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House for Sale

Pocitos Nuevo, Montevideo



Sale: US\$ 1,350,000

Property type: Home

Operation: Sale

- Land: 529.0 sqm
- Building: 432.0 sqm
- Bedrooms: 5
- Bathrooms: 5
- Half Baths: 1
- Parking lots: 3
- Stories: 2
- Condition: Excellent
- Construction Quality: High
- environments: 7

- Pool
- Sewer
- Pavement
- Dinning Room
- Hall
- Living room
- Dressing room
- Individual heating
- Bright
- Sauna

- Pets Allowed
- Electricity
- Phone
- Dining room
- Yard
- Courtyard
- Individual air conditioning
- Garage
- Grill
- Security

- Water
- Natural gas
- Balcony
- Dependence
- Laundry
- suite room
- Furnished
- Pet friendly
- Deck
- Swimming pool
- 24 hour security

- Cable
- Internet
- Kitchen
- Desk
- Living room
- Toilete
- Suitable credit
- Heating
- Hydromassage
- Automatic watering

**Property status**

State: Excellent

Age: 1996

Without Mortgage: Yes

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## Description

Magnificent residence for sale in the best area of Pocitos Nuevo, two blocks from the World Trade Center, Montevideo Shopping and one block from the Rambla and Luis Alberto de Herrera, surrounded by greenery and in a unique and quiet place, close to all services .

Very safe house in a unique environment with very spacious rooms, first-class finishes and enclosures.

The spaces are equipped with all modern amenities, to offer a comfortable and immersive experience for guests.

Excellent distribution and circulation, it receives sun all day.

Quality construction and very good taste.

### Low level:

Entrance with garden with vegetation, entrance hall with important door.

Large, very cozy living room with fireplace.

Desk in front with spectacular social bathroom.

Large and very warm daily dining room.

Large kitchen with a large abundance of closets with access to the garden.

Full service bedroom and bathroom.

Very nice background with barbecue, grill and toilet in an environment surrounded by greenery and a lot of peace.

Spa with sauna and shower.

Very good size pool with deck, bar inside it and seats.

### Subsoil:

Very large garage with a small storage room or storage space, for 2 cars with an automated gate, and a garage with another space between the fence and the gate.

Excellent size laundry room.

### Top floor:

Magnificent and comfortable iron and wood staircase, space with stones and a waterfall with a special charm.

(4 comfortable bedrooms)

2 bedrooms with balcony to the front.

Comfortable bathroom with shower.

1 bedroom with rear view with en-suite bathroom.

1 master suite/bedroom with access to a balcony and view of the bottom of the pool, dressing room and spacious bathroom with Jacuzzi on a quality wooden base and a large window with glass brick.

### Mod cons:

Underfloor heating and air conditioners.

Irrigation.

### Security:

Gates, perimeter fence and private security service for neighboring houses.

This property is marketed under an exclusivity contract.

Shared with all colleagues

Real Estate Commission 3% plus VAT

This house represents a unique opportunity in the Montevideo real estate market. Without a doubt, it represents a true opportunity for those looking for the perfect combination of luxury, spaciousness and comfort in one of the most exclusive areas of Montevideo.

There is the possibility of renting it annually.

Excellent access, beautiful background, all its characteristics make it ideal for diplomats, school, kindergarten, business or family, or housing option and office or study, ideal for a large family.

This publication describes the essential characteristics of the property, and the person responsible for the operation must be consulted for the eventual update of the measurements, architectural and functional descriptions, services, taxes, prices and other information, whose values are approximate.

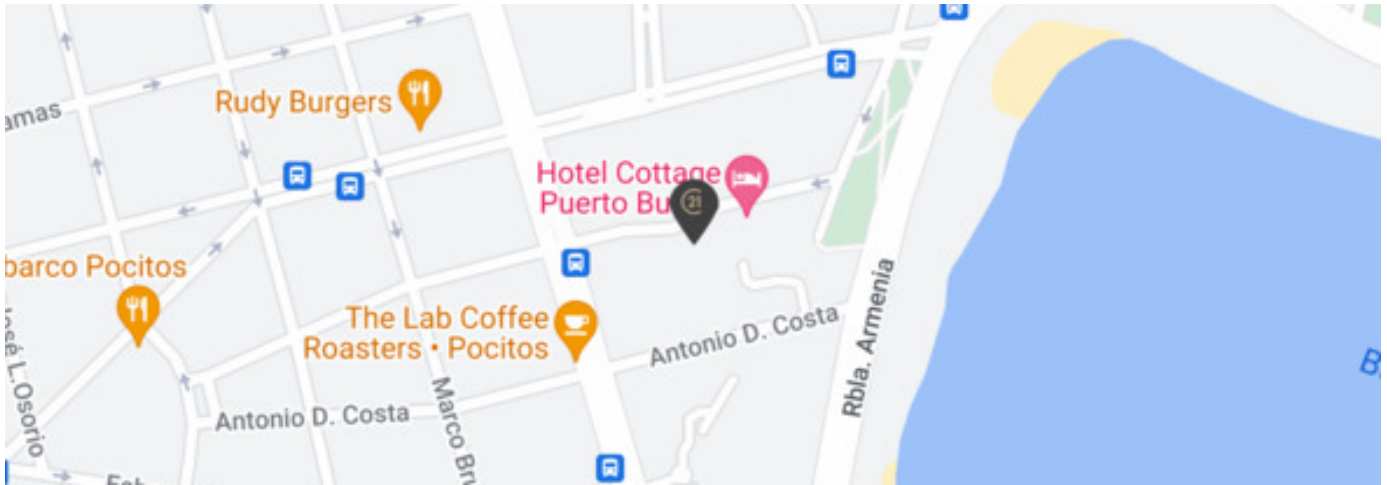
Don't miss the opportunity to purchase it!

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## Location

, Pocitos Nuevo, Montevideo

## References



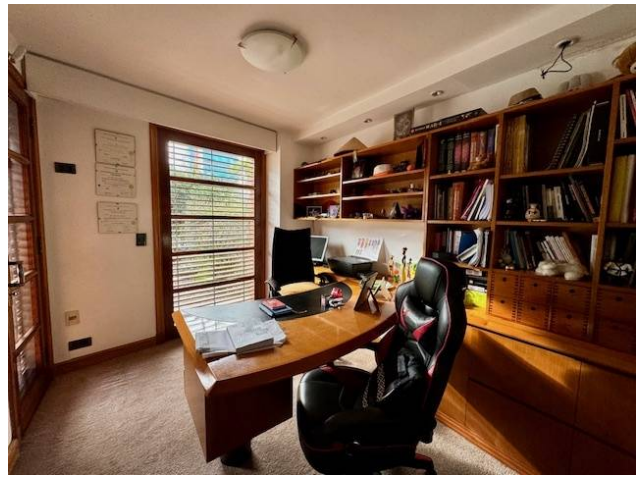
## Photo Catalog



















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Property subject to availability.

Price subject to change without notice.

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