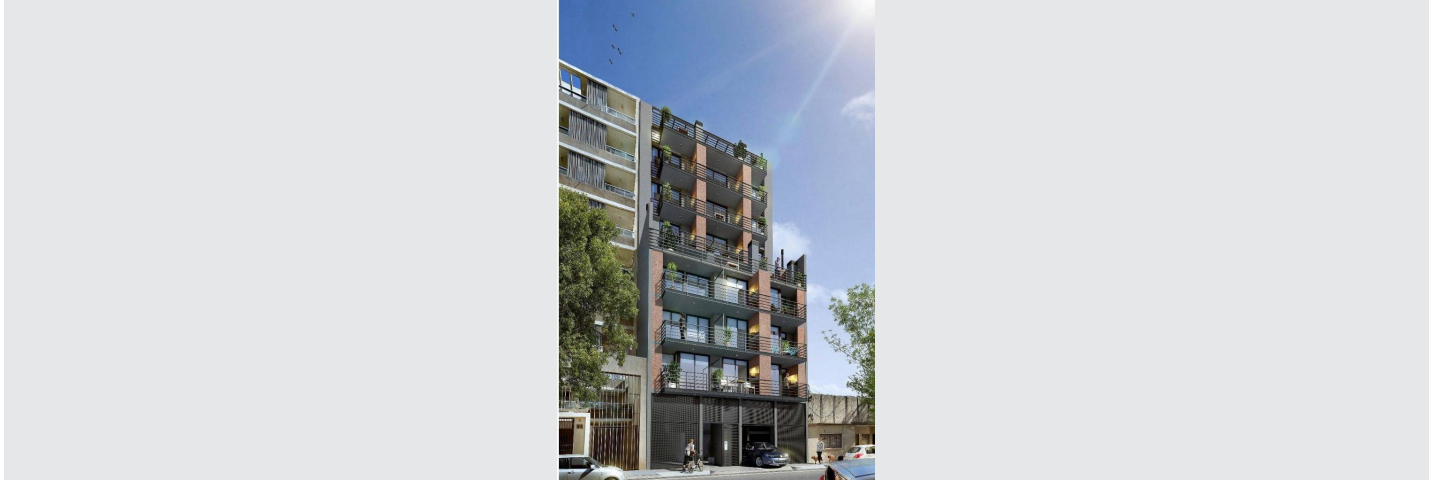
CENTURY 21

Premier

ID: 9404

docilia.rodriguez@c21premier.com.uy

+59893907762



Condominium for Sale

Charrua Cordón, Montevideo



Sale: 147,500

Property type: Condominium

Operation: Sale

- **Land:** 55.6 sqm
- **Building:** 46.0 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 8
- **Number Of Houses:** 28

• **environments:** 3

- Pets Allowed
- Dinning Room

- Water
- Tipo de Padrón del inmueble: 2

• Electricity

• Balcony

Property status

Age: 2025

Without Mortgage: Yes

Description

Apartment for sale in the Cordon Sur area located on Charrua street, 2 bedrooms, living room, laundry room, 9 m2 terrace with barbecue exclusive to unit 201.

The Building has 8 floors, 28 units in Horizontal property.

It also has Benefits covered by the Promoted Housing Benefit Law WITHOUT TAXES: Law 18,795 or Personal Income Tax, IRAE, VAT, EQUITY, ITP, NOTHING!

Exemption from property transfer tax 2% of the actual value to the first buyer.

Sales VAT exemption on the first sale within 10 years of completing the work.

Exemption from the rent generated for 10 years with the rental of the unit.

Estimated delivery December 2025

Price US\$147,500.

Occupancy expenses 3%.

Real estate fees 3% plus VAT.

Housing or investment opportunity

Excellent option, do not hesitate to consult other 1 bedroom and Studio options, schedule your visit.

Location

Charrua , Cordón, Montevideo

References

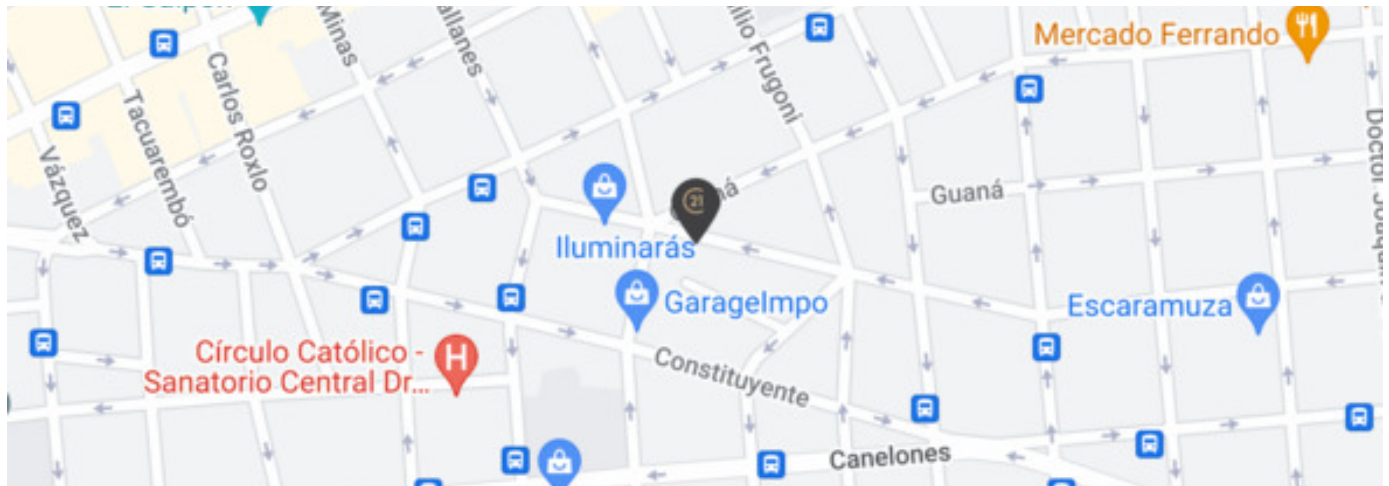
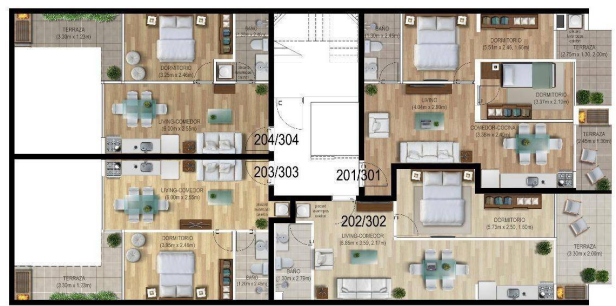


Photo Catalog



Planta N2/3	m ² individual de uso	m ² muros	m ² individual cimientos	m ² terraza/patio	m ² totales
Unidad 201/301	41.50	5.07	45.57	9.00	94.57
Unidad 202/302	42.70	4.45	47.15	9.00	98.15
Unidad 203/303	30.80	3.20	34.00	4.70	38.70
Unidad 204/304	30.80	3.20	34.00	4.70	38.71



Planta N1	m ² individual de uso	m ² muros	m ² individual cimientos	m ² terraza/patio	m ² totales
Unidad 101	25.00	4.00	30.00	5.37	35.37
Unidad 102	25.00	3.55	28.55	4.23	32.78
Unidad 103	31.00	4.60	35.60	5.66	41.26
Unidad 104	30.80	3.20	34.00	18.30	62.30
Unidad 105	30.80	3.20	34.00	18.30	62.30



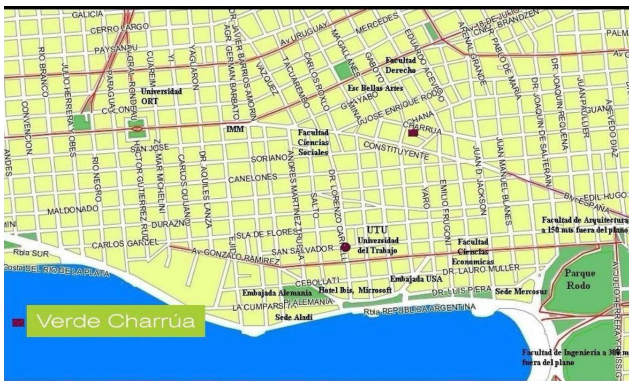
Planta N4	m ² individual de uso	m ² muros	m ² individual cimientos	m ² terraza/patio	m ² totales
Unidad 401	30.00	3.80	33.80	30.30	64.10
Unidad 402	25.00	0.40	25.40	11.58	37.58
Unidad 403	30.80	3.20	34.00	4.70	38.70
Unidad 404	30.80	3.20	34.00	4.70	38.70



Planta N6	m ² individual de uso	m ² muros	m ² individual cimientos	m ² terraza/patio	m ² totales
Unidad 801	64.00	3.00	67.00	32.00	99.00



Planta N5	m ² individual de uso	m ² muros	m ² individual cimientos	m ² terraza/patio	m ² totales
Unidad 701	30.00	3.80	33.80	7.20	41.00
Unidad 702	25.00	0.40	25.40	2.70	28.70
Unidad 703	37.00	4.40	41.40	15.40	57.20



Av. Dr. Francisco Soca 1553, Montevideo, Montevideo

T +59894315336 | contacto@c21premier.com.uy | https://c21premier.com.uy

Property subject to availability.

Price subject to change without notice.

The sending of this file does not commit the parties to the subscription of any legal document. The information and measurements are approximate and must be confirmed with the relevant documentation.