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**CENTURY 21.**

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**Condominium for Sale**

canelones Centro, Montevideo



**Sale: US\$ 179,100**

**Property type: Condominium**

**Operation: Sale**

- **Land:** 31.5 sqm
- **Building:** 77.5 sqm
- **Bedrooms:** 1
- **Bathrooms:** 1
- **Parking lots:** 56
- **Stories:** 11
- **Land:** regular
- **Condition:** New
- **Building Classification:** excelente
- **Number of Elevators:** 2
- **Floor number:** 11
- **Number Of Houses:** 104
- **Construction Quality:** High
- **environments:** 2

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|--------------------------|---------------------------------|-------------------------|--|
| • Kitchen                | • Pets Allowed                  | • Water                 | • Cable                                |
| • Electricity            | • Internet                      | • Pavement              | • Phone                                |
| • Balcony                | • Storage                       | • Dinning Room          | • Desk                                 |
| • Hall                   | • Yard                          | • Laundry               | • Living room                          |
| • Living room            | • Office                        | • Courtyard             | • Individual air conditioning          |
| • Suitable credit        | • Pet friendly                  | • Individual heating    | • Sports Center                        |
| • Garage                 | • Gym                           | • Bright                | • Grill                                |
| • A / C pre-installation | • Public laundry                | • Security              | • Solarium                             |
| • SUM                    | • Tipo de cobertura (Garage): 1 | • Tipo Garage: 1        | • Acceso al Garage: 1                  |
|                          |                                 | • Cantidad de Autos: 56 | • Orientacion del Terreno (en caso): 6 |

• Elevator  
• Build style: Se compone de:  
• Expansión exterior en todas las unidades  
• Aberturas de aluminio anodizado  
• Pisos de porcelanato en baños  
• Pre Instalación de termotanque eléctrico individual para agua caliente (No incluye provisión)  
• Pre Instalación de lavarropas  
• Instalación para TV cable y Teléfono  
Domótica Kit básico que incluye Control de ingreso a través de una cerradura electrónica, control de iluminación y control de cortinas (No incluye cortinas).  
Nota: El kit premium que incluye control de climatización, de audio y video, simulador de presencia y cámaras de seguridad se podrá obtener a través de un costo diferencial.

Memoria Descriptiva  
[vitriumcapital.com/01sync](http://vitriumcapital.com/01sync)

### CARACTERÍSTICAS DE LOS APARTAMENTOS TIPOLOGIAS

MONOAMBIENTES, 1 Y 2 DORMITORIOS

Incluye:  
• Mueble de mesa modular para 2 a 4 personas  
• Mueble de escritorio (No incluye otros placares ni el sillón)

Mobiliario flexible en Monoambientes  
• Pre Instalación de Aire Acondicionados Frio/Calor (No incluye provisión de equipos)

• Cocinas mesadas de granito  
• Pileta de acero inoxidable  
• Muebles bajo mesada  
• Baños:

Artefactos sanitarios y griferías de primera calidad

• Reception  
• Year of construction: 2024

• Doors and Closets:  
Incluye:  
• Mueble de mesa modular para 2 a 4 personas  
• Mueble de escritorio

• Terrace  
• Class: A

• Retail / Offices: 2  
• Type of Walls: Muros separativos de espacios comunes y entre unidades de mampostería, tabiques interiores de placa de yeso con aislación acústica. Paredes revocadas, enduidas y pintadas

• Natural lighting  
• Finishes: Kit básico que incluye Control de ingreso a través de una cerradura electrónica, control de iluminación y control de cortinas (No incluye cortinas).  
• Retail / Offices in Building: 2  
• Private parking: 56

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### Property status

State: New  
Age: 2024

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## Description

The entrance to the building functions as a cowork space and is linked to the internal patio, generating a very well lit environment and ideal for receiving someone, working or studying. At the same time, it connects with two meeting rooms and a gymnasium in the building. Also has:

- 2 elevators
- 41 covered basement garages and 16 semi-covered garages on the ground floor
- 18 Storage/Boxes
- Bike Parking Area

On the top floor, and complementing the plant

On the ground floor, there is the Solarium, the Wet Spa,

4 Grills, a Multipurpose Room with

Bathroom, Kitchenette and a Laundry with Tender.

It also has its own platform

technological, that is, an application for cell phones, tablets and also a website.

Spaces can be reserved there in case

would like more privacy or if they had any

Important event. On the other hand, there will be a channel

of communications where they can be done

consultations, common expenses can be paid

of the building, see manuals and regulations.

They will also have entry control in the

access to provide more security and control

the flow of people, lighting control of the

spaces and audio and video in case of making

an event or meeting.

Immediate delivery March 2024

FEE 3%+VAT

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## Location

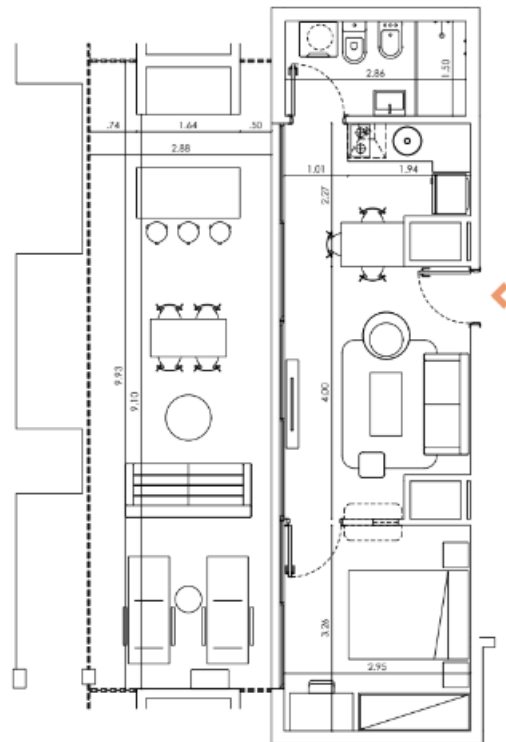
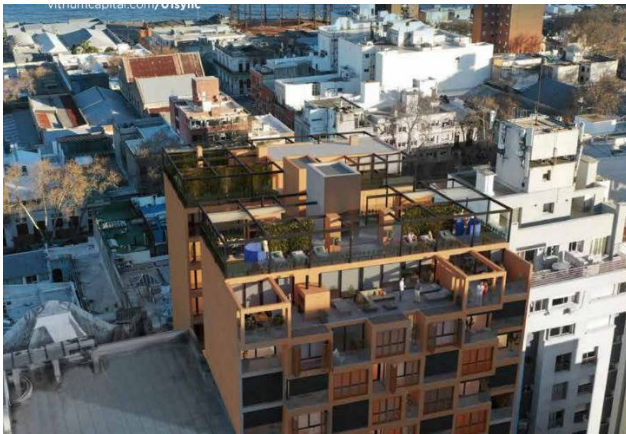
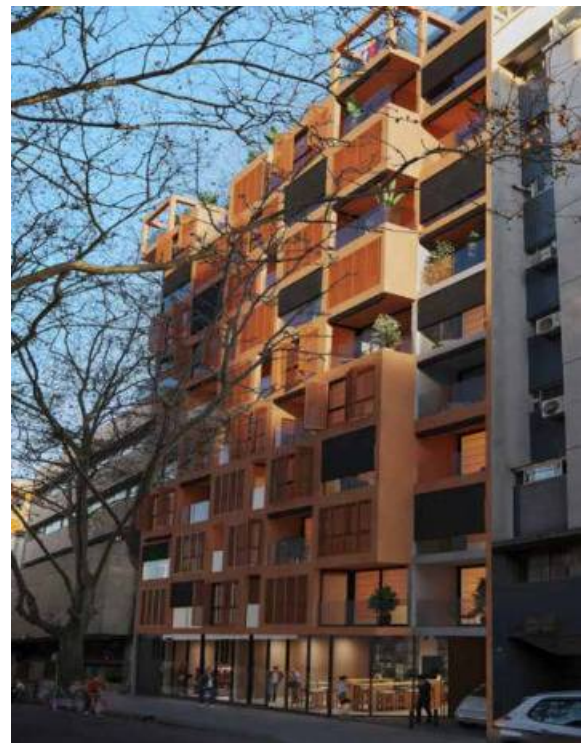
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## References



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## Photo Catalog



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.