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Gated community for Sale

Gallinal 1416 M4 Punta Gorda, Montevideo



Sale: US\$ 296,400

Property type: Gated community

Operation: Sale

- **Land:** 95.1 sqm
- **Building:** 95.1 sqm
- **Bedrooms:** 2
- **Bathrooms:** 2
- **Stories:** 3
- **Land:** regular
- **Condition:** New
- **Floor number:** 2
- **Number Of Houses:** 12
- **Construction Quality:** High
- **environments:** 3

- Kitchen
- Cable
- Balcony
- Dressing room
- Garage
- Swimming pool
- Solarium

- Pool
- Sewer
- Yard
- Pet friendly
- Gym
- A / C pre-installation
- SUM

- Pets Allowed
- Electricity
- Living room
- Heating
- Internal lot
- Automatic watering
- Elevator

- Water
- Pavement
- suite room
- Central heating
- Grill
- Security

Property status

State: New

Age: 2024

Description

LAUNCH - 100 Meters from Rambla

Exclusive "M4 Punta Gorda" Project.

Located in one of the most charming neighborhoods in Montevideo, the M4 building stands out for its unique location. Surrounded by the history of an old Water Mill that, since its cessation of activities, welcomes those who live in the area in the afternoons of rest, and a few steps from the picturesque coastal Rambla of Punta Gorda.

This exclusive project is distinguished by its double-front position with both pedestrian and vehicular access from Dr. Alejandro Gallinal Street, and pedestrian access from Arq. Raúl Lerena Acevedo Street, the latter from El Molino. Discover an exceptional lifestyle in the heart of Montevideo.

There are two fronts, two individual blocks positioned on a large garden. The ground floor frees up double vehicular/pedestrian access, allowing it to be a connection between the Rambla and the Park. Its units imitate the strategy, having a double-front bay, placing the social sector on the street and turning the bedrooms towards the intimacy of the interior garden.

The gated complex of "M4 Punta Gorda" provides a safe and quiet environment for the whole family and with sea views

There are 12 exclusive apartments of 96.5m²

2 bedroom units of 76 m² own interiors and terraces of 14m² and Pallier quota of 6.53m².

Reception

Equipped kitchen

Kitchens are a masterpiece of design and functionality. They are equipped with a microwave, stove, hood and top quality oven.

Individual barbecues.

Laundry

24 hour video surveillance

Radiant slab with Heat Pump

Price Unit 203 exit to Lerena (Molino) USD 280,340

Occupancy costs: 4%

Cash Price: 90% initial - 10% upon delivery

Consult for financed prices: 30% Initial - 60% installments during work - 10% upon delivery

Delivery: September 2025

Schedule your appointment and ask about other available units!

Professional fees: 3% + VAT

Location

Gallinal 1416 M4 , Punta Gorda, Montevideo

References

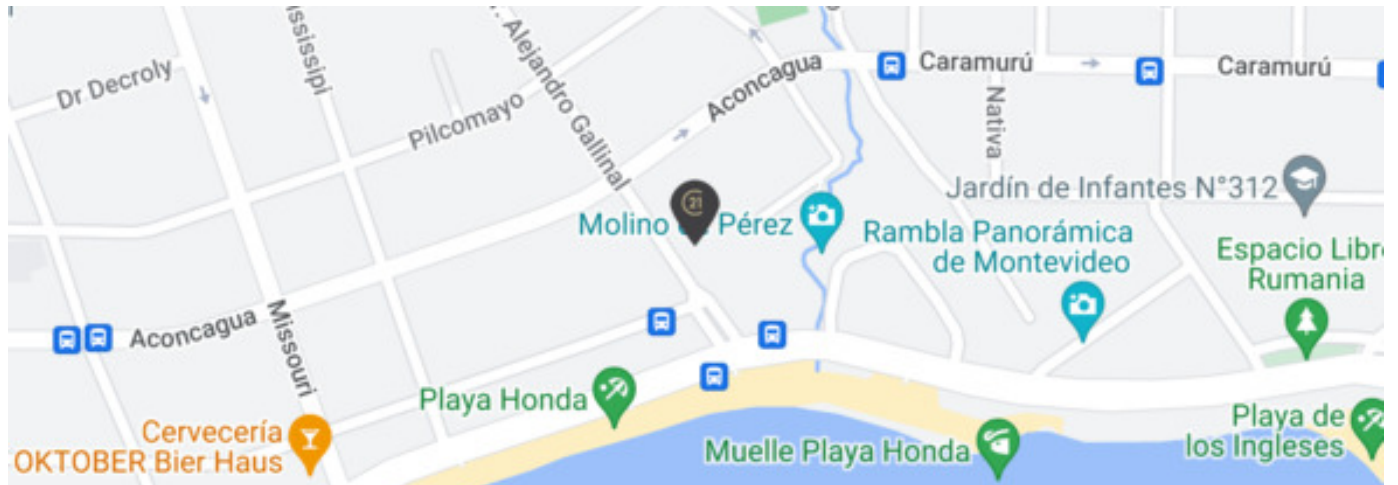
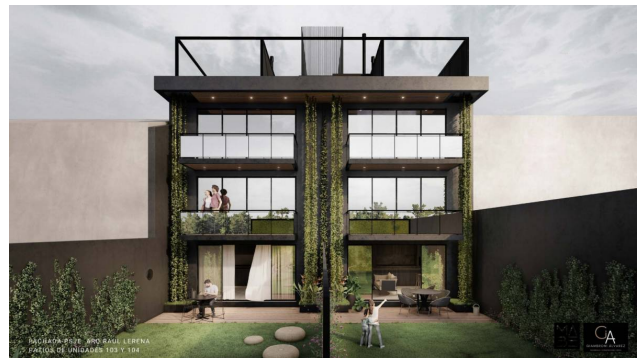
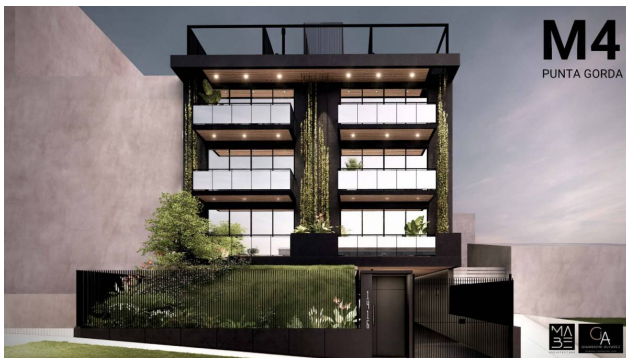
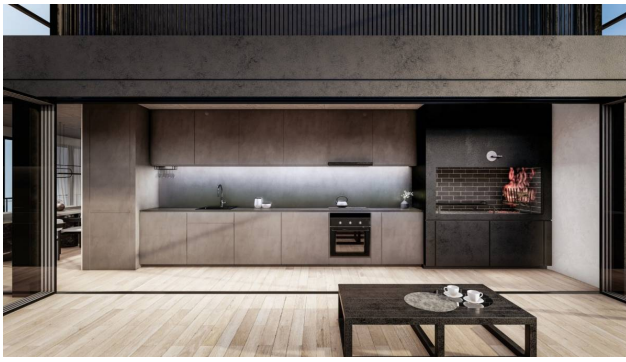


Photo Catalog







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Property subject to availability.

Price subject to change without notice.

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