



## El Valle, COCLÉ

This newer contemporary El Valle jewel sits on a parklike 2933 m<sup>2</sup> (35,570 ft<sup>2</sup>) lot with two streams flowing through the property. The location of this striking house is in the popular expat Aires del Gaital neighborhood.

The 259 m<sup>2</sup> (2,788 ft<sup>2</sup>) two story home has one bedroom downstairs and two upstairs, an open modern kitchen, and a delightful terrace overlooking streams and surrounding dense tropical vegetation. Both upstairs bedrooms have full balconies to enjoy the close up and fabulous views of Gaital Mountain. Walk-in closets are another feature of the upstairs bedrooms. This solidly built home was designed with great care by the owner. The house has a bright, airy, and light feel to it. It was designed to receive the maximum amount of cross ventilation, so the air conditioning splits are rarely used. The soaring 6 meter high ceilings create almost a palatial feel. The house is being sold with all the designer furniture. **CLICK ON> INSTAGRAM** El Valle de Antón is a well-known mountain community located at 600 meters above sea level. It is just 2 hours' drive from Panama City and under one hour from several public beaches in the Pacific Coast. With cool temperatures throughout the day, this town has become a weekend destination for many Panamanians living in Panama City as well as one of the top touristic and residential towns in Panama. There are many markets, restaurants, a new mall offering many other amenities and services, including a 24 hour Rey Supermarket, gym, deli gourmets, and an art gallery. The popular farmers market is opened every day where you may find a wide variety of fresh fruits, vegetables, and tropical plants. El Valle has many attractions. You can enjoy hiking in the mountains, hot water springs, canopy and horseback riding as well as various other activities.



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

### BASE INFORMATION:

|              |   |
|--------------|---|
| Bed          | : 3   |
| Bath         | : 3   |
| Living Areas | : 259 m <sup>2</sup> (2,788 ft <sup>2</sup> ) |

### LAND INFORMATION:

|          |        |
|----------|--------|
| Lot Size | : 2933 |
|----------|--------|

### BUILDING INFORMATION:

|                  |     |
|------------------|-----|
| Number of Floors | : 2 |
|------------------|-----|

### CONVENIENCE:

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

**Appliance Amenities:** Grill Top, Range/Oven,

**Energy Savings Amenities:** Gas Stove,

### NEIGHBORHOOD:

|                 |                     |
|-----------------|---------------------|
| Shopping center | : 7 minutes by Car  |
| Town center     | : 10 minutes by Car |
| Police station  | : 5 minutes by Car  |
| Airport         | : 40 minutes by Car |
| Coffee shop     | : 5 minutes by Car  |
| Beach           | : 45 minutes by Car |
| School          | : 5 minutes by Car  |
| Super market    | : 6 minutes by Car  |

