



## Brisas del Los Lagos, WEST PANAMÁ

This beautiful 3 bedroom home lies nestled among the trees in the highlands above La Chorrera. Live in the best of two worlds. Single level home in lush, serene, gated community conveniently located 7 kms outside of La Chorrera; 35 kms and 40 minutes from Panama City. 45 minutes to beaches.

The gated community boasts lakes, lush vegetation and wildlife, and luxury homes on huge lots that blend beautifully into the hillsides. Views from the terrace over the valley are breathtaking, and the closely knit members of the community support and watch out for each other. 15 minutes to Westland Mall, the latest modern enclosed mall in Panama. 10 minutes to brand new Boulevard Costa Verde shopping plaza anchored by Rey Supermercado, Arrocha Farmacia, and Do It Center hardware store with many stores, shops, and restaurants...AND NOW! A brand new PriceSmart and Riba Smith. Medical Clinic (speaks English) and hospital only a 10-15 minute drive to La Chorrera along with dentist, eye doctors, etc. Many shopping and business facilities nearby. Community has three lakes, one with a bohio which can be used for personal and community events. 12 Year Tax Exoneration! \$279,900 – Furnished. Great value for the quality of workmanship and very private lot within this beautiful community Secure gated and friendly ex-pat community Note: To build this home today would be close to \$400,000! Beautiful home with spacious open concept floor plan – 280 m2 (3,000 ft2 home) 3 bedrooms, 2.5 baths Private terrace off the master bedroom – just relax and enjoy the your own serene space Pantry is large and almost floor to ceiling beautiful cabinetry Storage area just outside laundry room door for outside equipment A/C splits throughout Ceilings fans (with remote controls) in all rooms throughout Lot: Large lot - just under 1/2 acre Driveway: Very large beautiful circular driveway (rare to find such a driveway) that leads to carport Carport is oversized - and lots of room for more storage Large private patio for entertaining and a large space for that special BBQ (propane hook-ups) Outside refrigerator/freezer included Extra-large storage area in huge laundry room Screens on most windows and doors Water reserve tank 350 gallon Management Fee \$70/mo Electricity; \$80/mo Internet (Cableonda) - \$85 which includes Internet and land line. Water \$10 Garbage fee \$5.00/month Tax Exoneration – 12 Years!

### BASE INFORMATION:

Bed : 3

### BUILDING INFORMATION:

Number of Floors : 1

### CONVENIENCE:

**General Amenities:** Cable Internet,Cable TV,Dishwasher,Fruit Trees,Gas Hot Water, Landscaping,Microwave,Refrigerator,Stove, Walk-In Closet,Washer/Dryer,

### NEIGHBORHOOD:

Shopping : 15 minutes by Car center

Town center : 15 minutes by Car

Hospital : 15 minutes by Car

Police station : 10 minutes by Car

Coffee shop : 10 minutes by Car

Beach : 40 minutes by Car

School : 15 minutes by Car

Super market : 10 minutes by Car

Name **Terry Bradford-Gugel, Owner**  
Phone (949) 630-9427 (US/Canada)  
Mobile +507-6049-7736 (WhatsApp)

