



Vista Mar, WEST PANAMÁ

This 2-bedroom, 3.5-bathroom 178 m² (1915 ft²) interior, upgraded condominium home with maid's quarters is in the stunning Las Olas Towers overlooking the spectacular Vista Mar Golf, Beach, and Marina Resort in the heart of the Panama Riviera. The air conditioned maid's quarters with full bath could be a 3rd bedroom, den, office, extra storage, etc. From the living area, dining room, and kitchen you have grand views of the golf course and the ocean. You are literally a few steps from the 1st hole. The home was professionally decorated with fresh paint, and new furniture and appliances, in November, 2021. This apartment because of its larger size and spacious floor plan makes a wonderful retirement home or a permanent home for someone working remotely. Many two bedroom apartments in the beach area are 40-50 square meters smaller. **CLICK ON> INSTAGRAM Highlights and Condo Amenities:** High floor - Balcony – great place to relax and entertain Modern open kitchen – Samsung, Frigidaire, Panasonic, Ariston appliances Garbage Disposal – A rarity in Panama! Under counter lighting 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 Sizable laundry room contains large Whirlpool over/under washer/dryer On demand gas water heater Air-conditioned maid's quarter has full bath & was converted to den with futon & closet Samsung TV's in living room and bedrooms 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 Generous placement of fans in nearly every room 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 GOLF & BEACH RESORT VIDEO** Las Olas Building Amenities Gorgeous main lobby, complete fitness center, and outstanding pool area Beach Club membership comes with home ownership Wheel chair accessible and step in pool Pet friendly building Back up power: Auto start and cutover for power outages The maintenance fee (HOA) of \$267 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 **CLICK ON> VISTA MAR MARINA** Vista Mar is a prestigious neighborhood with golf course, 5-Star Terrazas del Mar Restaurant, Boga Bar in the Marina, convenience store, Beach Club, 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. 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.

BASE INFORMATION:

Bed	: 2
Bath	: 3.5
Living Areas	: 178 sq meters (1,915 sq ft)

BUILDING INFORMATION:

Number of Floors	: 15
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CONVENIENCE:

General Amenities: Cable Internet, Cable TV, Central Air, Dishwasher, Gas Hot Water, Maid's Quarters, Microwave, Refrigerator, Stove, Swimming Pool, Walk-In Closet, Washer/Dryer,

Appliance Amenities: Garbage Disposal, Range/Oven,

Community Amenities: Tennis/Pickle Ball Court,

Energy Savings Amenities: Gas Stove, Propane Hot Water,

Exterior Amenities: Boat Slip,

NEIGHBORHOOD:

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



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