



# City Apartment - 5 Bedrooms & Separate Integrated Studio in Palacio Florida Montevideo - Historic Center / Centro

**258,000 US\$** without brokerage fees

## The Apartments



Centrally located in the **Centro** district, near the Historic Center, a **principal 5-bedroom apartment** on the **2nd floor with elevator** plus an **additional integrated studio apartment**, together **152 sqm**. The studio, with its own kitchen and bathroom, is in the extended former "Altílo", a mezzanine floor in the very high principal apartment. The German owners originally bought the apartment for themselves and renovated and modernized it with an architect. Such a two-apartment constellation is very rare in Uruguay. It features classic pre-war architectural characteristics, in Europe and North America only available for a much higher price. **All renovation and modernization works have been completed, approved, registered, BPS paid ("al día")**.

For family and professional reasons, the owners want to move their main center of life back to

Europe.

In addition to the **integrated additional studio apartment**, the charm of the apartment is the combination of the Art Deco era, original tiles, wooden floors, stucco ceilings, spacious, light-flooded art deco architecture with 4.10 m high ceilings, floor-to-ceiling French windows with cast iron balconies, and modern infrastructure such as **completely new electrification and plumbing**, high-speed fiber optic Internet, **2 new modern bathrooms, 2 new kitchens** and energy-saving lighting throughout, in short: "induction stove and fiber optic Internet under stucco ceiling".

The main apartment includes

- 1 large entrance hallway for reading, sitting or a desk,
- 1 large, bright living room, can be split into 2 rooms
- 2 further rooms (today bedroom & office),
- 1 large dining room
- 1 new open integrated kitchen in U-shape,
- 2 corridors (1 kitchen extension/storage),
- 1 large, completely new bathroom with bathtub, shower, toilet, bidet, washbasin and washing machine.

The independent studio apartment includes

- 1 living/bedroom with office area
- 1 new integrated kitchenette,
- 1 new bathroom with shower, toilet and washbasin,
- 2 windows on opposite sides for excellent ventilation.

The additional integrated studio apartment (access from the entrance corridor of the main apartment) is interesting for

- Families with almost grown-up children who already appreciate their own privacy,
- Elderly people whose caregiver / household help / au pair has their own apartment,
- Atelier / art school in main apartment with office in studio
- Frequent visitors, who want their own realm,
- House sitters, who can use their own apartment,
- Businesspeople who use the main apartment as an office but also want to live there occasionally,
- Renting out the large apartment with the owner's right to live in the studio when visiting Montevideo,
- Studio for the owner while the main apartment is rented out temporarily, e. g. via AirBnB.
- The studio is currently used as a home office with normal use of the main apartment.



Carefully preserved historically and renovated in a modern style, an apartment like this is very rare in Montevideo. Behind a **façade with Art Deco style elements**, the apartment had its years before its total renovation, but was unspoiled and almost in the original condition of its year of construction in 1913, including all original tiles, knee-high ceramic wall plinths in the large entrance area, stucco ceilings and all original window panes facing the street with historical glass imperfections of their time and floorboards in good condition with most of the original applications. The large living room and another room face east with sun until midday.

When the **entire floorboards were sanded** and plasticized by an expert to reveal a beautiful honey-coloured surface, the new owners decided to leave the apartment in its original state as far as possible and to renovate it, but to integrate modern necessities and installations and to completely renovate the bathrooms and kitchen to today's standards.

Under the supervision of an **architect**, 3 interior walls were removed and secured with steel beams. The kitchen was added to the very large dining room, two living rooms were turned into a large open hall flooded with light, the bathroom in the main apartment was also enlarged and the separate studio was given its own new bathroom. Windows to an air shaft and rear courtyards were enlarged and replaced with new ones. The bathrooms are very bright with large, easy-care rectified tiles in a light washed concrete look and have level-access showers. The bathtub in the bathroom of the main apartment is also at floor level and less slippery. The cisterns are in the wall. Toilets and bidets are suspended, lights and extractors are sensor-controlled, and the light strips are warm LEDs, as in the entire apartment. The **apartment's own water tank** on the roof was imposed by the supervising architect and was not actually necessary but proved to be a stroke of luck during the dry period of 2022/23, preventing blocked pipes and defective hot water boilers.





The kitchen with a separate hot water boiler is brand new and extends as in U-shape into the dining room. The worktop is **plasticized solid eucalyptus** with **double sink and induction hob**. The fridge/freezer and storage area extend into the corridor, which offers space for further installations.

The main electrical connection to the fuse box and kitchen is already installed with **3-phase 6 mm 40 A**. The electrical system has been completely re-laid in accordance with **European standards**, with Schuko sockets and Euro flat plug-compatible type L (with earth). All

consumer and lighting cables are at least 2 mm diameter, twice as thick as usual here. For 3-phase power, only the contract needs to be changed and the main fuse replaced.

The monthly **service charges** (incl. reserve fund) are very reasonable (5,600 pesos = 130 US\$) with the apartment's own water and electricity meter.

The building is declared **monument listed and protected** (see below) and all windows have the original shutters, including the large 3-leaf balcony door in the living room with electric blinds. The rear windows all have interior blinds.

## The Building

Most residents in Palacio Florida are **owners**, with a few quiet tenants. The owners' usage regulations are mandatory and are limited to residential and non-commercial use such as law firm, architect's office and doctor's practice. However, all 7 units are currently only used as residential apartments.

**One of Montevideo's most beautiful cafés**, the Martei, is located on the ground floor. In the building next door is another café (Café Arte) and a new law firm.



A deflector was recently installed in the ground floor shop windows from the reserve fund so that employees of the central bank next door no longer use the shop windows as a crumb seat. The sidewalk was also renewed by the fund, which in Uruguay is the responsibility of the residents. A cosmetic makeover of the historic elevator and a new coat of paint for the stairwell are next on the list, which is supported by the building community. Municipal support is being sought for the renovation of the protected façade. With 7 residential units (2 per floor) and two stores on the ground floor, it is easy to save via the reserve fund.

The staircase around the historic elevator is made of light-grey marble and is even mentioned in the public monument heritage protection inventory.

## The Street and the Neighborhood

This part of Calle Florida is one of the few streets of Montevideo that still has **intact and complete historic facades of all buildings**, all of which are **renovated, preserved and monument protected** (see plans below). From the balcony of the apartment, the **view sweeps over many historical and new landmarks** of the city, the harbor, the Torre de Comunicaciones, the Philharmonic Sodre, the Palacio Salvo and the Plaza Independencia at the end of the street. In the parking lot opposite, next to the Sodre, a modern 3-storey residential building is being built. The pedestrian zone in the old town is currently being extended and the Av. 18 Julio, Calle San José and Av. Italia have been given beautifully developed cycle paths, which are becoming more popular every day. Calle Rincon on the street corner has been modernized to reduce traffic, and the Reconquista was recently landscaped like a park.

There are **many prestigious addresses** in the surrounding area, such as the French, Canadian and Venezuelan embassies (US embassy 2,5 km away), the Central Bank, Presidencia/ Torre Ejecutiva, Plaza Independencia, the Sodre cultural center and auditorium, the oldest theater in South America Teatro Solís, Hotel Radisson, Palacio Salvo, the new Cinemateca and many museums. However, there are no noisy entertainment venues in the street itself, only 2 cafés and the Sodre.

Many renowned private **sports and social clubs**, e.g. of bank officials or authorities, with many social activities, that also accept external members, such as Hebraica Macabi, Club BPS, YMCA, Juventus or AEBU, with swimming pool, fitness, outdoor sports and courses and festivities within a few minutes' walk. Highly recommended for integration into the Uruguayan middle class. 90 % of all cultural attractions and a large part of the nightlife in Montevideo can be reached on foot from the apartment, including almost all tourist highlights. Many university faculties, libraries and all relevant types of schools are within walking distance or can be reached quickly by bus or bicycle. Playgrounds in many plazas and on the Rambla. All clinics 10 minutes away, some even within walking distance.















## Coast, Beach, Plazas

The Rambla, the coastal and beach promenade, just a few hundred meters away, is very popular with Montevideños, especially after work and at weekends, with wonderful sunsets over the sea and watching the arrival of tall ships, cruisers, the fast ferry from Buenos Aires, fishermen and cargo steamers. The closest beach is the very sheltered Playa Ramirez at Parque Rodó. Until there, access to the water via steps every few hundred meters. 30 km long, the Rambla is a popular spot for fishing, sipping mate and meeting up. Many locals bring their folding chair from home.

A few steps from the apartment are leafy plazas with benches under shady trees:

- Plaza Constitución
- Plaza Zabala

- Plaza Fabini

Other plazas with seating nearby:

- Plaza Independencia
- Plaza España
- Plaza Cagancha
- Plaza Publica Atenas

## Culture

There are many more cultural activities than publicly announced, which tend to be shared among like-minded people via social networks. For example, there are almost daily jazz concerts and jam sessions that are only shared via Whatsapp groups, Facebook or Instagram, right through to carpooling arrangements where it is very easy to socialize. Non-exhaustive list within walking distance of the apartment:

- Open-air events, and street festivals
- Carnival parades, sporting events, concerts
- Several cinemas, including the new Cinemateca, often with original English program
- Libraries, bookshops and museums
- Concert halls
- Sodre Cultural Center, Philharmonic and National Ballet
- Teatro Solis
- Teatro El Galpón
- Sala Zitarossa
- Sala Verdi
- Nelly Goitiño Auditorium
- Teatro Circular
- Teatro La Gringa
- Many churches of different faiths

## Supermarkets & Errands

Within walking distance (just like in a real neighborhood):

- Each with several branches: Supermarkets Tata, Disco, Devoto Express, Tienda Inglesa
- Planeta supermarket with a large selection of prepared take-away meals for surrounding offices
- Smaller vendors for lunch and takeaway on many corners and in the old town
- Many smaller vegetable/fruit stores, bakeries, frozen food stores, butchers,...
- "Eco" stores, with mainly dry products
- All the usual services such as hairdressers, stationery, petty wares, DIY stores, shoe stores, tailors ...
- Many minimarkets and kiosks, some of them around the clock
- Many food providers offer delivery service via Pedidosya
- Several clinics within walking distance, 24 hour pharmacy 150 m
- Weekly farmer's markets
  - Parque Rodó, Sundays, probably the only organic, ecological farmer's market in Uruguay

- Durazno, Tuesdays
- Trueba, Tuesdays
- Salto, Saturdays
- Herrera y Obes, Fridays
- Ruiz, Sundays
- Tristan Narvaja, Sundays

## Bars, Cafés and Restaurants

Many of the restaurants in the area have outdoor areas in summer and are all casual and relaxed. Small popular selection of classics and historical locations within walking distance:

- Very nice Café Martei on the ground floor of the building
- Another friendly café in the neighboring building with matinée on Wednesdays
- Cafe Iberia Bar since 70 years at the street corner, with traditional tango music and local artists several times a week
- Café Brasileiro since 150 years
- Café Oro del Rhin since 100 years
- Bar Tasende since 93 years
- Café Las Misiones, since 1907
- La Cretina Tango stage with bar and beer garden, Tuesdays
- Café Montevideo al Sur since 1930
- Bar Ciudadela, often with live music, terrace with sea view
- El Fogón
- Los Leños
- Pacharàn, Basque tavern
- Arariyo (Korean) around the corner
- Baar Funfun
- Facal
- Pizzerias and parillas
- Mercado del Puerto
- Mercado de Abundancia
- Café La Pharmacia
- Café Brasileiro since 150 years
- Café Atorrante
- Café Ritual
- Café at SODRE
- Many student pubs
- Armenian Shawarma
- German Bar Bremen with German currywurst
- Many small pubs during office hours
- Ice cream parlors
- Mirador with café above the Intendencia
- Various music and tango bars
- Primuseum
- La Fonda
- Viejo Sancho
- Various chains such as Il Mundo della Pizza, El Mundo de Papas, La Pasiva, and the obligatory McDonalds, Starbucks etc.

- Music bars such as Irish Bar in the Bartolomé Mitre
- The nightlife district around the Constituyente/Jackson junction is around 2.5 km away

## Transport

- Resident parking permit (280 pesos/month = 6,50 €)
- Cabs and Uber in a few minutes
- 24 hour cab station, Plaza Victoria in 150 m
- Buses, partly electric
  - The nearest lines on the street corner, 30 m,
  - Many lines in Montevideo, Av. 18 de Julio, 300 m
  - Plaza España bus terminal, 700 m
  - Rio Branco terminal, department lines, 500 m
  - Tres Cruces terminal, cross country lines, 3 km
- Flete, "have truck, do transportation" very common in Uruguay, prices negotiable
- All other suppliers, such as DIY stores and furniture stores, always have a cheap delivery service.
- Port, ferries to Buenos Aires and cruise ships, with small luggage within walking distance, with more luggage and taxi/Uber in 3 minutes.
- New bike lanes Av. 18. Julio and San José to Punta Gorda
- Several car rental companies nearby.
- Carrasco International Airport, 20 km, 30 min.

## Security/Safety

- The double-leaf apartment door has a new grille door with non-copyable keys, the design copied from a neighbor, not necessary, but peace of mind during long absences.
- The whole area belongs to the tourist area and is therefore densely equipped with live police cameras.
- Post box in the main post office within walking distance for valuable shipments and when you are not at home.
- Amazon orders to 3rd party service, Plaza Independencia and Historic Center.
- Police within walking distance.

## Monument protection

All the buildings in the entire street block are part of Montevideo's urban and architectural heritage and are protected, so there are no more nasty construction eyesore surprises possible. Translation from **Monument Protection / Cultural Heritage Inventory Montevideo** (Inventario del patrimonio arquitectónico y urbanístico) for this and all neighboring buildings:

- Protection level 3 = Structural protection. Building that must be preserved by improving its habitability or use while maintaining its configuration, its significant elements and its characteristic features in relation to its surroundings.
- "Its symmetrical façade is defined by a store on the ground floor and a central section with two projecting volumes that end in round arches formed by the parapet. The building has been little altered and retains numerous significant elements inside, such as the elevator car with wooden



cladding and the marble staircase in the foyer. It is in a good state of preservation.”

- “It belongs to the important group in Calle Florida, which adjoins the built-up border with Av. Uruguay and consists of buildings built around 1900, with different heights but similar compositional and architectural language characteristics, as well as good average quality in terms of their structural and aesthetic characteristics.”
- Urban assessment: “Taller building that stands out in a section with relatively homogeneous features and that maintains the orientation and dominant compositional features, blends in correctly and contributes its uniqueness and architectural quality.”
- Architectural evaluation: “Well-built building, interesting façade design and neat ornamentation. The interior also has remarkable values.”
- Recommendations of the monument protection authority: “Maintain the stated values in full.”

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