



## Azura Panama, San Jose, WEST PANAMÁ

This attractive Anton Model Home in the new community of Azura Panama has been reduced in price for a quick sale, and it is very negotiable. It is beautifully furnished, move in ready, and turnkey. All homes in Azura are built with the highest North American building standards. Azura was created by Kevin Painter, an Award-Winning Home Builder.

Sales Price Reduced \$356,000 > \$320,000 > +\$299,000 **NEGOTIABLE** 179.3 m<sup>2</sup> (1,930 ft<sup>2</sup>) Closed Construction Area 17 m<sup>2</sup> (30 ft<sup>2</sup>) Open Construction Area - Terrace 196.3 m<sup>2</sup> (2,113 ft<sup>2</sup>) Total Construction 2 Bedrooms, 2 Bathrooms Master Bedroom with In-suite Bathroom + Walk-In closet Dining/Living Room Large Open Kitchen Sizable Walk-In Pantry Solid Wood Cabinets & Interior Doors Clay Roof Tiles Insulated Roof Granite Work Surfaces One Car Garage with Electric Overhead Doors & Storage Mature Landscaping Maintenance fee \$220 per month, Includes Septic Maintenance, Water, 24 Hour Security, Maintenance Staff, Trash Pick-up, Use of Common Areas. **CLICK ON> VIDEO OF POOL/SOCIAL AREA** There are also building lots from 600 m<sup>2</sup> to 1,000 m<sup>2</sup>, available for the client who wants to build a house. Pricing from \$345,000 for lot and house, the final price depending on the size of the lot and model chosen. Open "DOWNLOAD DOCUMENT" below the photo gallery to view the many homesite options available for the client who wants to build. ?There are 3 models with the ability to customize according to your needs. There are various upgrades that can be incorporated in the property: 24 ft swimming pool from USD \$24,000; Upgrade from Melamine to cedar cabinets, interior doors, and baseboards USD \$18,000; Certain models can add a bedroom with a change of design at an additional cost. More on Azura Panama: Built on 5 hectares of land, just past the village of Rodeo Viejo, in Panama's Pacific beach neighborhoods, Azura features 51 homes ranging from 1,273 square feet to 2650 square feet. Plans include green areas, social area, club house, a large swimming pool, small gym and other amenities. Green areas will feature plants and trees selected to attract butterflies and birds. 24 hour security, security cameras. All utility cabling for services is buried under ground. Septic treatment located at the rear of the site for all homes, eliminating the need to worry about individual septic tanks. The Entire Development Is Available for Sale at \$3,750,000 (Negotiable)

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### BASE INFORMATION:

Bed : 2  
Bath : 2

### LAND INFORMATION:

Square feet : 179  
Lot Size : 600

### CONVENIENCE:

**General Amenities:** Washer/Dryer, Stove, Refrigerator, Landscaping, Gas Hot Water, Dishwasher, Cable TV, Cable Internet,  
**Appliance Amenities:** Range/Oven, Grill Top,

**Energy Savings Amenities:** Propane Hot Water, Gas Stove,

**Exterior Amenities:** Garage, Fence, Exterior Lighting, Covered Patio,

**Landscape Amenities:** Lawn,

### NEIGHBORHOOD:

Super market : 12 minutes by Car  
School : 15 minutes by Car  
Cinema : 0 minutes by Car  
Beach : 20 minutes by  
Coffee shop : 10 minutes by Car  
Airport : 25 minutes by Car  
Police station : 8 minutes by Car  
Hospital : 15 minutes by Car  
Town center : 12 minutes by Car  
Shopping : 12 minutes by Car  
center

