

THE CRYPTO REALTY
GROUP PRESENTS

St. Michael Farmhouse

A Unique Residential Income Opportunity
Punta del Este
Maldonado Province, Uruguay



The
CRYPTO
REALTY GROUP®



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OPPORTUNITY OVERVIEW

DRIVE THROUGH THE GATE AND STOP THE CLOCK.

Life on the estate moves at its own pace. Beauty and adventure surround this European-style two-story farmhouse, whether it's horseback riding, golf, mountain biking or swimming, or just enjoying the vineyard and spa. Ideal for digital nomads, owner-users or investors seeking a unique income opportunity.

TAX CREDITS AND INCENTIVES

20% of income reinvested in the construction and expansion of industrial, agricultural, and tourism buildings is exempt from CIT (limited to 40% of net taxable income in the year of expenditure).

All assets directly associated to the development of agricultural and/or farming activities will be exempt from NWT as long as the owners are individuals or companies with nominative shares also owned by individuals.

[More tax information](#)

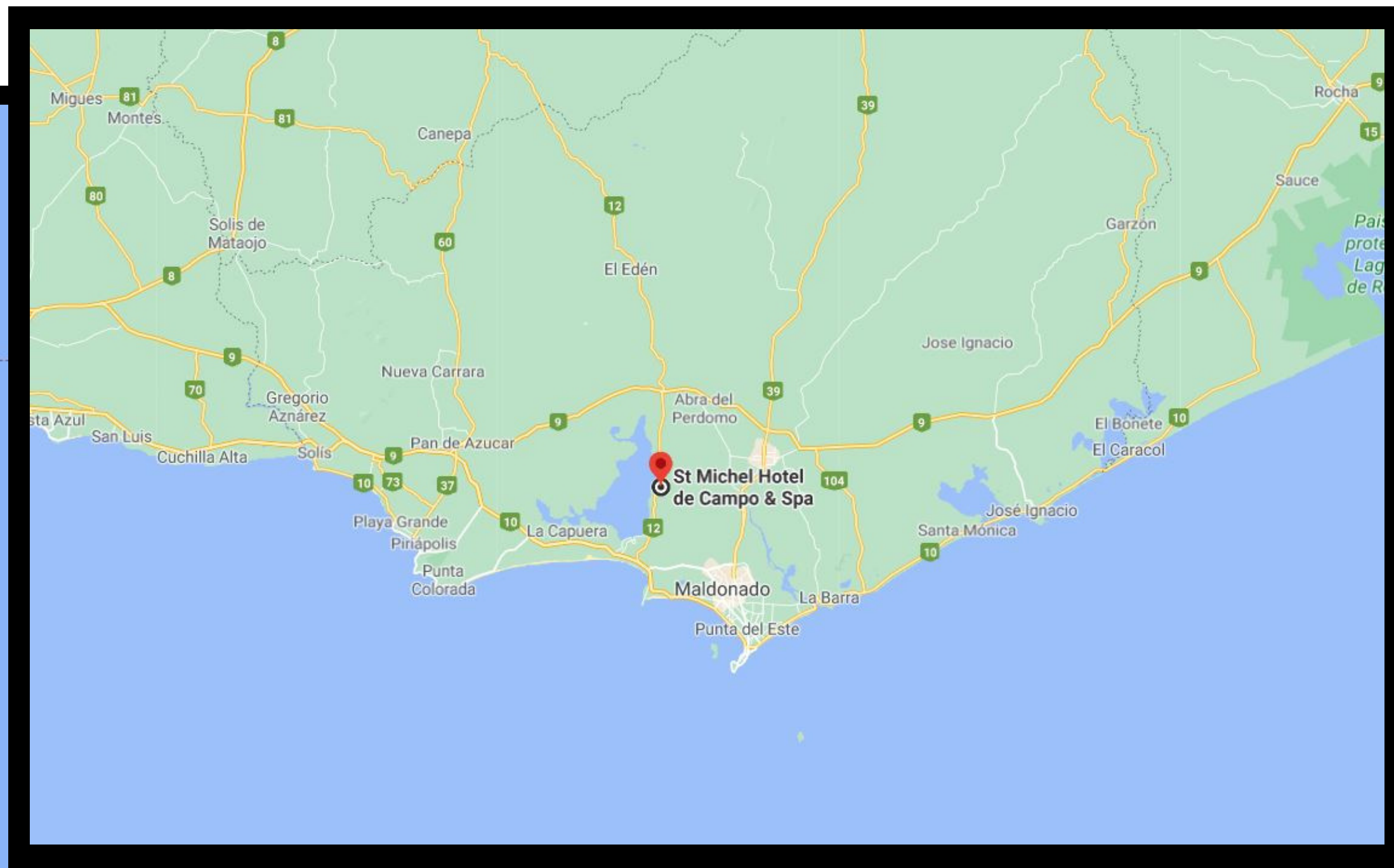


ST. MICHAEL FARMHOUSE, MALDONADO, URUGUAY

LOCATION



Located in South America's Temperate Zone, Uruguay has four distinct seasons. Because it's in the Southern Hemisphere, January through March are the Summer months, with peak tourist season December through April.



St. Michel is the first wellness center in Uruguay, located in the privileged and mystical Sierra de la Ballena and its forests, facing the Laguna del Sauce, a few minutes from Punta del Este and its famous beaches.

[CITY GUIDE](#)



WHY URUGUAY?

Uruguay is considered the most European country in Latin America with the large majority of the population is of European descent. This is reflected in the country's lifestyle, way of thinking and culture, making it much easier for people from other countries to adapt to living here. Practically all Uruguayans are descendants of immigrants, so newcomers do not particularly stand out and are warmly welcomed everywhere.

Online work exporters enjoy tax-free residence incentives.

Time zone is GMT -3.

USEFUL LINKS

[MORE TAX INCENTIVE INFO](#)

[WORKING AND LIVING IN URUGUAY](#)

[INVEST IN URUGUAY](#)

[URUGUAY INNOVATION](#)



EXISTING LAND AND BUILDINGS



Address Ruta 12 km 8, 20000 Laguna del Sauce, Departamento de Maldonado, Uruguay

List Price \$5,800,000 USD

Cryptocurrency Accepted BTC, BCH, ETH

Structures 1,025 M² European-style two-story farmhouse; 2-93 M² guest houses

Lot Size 72.191 M²

Average Price Per M² ~\$80.00 USD

ST. MICHAEL FARMHOUSE, PUNTA DEL ESTE, URUGUAY





Walk through the gated courtyard and enter this beautiful home through the foyer with a chandelier and coffered ceiling. Terrace with gardens and lake views.



ST. MICHAEL FARMHOUSE, PUNTA DEL ESTE, URUGUAY



Formal dining Room with oversized fireplace for a cozy evening, wine bar and stone cava. Spacious living room with double doors leading to the terrace with lake view and the pool area. Three master suites with amazing lake views and spa tub. Three secondary suites with bathroom. Professional kitchen with stainless steel appliances. Spacious Laundry Room and service area. Traditional BBQ area.



ST. MICHAEL FARMHOUSE, PUNTA DEL ESTE, URUGUAY



Spa area and gym with spa tub, sauna and massage room. Bali stone craft-style walls and ceiling.



ST. MICHAEL FARMHOUSE, PUNTA DEL ESTE, URUGUAY



2 guest houses with living rooms, fireplace, bedroom suites with walk-in closets and full bath with spa tubs.



ST. MICHAEL FARMHOUSE, PUNTA DEL ESTE, URUGUAY



Enjoy the 17+ acre park with pool, old forest landscape with more than 28 trees species, overlooking the lake.

A 5-minute car drive from beaches and golf course, and ten minutes from international airport. 20 minutes from Downtown Punta del Este.



Interior Features

BEDROOMS MAIN HOUSE: 6
GUEST HOUSES: 2

BATHROOMS TOTAL BATHROOMS: 14
FULL BATHROOMS: 12

LUXURY FEATURES

SATELLITE CABLE TV CONNECTIONS

>9 FT CEILINGS

EXPOSED BEAMS

TILES AND WOOD FLOORS

WOOD CLOSETS

AIR CONDITIONING

HEATED FLOORS AND PANELS.

DINING ROOM SEATS 16+

LIBRARY/OFFICE

LIVING ROOM W/ OVERSIZED FIREPLACE

WINE BAR AND STONE CAVA

SPA WITH SAUNA & SPA TUB

MASSAGE ROOM W/ BALI BATH TUB

OUTDOOR TERRACES WITH LAKE VIEW

TRADITIONAL BBQ



APPLIANCES

PROFESSIONAL CHEF UNOX OVEN & STEEL REFRIGERATORS

COMPLETE LAUNDRY FACILITIES

SECURITY SYSTEM W/16 CAMERAS AND ONLINE ALARM

POOL HEATER AND FILTER PUMP

INFRARED SAUNA AND 6 SPA TUB

LIFTMASTER MAIN GATE OPENERS

COMPLETE FURNITURE IN ALL ROOMS, 8 HDTVS, 5 KING BEDS





Exterior Features

- 17.8 ACRES PARK WITH 26 DIFFERENT SPECIES OF OLD TREES; AREA AVAILABLE FOR VINEYARDS, OLIVE GROVES AND HORSE BREEDING
- LAKE VIEW
- INFINITE VIEW POOL, MADE W/ BALI STONES
- TWO STONE FOUNTAINS
- OPEN PARKING PAD FOR 8 CARS

Land Info

- LOT DESCRIPTION: LAKE & MOUNTAINS VIEWS, CITY VIEW, TOP HILL LOCATION, PRIVATE PARK WITH LAND ESCAPING GARDENS.
- LOT SIZE (ACRES): 17.8
- PUBLIC SERVICES AVAILABLE



Other Property Info

HOMEOWNERS' ASSOCIATION	NONE
ANNUAL PROPERTY TAX	\$30 (FARMHOUSE)
COUNTY	LAGUNA DEL SAUCE
OWNERSHIP	COMPANY SHARES

Building & Construction

TOTAL SQUARE FEET	13,347
YEAR BUILT	1977
REBUILD	2014
MATERIALS	EXTERIOR STONE & STUCCO; TRADITIONAL CONSTRUCTION W/ BRICKS & CEMENT, TILE ROOFING
LEVELS	2 STORIES
LIVING AREA SOURCE	PUBLIC RECORD
PROPERTY CONDITION	RESALE
HOUSE STYLE	RENAISSANCE TWO STORY FARMHOUSE
UTILITIES	PUBLIC WATER & ELECTRIC
ACCESSIBILITY	LIFTMASTER OPERATOR FROM NATIONAL ACCESS



**THE CRYPTO
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Contact Details

For Bookings and Viewings

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