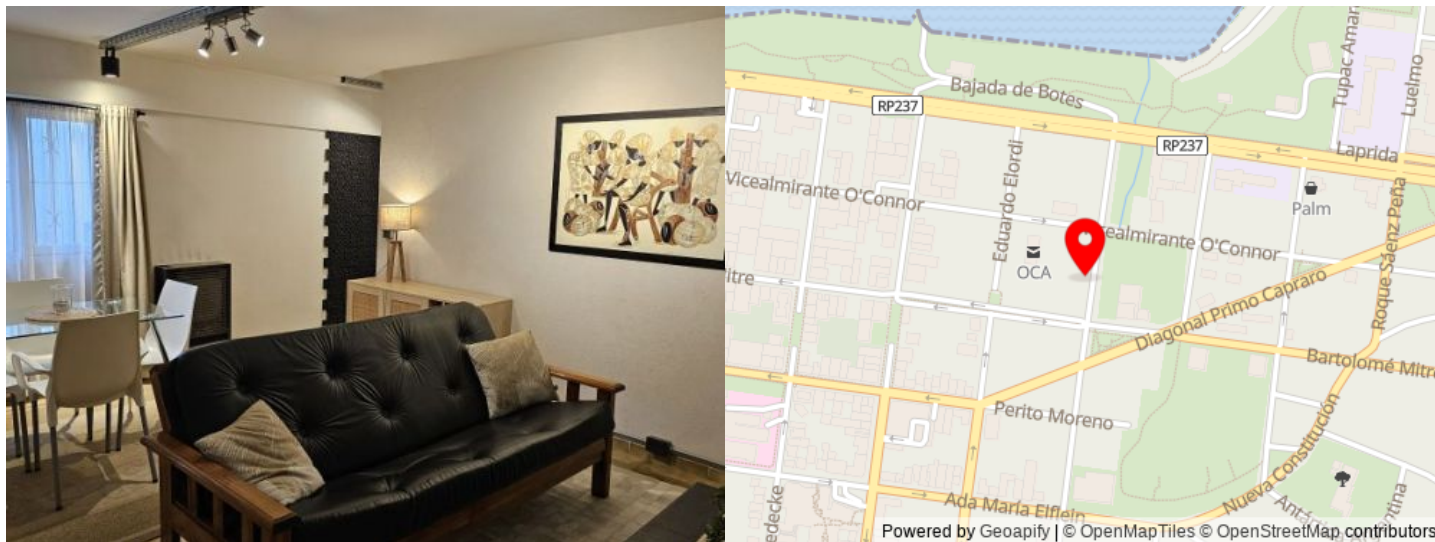


RENT

Apartment 1 bedroom for rent

- Ruiz Moreno 155, Centro, Bariloche, Rio Negro -

Fully equipped and furnished 1-bedroom apartment for long-term rent in downtown Bariloche



Property Information

Apartment for rent (one-year term) at the Ruiz Moreno Building (No. 155)

Located on the first floor (rear-facing); elevator access.

The apartment features an open-plan kitchen, laundry area, living-dining room, full bathroom, and bedroom. It comes fully furnished and equipped.

Pets are not allowed.

Includes: curtains, table, 4 chairs, daybed, coffee table, two rugs, china cabinet, mirrors, shoe cabinet, coat rack, 4-burner stove with oven, refrigerator-freezer, automatic washing machine, spin dryer, microwave, electric coffee maker, full set of dinnerware, double bed with mattress, nightstands with lamps, armchair, wardrobe with drawers, wardrobe with shelves, 55" Smart LED TV with remote, Supercanal internet service, floor lamp, upper and lower kitchen cabinets, drying rack, light fixtures, etc.

Hot water via gas water heater; heating via Emegé balanced-flue gas heaters.

Utilities and expenses payable by the tenant:

Mains water, electricity, mains gas, internet, municipal taxes, and standard building maintenance fees (expensas), totaling an average of \$315,000 per month.

Contract terms:

Term: One year.

Use: Single-family residence, equipped for two people.

Third-party guarantee required, backed by real estate property located in the Third Judicial District of Río

Negro, free of liens and legal encumbrances.

Rent: 1,300,000 Pesos (\$1,300,000) per month, with quarterly indexation based on the CPI (Consumer Price Index). Security deposit: Two million one hundred thousand pesos (\$2,100,000)

Half of contract stamp duty: Sixty six thousand three hundred seventy-five pesos (\$66.375)

Fees: 1/2 month's rent + VAT: Seven hundred eighty-six thousand five hundred pesos (\$786.500)

Total due upon move-in: Four million two hundred fifty-two thousand eight hundred seventy-five pesos (\$4,252.875)

Características

2 Rooms, 1 Bedroom, 1 Baño, 44.23m2 Covered, Furnished, Pavement

Servicios

Water, Internet, Sewage, Natural gas, Electricity, Cable TV, Space heaters, Water tank, Public transport, Waste collection

