



## Vista Mar, San Carlos, WEST PANAMÁ

This 2-bedroom, 2.5-bathroom 178 m<sup>2</sup> (1915 ft<sup>2</sup>) interior, upgraded condominium home with maid's quarters is in the stunning Las Olas Towers overlooks the spectacular Vista Mar Golf, Beach, and Marina Resort. It would be difficult to find a 2-bedroom apartment in the beach area as spacious as this one. From the living area, dining room, and kitchen you have grand views of the golf course and the ocean.

Even if you are not a golfer, you will enjoy the beauty, tranquility, and the natural environment of this property. The beach in front of the Beach Club is virtually private as it is only accessible from the Vista Mar property. NOTE: The air-conditioned maid's quarters with full bathroom was converted into an office/study/den. It could also serve as a 3rd guest bedroom or children's bedroom with a futon, hide-a-bed, or bunkbed. **CLICK ON> INSTAGRAM** Reduced \$295,000 > \$260,000 Highlights and Condo Amenities: 22 m<sup>2</sup> balcony – great place to enjoy having coffee, wine and cheese, or any meals Modern open kitchen – original appliances all replaced and upgraded Custom wood louvered cabinets, pantry, and under cabinet lighting added Master bedroom suite has large in-suite bathroom with 2 sinks & huge walk-in-closet Shower and separate tub in master Direct access to balcony from master bedroom 2nd bedroom also has sizable in-suite bathroom and large walk-in-closet Laundry room contains washer and dryer On demand gas water heater Sizable maid's quarter has full bath; now used as office; or could be used as storage Maid's quarter is air-conditioned, so could be bedroom with bunkbeds or futon Additional custom built-ins: Book shelves, TV stand in MBR, laundry room door Granite countertops, high ceilings, and lots of natural light throughout Locked elevator key provides added security. Enter private foyer from elevator Central air conditioning provided by one unit for living area & kitchen; one for bedrooms **CLICK ON> A LOOK AT VISTA MAR** Building and Resort Amenities: Beach Club membership comes with home ownership Wheelchair accessible and steps in pool Pet friendly building Backup power: Auto start and cutover for power outages The maintenance fee (HOA) of \$350 covers all outside maintenance, gas water, and security Controlled access 24/7. 2 security gates to enter Las Olas Friendly bilingual employees are always ready to assist you Approximately 10 years of tax exoneration remaining. Land tax is \$467/year The apartment comes furnished. Sales price and furnishings are negotiable. Will be sold under corporation **CLICK ON> VISTA MAR** MARINA Vista Mar is a prestigious neighborhood with 18-hole golf course, Beach Club, 5-Star Tichanan Thai Restaurant, Boga Bar in the Marina, convenience store, tennis courts, natural park area, heliport, and a 240-slip marina for small to large boats or up to 210-foot yacht in transit. The unique neighborhood is made up of estate homes, single family homes, villas, and a few low-rise and mid-rise condo towers scattered over this low-density development. Enjoy long walks throughout the golf course or the beach. Since the beach is fairly isolated you are never bothered by quads, motorcycles, boom boxes, and crowds of people on weekends and holidays. Never any mandatory golf memberships required. Vista Mar is about a 10-minute drive to Coronado and all the big city amenities that this famous beach town offers, and about an hour and 15 minutes from Panama City. **CLICK ON> SURF AT VISTA MAR**

### BASE INFORMATION:

Bed	: 2
Bath	: 2.5
Living Areas	: 178 m <sup>2</sup> (1915 ft <sup>2</sup> )

### BUILDING INFORMATION:

Flooring	: ceramic
Number of Floors	: 1

### CONVENIENCE:

**General Amenities:** Washer/Dryer, Walk-In Closet, Swimming Pool, Refrigerator, Microwave, Maid's Quarters, Landscaping, Gas Hot Water, Dishwasher, Central Air, Cable TV, Cable Internet,  
**Appliance Amenities:** Range/Oven,  
**Community Amenities:** Tennis/Pickle Ball Court,  
**Energy Savings Amenities:** Propane Hot Water, Gas Stove,

### NEIGHBORHOOD:

Super market	: 10 minutes by Car
School	: 10 minutes by Car
Cinema	: 12 minutes by Car
Beach	: 15 minutes by Walk
Coffee shop	: 5 minutes by Car
Airport	: 25 minutes by Car
Police station	: 5 minutes by Car
Hospital	: 12 minutes by Car
Town center	: 10 minutes by Car
Shopping center	: 10 minutes by Car



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