



## Avenida Balboa, Panama City - Bella Vista, PANAMÁ

This 3 bedroom apartment just off Avenida Balboa has clear ocean and city views and is for sale well under \$300,000 and priced about \$1900/square meter. The apartment size of 143 m<sup>2</sup> (1,540 ft<sup>2</sup>) includes a maid's quarters that is currently used as a large deposito (storage). The living room has a balcony that faces Panama Bay and Punta Paitilla. The loving area includes an offset dining area. The master bedroom has a walk-in closet and in-suite bathroom, plus a small balcony. One of the bedrooms is currently used as a large office with ocean view. The roomy kitchen features granite counter tops, and a large walk-through laundry room has plenty of room for a large side-by-side washer and dryer.

**\$500.00 BONUS TO ANY LICENSED AGENT - OVER THE AMOUNT OF YOUR COMMISSIONS, OR ANY REFERRAL SOURCE WHO REFERS US A BUYER AND THE TRANSACTION CLOSES SUCCESSFULLY. OR IF DIRECT SALE TO THE BUYER -- A \$500.00 GIFT FUND WILL BE GIVEN THAT CAN BE USED FOR ATTORNEY FEES; MOVING OR TRAVELING COSTS; A GIFT CERTIFICATE TO YOUR FAVORITE STORE; OR USED IN ANY WAY THAT YOU WISH. . .**

Additional attributes include an upgraded security door, 4 split air conditioning units, and two reserved parking places. There are only two apartments on this floor. Although sold as unfurnished the furniture and appliances possibly could be purchased separately. The apartment looks as new as when purchased and has recently been painted with designer colors. Approximately 14 years of tax exoneration remains. A purchase could be a solid investment since the apartments in this building are usually easily rented. A large social area includes gym, lap pool, wading pool, sauna, and men's and women's showers. The parking garage has a security doors and the building has 24 hour security. Easy access visitor parking is available. An emergency power station for the entire building is provided. The building is in an outstanding neighborhood. (One of your neighbors is President Varela.) A pedestrian overpass takes you to the popular Cinta Costera which is a buzz of activity day and night. Enjoy walking, roller blading, bike riding, participating in aerobics groups, volleyball, futbol, basketball, or just hanging out on the sea wall. You can walk all the way to the fish market and even to Casco Viejo. You are close to banks, hotels, many fine restaurants in the Bella Vista neighborhood, the Calle Uruguay entertainment district, theaters, a Riba Smith Supermarket, and Park Urraca. Hospital Nacional, a first rate hospital popular with foreigners and diplomats, is within walking distance. It's also a short walk to a Metro Station. Down the street is the upscale MultiCentro Mall.

### BASE INFORMATION:

Bed : 3

Bath : 2

### LAND INFORMATION:

Square feet : 1540

### CONVENIENCE:

**General Amenities:** Cable Internet, Cable TV, Dishwasher, Gas Hot Water, Maid's Quarters, Swimming Pool, Walk-In Closet,

### NEIGHBORHOOD:

Shopping center	: 10 minutes by Car
Town center	: 10 minutes by Car
Hospital	: 5 minutes by Car
Police station	: 5 minutes by Car
Train station	: 10 minutes by Walk
Bus station	: 10 minutes by Walk
Airport	: 20 minutes by Car
Coffee shop	: 5 minutes by Walk
Beach	: 60 minutes by Car
Cinema	: 10 minutes by Car
Park	: 5 minutes by Walk
School	: 10 minutes by Walk
University	: 20 minutes by Car
Exhibition	: 20 minutes by Car
Super market	: 5 minutes by Walk

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