



Playa Malibu, WEST PANAMÁ

This incredibly upgraded two bedroom oceanfront condo in the Ocean Waves Residences, with extended balcony from living room to master bedroom, offers fabulous private ocean views. You have direct access to a quiet beach. There is more than \$70,000 invested in upgrades, high end furniture, appliances, air conditioning units, finishes, and new kitchen ware of the best quality. Turnkey fully fashionably furnished. You don't even need a wine opener.

CLICK ON>INSTAGRAM Upgraded kitchen with Brazilian granite counters and Costa Rican custom teak cabinets with extra space. Kitchen has top-of-the-line appliances: Panasonic Inverter Refrigerator, Nisato Pro Series stove top and built-in oven, Frigidaire dish washer, water filtration system. Both bedrooms are of similar size – like having two master bedrooms with in-suite bathrooms. Samsung Inverter top model A/C splits with triangle technology which includes “Virus Doctor” and WiFi option. Can control with Smart phone from anywhere in world. LED lighting and multiple fans with remote controls with dimmer adjustment. 65” and 43” LG Ultra HD TV’s. Ceramic tile, solar film on floor to ceiling sliding glass doors, moldex paint prevents mold, shower glass treated with Nano technology for easy care. Solid wood bedroom furniture from Ashley Furniture. Classy Bali blinds. Crown molding. This building will never lack water with 3 reserve tanks with a total of 274,000 gallons. 9 years remaining on tax exoneration. \$144 annual land tax. \$258.75 monthly maintenance fee (HOA). Ocean Waves is a top-quality luxurious residential condominium, strategically located just 55 minutes from Panama City on Malibu Beach, Gorgona. Specifically designed with an efficient, stunning, and avant-garde architecture that simulates the calm and tranquility of the Pacific Ocean, it contains all the amenities and characteristics of a first rate vacation resort: Infinity pool with 2 built-in Jacuzzis for adults. Children’s playground and adjacent pool. Circular beach bar. Plenty of shaded poolside sitting areas. Expansive glassed in cool social area with pool and ocean views Fitness Center. Roofed terraces. Solarium and large green areas. 24/7 Security gate with security systems and electronic access control. Private and roofed parking for residents and visitors. Concierge 24 hours. Total electric plant. Reserve water tanks. Never without water. Onsite administrative office. Future development will include new fitness center, tennis and basketball courts, restaurant, convenience store, and ocean beach club There are several mini markets and restaurants in the town of Gorgona, and Ocean Waves is just 15 minutes from Coronado where you will find 24 hour supermarkets, a wide variety of restaurants, banks, hardware stores, medical/dental/ veterinary offices, and a small hospital among other conveniences - nearly everything that you find in the city. Coronado is also home to a top-rated Tom Fazio golf course.

BASE INFORMATION:

Bed : 2
Living Areas : 115 m² (1,238 ft²)

CONVENIENCE:

General Amenities:

Washer/Dryer,Swimming Pool,Stove,Refrigerator,Microwave,Gas Hot Water,Freezer,Dishwasher,Cable TV,Cable Internet,

Appliance Amenities: Range/Oven,

Energy Savings Amenities: Gas Stove,

NEIGHBORHOOD:

Super market	: 15 minutes by Car
School	: 5 minutes by Car
Beach	: 1 minutes by Walk
Coffee shop	: 5 minutes by Car
Airport	: 30 minutes by Car
Police station	: 10 minutes by Car
Hospital	: 20 minutes by Car
Town center	: 15 minutes by Car
Shopping center	: 15 minutes by Car

Name **Terry Bradford-Gugel, Owner**



Phone (949) 630-9427 (US/Canada)
Mobile +507-6049-7736 (WhatsApp)