



Condominium for Sale

La Blanqueada, Montevideo



Sale: US\$ 149,900

Property type: Condominium

Operation: Sale

- **Land:** 51.9 sqm
- **Building:** 46.9 sqm
- **Bedrooms:** 2
- **Bathrooms:** 1
- **Stories:** 10
- **Kitchen:** Full kitchen
- **Construction Quality:** High
- **environments:** 3

- Water
- Toilette
- Car saves space
- Grill
- Goal security

- Electricity
- Sports Center
- In construction
- Perimeter
- Year of construction: 2022

- Internet
- Underground garage
- Gym
- A / C pre-installation
- Windows: En su mayoría las aberturas son monoblock (sistema de cortina incorporada) Aluminio serie 25 o similar, anodizado natural

- Living room
- Garage
- Bright
- Game room
- Doors and Closets: Puertas, marcos y contramarcos : tipo tablero de 42 mm a definir según diseño nal. En puertas principales terminación laqueada y con mayor refuerzo en estructura interna. Muebles de bajo mesada en Cocina incluidos

Property status

Age: 2023

Without Mortgage: Yes

Description

Brand new apartment in the La Blanqueada area, featuring 2 bedrooms on the 10th floor.

Located on Jose Battlle y Ordoñez Boulevard, close to educational and recreational centers. In a rapidly growing area, we find a building with three towers, each with 10 levels and independent accesses, offering 190 apartments. This development will transform the neighborhood's dynamics.

Excellent location and connectivity

Two barbecue areas, one of them equipped with a wood-fired oven, griddle, and gas and traditional grill.

Organic garden on the ground floor for gardening enthusiasts

Equipped gym

Play area for children

Reading and study space, fully equipped.

Concierge service and access control

Digital access to units with smart doorman, smartphone access control

Internal communication within the building through screens in common areas.

Low common expenses costs

Garages and parking spaces are sold separately, with prices starting from \$17500.

The project is carried out under Law 18,795, the Promoted Housing Law (Social Housing), which includes:

Exemption from ITP (Tax on Real Estate Transfer)

Exemption from IRAE/IRPF (Corporate Income Tax/Personal Income Tax) on rental income for 10 years

Exemption from IP (Property Tax) for 10 years

Unit 003

Occupancy expenses: 4%

Real estate agency fees: 3% + VAT

Please inquire about different payment methods.

Location

, La Blanqueada, Montevideo

References

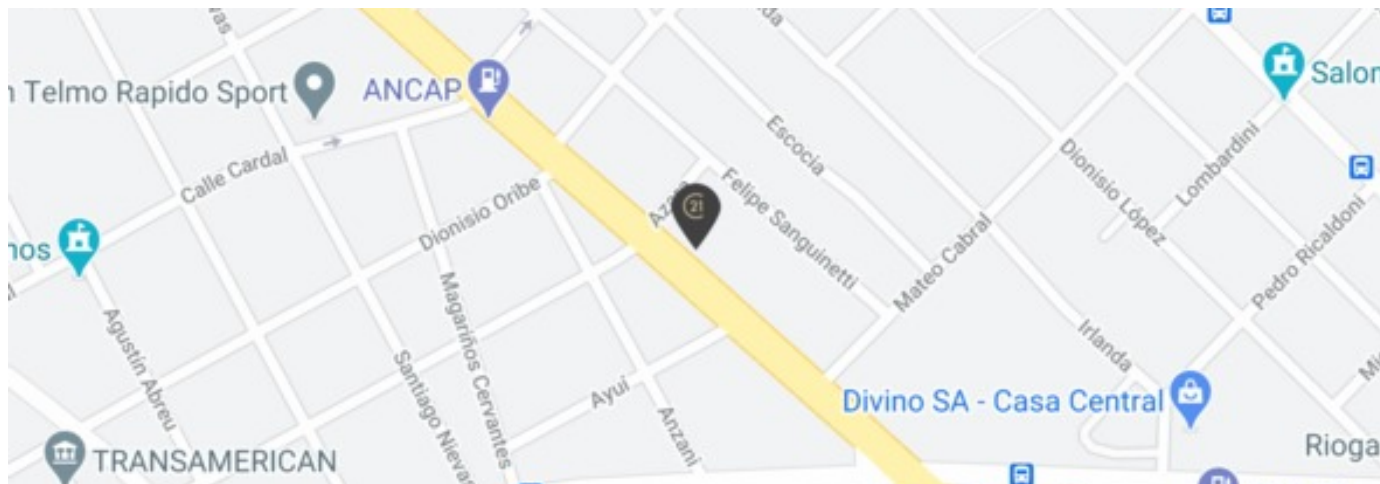
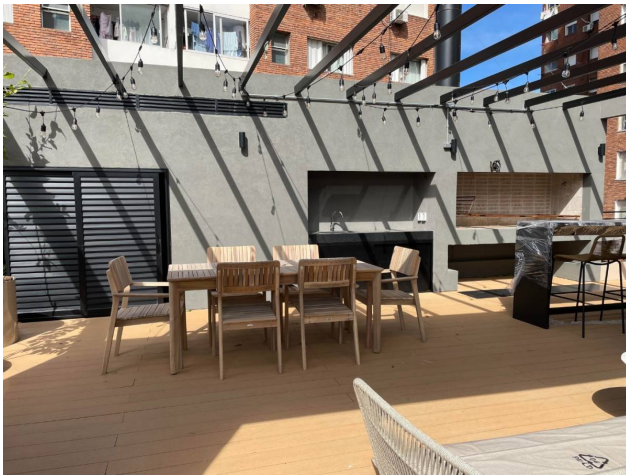


Photo Catalog





NIVEL PB-1-7
003/106-706
2 DORMITORIOS

Etapas B



Superficie

Área Total	519 m ²
Área Privada	44,8 m ²
Área Terraza	2,1 m ²
Área Común	5,0 m ²
Área Jardín	0,0 m ²



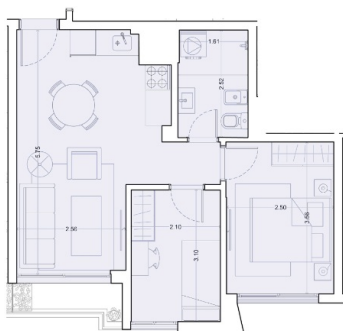
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Property subject to availability.

Price subject to change without notice.

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