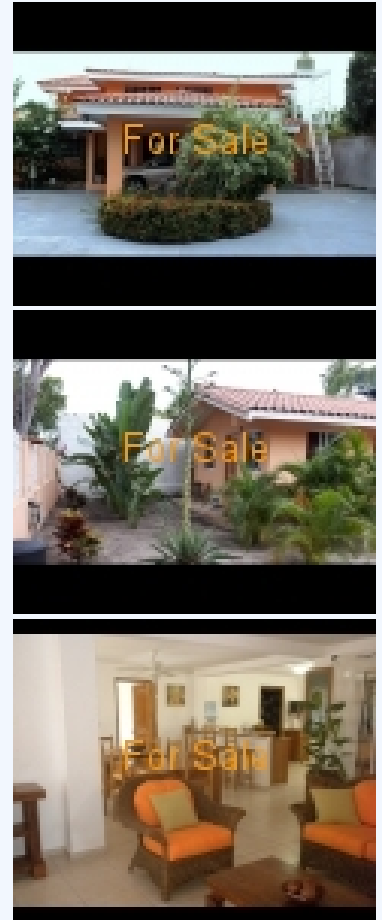


TB106, SPECTACULAR HOME ON WHITE SAND BEACH - DRASTIC PRICE REDUCTION !

Sold. \$ 599,000.00



Punta Chame, Punta Chame, Chame, PANAMÁ

4 bedrooms and 3 full baths, 4000 ft² (370m²), is just the beginning in this custom built home on this 20,000ft² (1800 m²) - nearly half acre lot, on a private cul-de-sac. Punta Chame Beach is located on the Pacific Coast of Panama. It is a finger shaped peninsula, with ocean on each side. The peninsula is comprised of about 22 miles of white sand beaches. This beach is about 1.5 hours from Panama City. The location of this exquisite villa is perfect for the discriminating buyer who is seeking a more peaceful and secluded neighborhood away from the noise and bustle of Pacific Coast beach towns, yet only a half hour from the many beautiful and modern shopping plazas, stores, restaurants, schools, and medical and veterinary facilities of Coronado.

CLICK ON> A GLIMPSE AT YOUR PRIVATE BEACH Original Selling Price \$1,100,00 / \$990,000 / \$900,000 / \$849,000 / \$689,000 NOW \$599,000!!! Offered by Origen Real Estate Consultants Inc., recognized as the first "Full Service" real estate company in the country of Panamá. \$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. Attention to detail throughout the entire exterior and interior is a hallmark of this "home". Huge Florida room (screened-in patio), with beautiful handmade teak wood furniture and ceiling fans plus views of the stunning Olympic sized swimming pool, white sand beach, ocean, and islands - an entertainer's delight. The swimming pool reaches a depth of 8 feet and has a swim up bar with stools next to the rancho - party anyone? Pool "rancho", a separate enclosed party room featuring a large curved bar, custom cushioned seating around the room, next to large pool, and view of beach. Three outdoor showers. Two outdoor bathrooms: his and hers. Utilize property as Airbnb renting for \$245 per day. Make this a vacation home and rent through Airbnb part of the time. Guest house, 720 ft², separate from the main home between pool and beach. Separate storage facility separate and detached from home. Caretaker's house is detached from main home (caretaker will stay and is a reliable and hard worker - Cost \$350/month) Ceiling fans throughout home. Water storage tower. Generator for backup. Fruit bearing mango and coconut trees on property. Annual property taxes are only \$657 + Property has a "Tax Exemption" on all improvements, so property tax will not increase. Groundskeeper is paid \$300/month and would stay on. Full-time maid/housekeeper could stay on as well. Recent improvements to property: *New wall added to ensure increased privacy *Double security fence on ocean side constructed *Hardtop parking has been increased CLICK ON> INSTAGRAM Punta Chame is still not very developed, which makes it a jewel. Surrounded by the open ocean on one side and the bay on the other, it is a paradise for beach walkers, kite surfers, bird watchers, and sport fishermen. Farther up the

BASE INFORMATION:

Bed : 4

LAND INFORMATION:

Square feet : 4

BUILDING INFORMATION:

Number of Floors : 2

CONVENIENCE:

General Amenities: Cable Internet, Cable TV, Fruit Trees, Landscaping, Maid's Quarters, Microwave, Refrigerator, Stove, Swimming Pool, Washer/Dryer,

NEIGHBORHOOD:

Shopping center	: 25 minutes by Car
Town center	: 25 minutes by Car
Hospital	: 30 minutes by Car
Police station	: 10 minutes by Car
Airport	: 45 minutes by Car
Coffee shop	: 5 minutes by Car
Beach	: 1 minutes by Walk
School	: 20 minutes by Car
Super market	: 25 minutes by Car

peninsula is Nitro City with its water sports. ...and best of all - largely deserted white sand beach stretching for miles.



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