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Gated community for Sale

9 de junio Malvín, Montevideo



Sale: US\$ 300,000

Property type: Gated community

Operation: Sale

- **Land:** 252.0 sqm
- **Building:** 180.0 sqm
- **Front measurement:** 10.0 m
- **Background measurement:** 25.0 m
- **Bedrooms:** 3
- **Bathrooms:** 1
- **Half Baths:** 2
- **Parking lots:** 1
- **Stories:** 1
- **Land:** regular
- **Condition:** Regular
- **Number Of Houses:** 2
- **Construction Quality:** Middle

- | | | | |
|--------------------|----------------------|-------------|---------------|
| • Pets Allowed | • Water | • Cable | • Electricity |
| • Internet | • Pavement | • Phone | • Storage |
| • Kitchen | • Dining room | • Desk | • Yard |
| • Laundry | • Living room | • Courtyard | • Toilette |
| • Radiator heating | • Underground garage | • Grill | |

Property status

State: Regular

Age: 1965

Without Mortgage: Yes

Description

WORLD LEADER IN REAL ESTATE SERVICES OFFERS:

#SALE of PROPERTY PH in PB to RECYCLE, has HUGE POTENTIAL to REFORMULATE EXISTING SPACES, as well as to leave it TO YOUR TASTE, based on YOUR NEEDS!!

FAMILY OR INVESTMENT FOR INCOME

General documentation of the property ordered (Succession completed)!!

ACCEPT BANK!!!!

The front property has 180 M2 built on a land area of 252 M2, developed on two floors, its excellent location and surroundings stand out, in a large part of the Malvín neighborhood south of Av. Rivera, on the corner of 9 de Junio Street. with Olympic Square.

HISTORY OF THE MALVÍN NEIGHBORHOOD:

Its name comes from the deformation of the middle name of Juan Balbín González Vallejo, who had his salt mine in said area. Around 1772 he was a grocer in Montevideo and joined the Cabildo in 1776 as provincial mayor and general depository in 1777, 1778 and 1779. In 1808 he joined the Government Board of Montevideo. He reached the rank of Lieutenant Colonel. He died in 1820. Malvín is a residential neighborhood known for its popular main beach, which, along with neighboring Playa Brava and Playa Honda, attract families and windsurfers and jet skiers. Charming homes from the early 20th century include Villa Yerua, an unconventional museum with tango and horse racing exhibits in the former summer home of iconic crooner Carlos Gardel.

This property is operational and inhabited, as well as facing EAST!!

The area has extensive services, such as: lighting, water networks, electricity, telephone/WI-FI, sanitation, among others. At the same time, it has a wide range of services, among which the following stand out: Schools, high schools, collection networks, sports clubs, supermarkets, pharmacy, private health, gym, soccer school, hotel, sports plaza, Shopping Piazza Italia, among others.

The neighborhood, due to its proximity to Av. Rivera (150 meters), has a very good bus connection to different points of Montevideo and Costa de Oro. Likewise, it is located about 100 meters from the beach along Rambla O'Higgins.

The property has the following benefits:

- Good security.
- Garden in the interior patio at the quiet part of the building of 72 M2, with barbecue and terrace.
- Garden at the open front of the building.
- Large windows to provide excellent light, as well as cross ventilation.
- General wooden openings with roller blinds (not working).
- It has heating through vintage radiators powered by FUEL OIL without working.
- Semi-updated electrical and sanitary installations.
- Garage for one vehicle.

TOP FLOOR:

- Terrace at the front and back of good dimensions (exit from the bedrooms).
- Aluminum openings with roller curtain and grille.
- 2 bedrooms with built-in closets, located in the quiet part of the building.
- 1 office or multipurpose use environment based on need.
- 1 full bathroom with appliances, built-in furniture and natural ventilation.
- 1 social bathroom.

LOW LEVEL:

- Service apartment with en-suite bathroom (located next to the garage), with independent access without entering the main house (possibility of rent).
- Deposit with wide possibilities.

- Large living/dining room at the front with wood stove.
- Complete defined kitchen, containing overhead/under counter furniture.
- Laundry.
- 1 full social bathroom.
- Daily dining room or multipurpose space used for daily activities.
- Terrace with the possibility of being reformulated into a barbecue.

IN SUM: GREAT PROPERTY TO RECYCLE with large footage, VALUE according to the state of conservation, with the potential to reformulate spaces, very good construction quality, excellent location, excellent environment, general services and much more.

- CASH PRICE: USD 300,000 // ACCEPT BANK

Supplementary data:

- Annual real estate contribution: \$
- Annual primary tax: \$
- Annual IMM taxes: \$
- NO COMMON EXPENSES, independent consumption!!

-Fees for Human Professional Real Estate Service: 3%+VAT (NOT included in the publication price).

DON'T MISS IT, coordinate your visit with pleasure!!

Or make your queries through multimedia: RRSS or WhatsApp!!

A TEAM (+100 Real Estate Advisors) trained, professional to serve (4 offices) and accompany you in your process and find solutions to your needs

Location

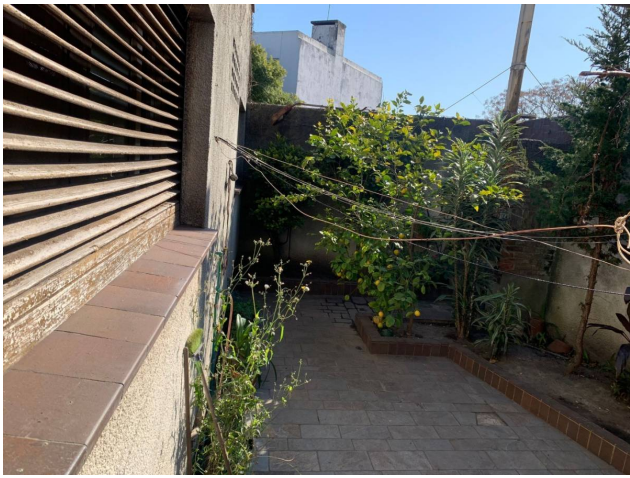
9 de junio , Malvín, Montevideo

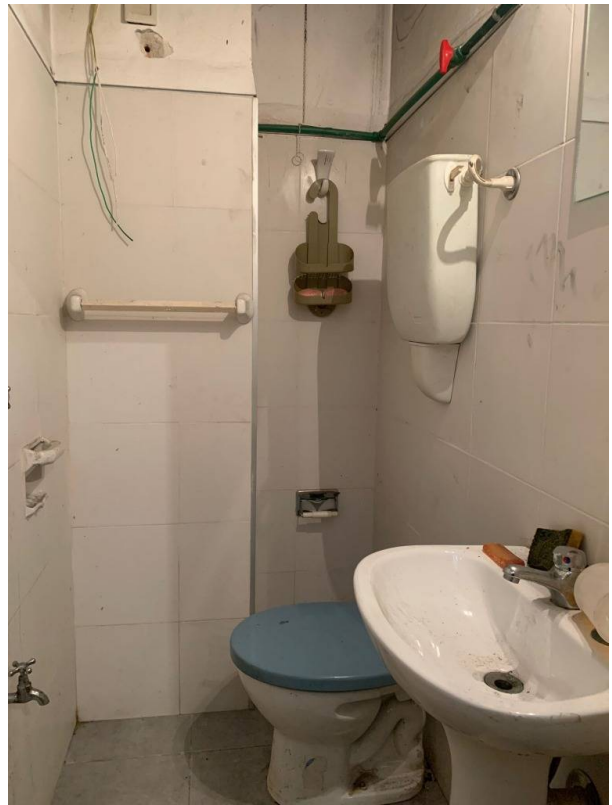
References



Photo Catalog









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Property subject to availability.

Price subject to change without notice.

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