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Condominium for Sale

Juan de León Puerto Buceo, Montevideo



Sale: US\$ 532,000

Maintenance : 25,000

Property type: Condominium

Operation: Sale

- **Land:** 194.0 sqm
- **Building:** 152.0 sqm
- **Bedrooms:** 3
- **Bathrooms:** 3
- **Half Baths:** 1
- **Parking lots:** 1
- **Stories:** 10
- **sqft Garden:** 7
- **Land:** regular
- **Condition:** Excellent
- **Number Of Houses:** 1
- **environments:** 5

- Kitchen
- Electricity
- Dining room
- Yard
- suite room

- Pets Allowed
- Internet
- Dependence
- Laundry
- Toilette

- Water
- Phone
- Desk
- Living room
- Dressing room

- Cable
- Dinning Room
- Hall
- Courtyard
- Individual air conditioning
- Underground garage
- Goal security

- Alarm
- Grill
- SUM

- Heating
- Game room

- Central heating
- Security

Property status

State: Excellent

Age: 1983

Without Mortgage: Yes

Description

With sea view, in front of Pocitos beach

Excellent superior quality unit in the heart of the Puerto del Buceo area.

The west-facing building has 10 floors with 2 apartments per floor.

Reception with 24-hour porter

Access is via 2 elevators: main and service.

Front access to the Garage at Sub-Ground level

Located on Juan de León street, this property offers an excellent view of the sea through large windows in the living-dining room and office. The location of the property is convenient from a parking perspective, being able to park on the street in front of the boulevard. Being on the ground floor, the apartment has the potential to be used as a professional desk or office with good pedestrian visibility.

It is a unit of 194 m² total.

Unit 001, with 145 m² of interior surface area, plus the patio and garden, offers a front terrace converted into an office, with good visibility for passers-by. This apartment offers the comfort of a house with spacious and functional spaces.

We enter through a large living room at the front, followed by a distribution hall and a social bathroom. There is also access to the office terrace.

The property has 3 bedrooms with plenty of closets in excellent condition. The master bedroom is en suite and has a separate dressing room, through which you also access the terrace, now converted into an office with views of the promenade.

A second distribution hall leads to two other bedrooms sharing the second full bathroom.

The kitchen, generously sized and very sunny to the north, has a double countertop and a dining room with access to the patio. Through the service entrance we access the service unit, which includes a bedroom, updated bathroom and laundry area.

From the patio, you can directly access the building's barbecue.

The apartment includes air conditioning and underfloor heating by heat pump.

Covered garage for 1 vehicle and 24-hour concierge. The property has piped gas.

Fixed common expenses all year \$25,000.

Real Estate Tax: 3 x \$48,000

Primary Tax: 3 x \$9,540

Be sure to see this high-end beachfront property.

Real Estate Fees 3% + VATWith sea view, in front of Pocitos beach

Excellent upper level unit in the heart of the Puerto del Buceo area.

The west-facing building has 10 floors with 2 apartments per floor.

Reception with 24-hour porter

Access is via 2 elevators: main and service.

Front access to the Garage at Sub-Ground level

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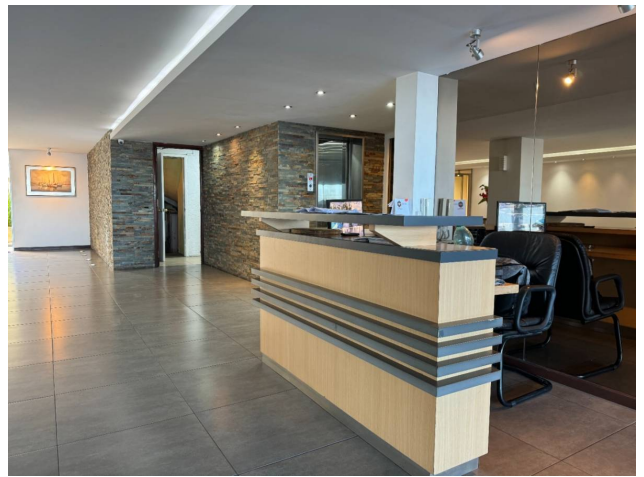
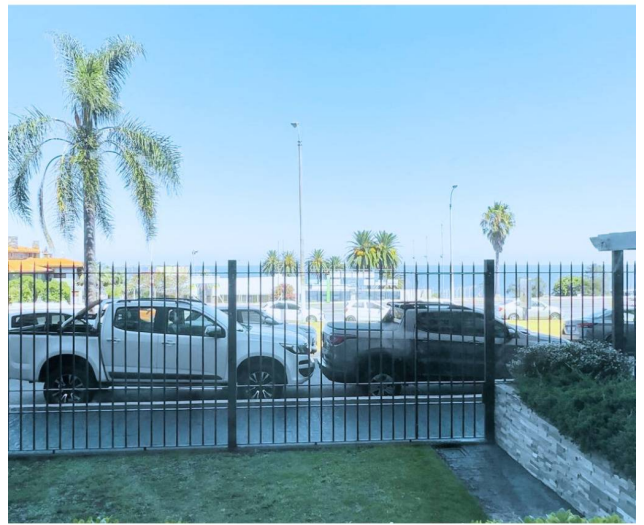
Location

Juan de León , Puerto Buceo, Montevideo

References

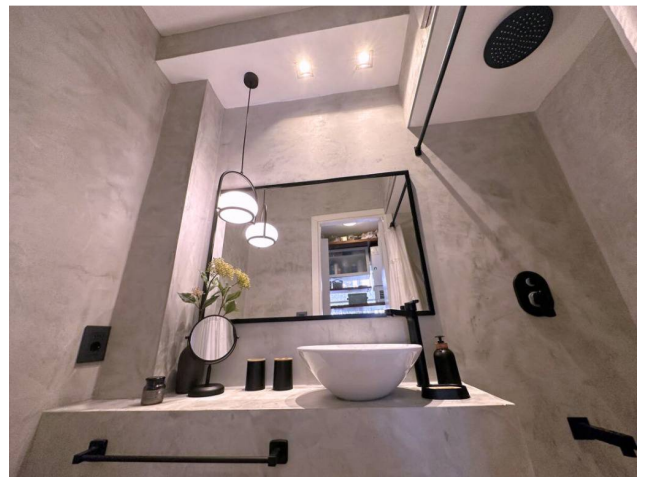


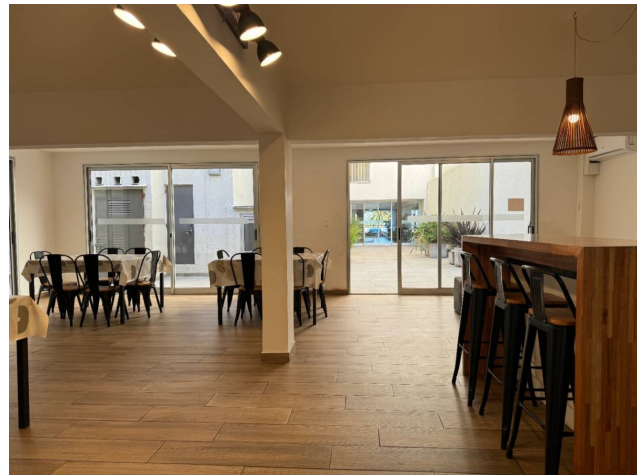
Photo Catalog











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Property subject to availability.

Price subject to change without notice.

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