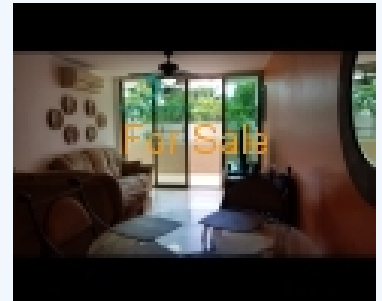


TB145, OCEANFRONT CONDO ON PLAYA GORGONA - LOW, LOW SALES PRICE

For Sale. \$ 120,000.00



Playa Gorgona, Chame, WEST PANAMÁ

This condominium, steps from beach, is offered at an amazingly low price. This lovely Gorgona Oceanfront condo is surrounded by lush tropical greenery in the rural community of Nueva Gorgona. This 102 m² three-bedroom two bath unit is fully furnished with furniture, appliances, air conditioning, and window coverings. There are several investment options. It could be a vacation or weekend retreat or a permanent residence. The unit could also be utilized as a rental property with rental fees of \$800-1000, depending on length of lease and time of year.

VIEW THIS VIDEO> GORGONA OCEANFRONT & BEACH Sales Price \$145,000 Now \$120,000
Kitchen has been remodeled with rich chocolate brown cupboards & cabinets, & new granite. Brand new over/under washer/dryer. Living room comes equipped with a Sony TV. Master bedroom has LG TV. Large patio (10 ft x 43 ft) provides plenty of room for barbeques and just enjoying sunsets. Four air conditioning splits and 8 fans supplement the ever-present ocean breezes. The entrance to the unit has a steel multi-lock security door. The tax exoneration on the condominium is valid until 2028. The land tax is about \$90 per year. There is no mortgage on this apartment. Maintenance fee (HOA) is \$173 per month & covers gas, water, security, & exterior maintenance. Gorgona Oceanfront has a lovely pool, bohio (gazebo), and social area. A three-minute walk will take you to the beach. Farther down the beach is a fishing community where you can sometimes buy fish right off the boat and even have the fishermen fillet it for you. Unlike some beaches on the Panama Riviera, you can walk long distances, especially at low tide. The building has a 24/7 security with one entrance and assigned parking. The building has a very friendly environment and the employees are always helpful & courteous. The building has emergency power and back-up generator. Gorgona has many mini-markets, fruit stands, and a popular American-owned restaurant, La Ruina. The Pacific Coast International School is located in Gorgona. Gorgona Oceanfront is one of the closest developments to Panama City, a little more than an hour away. A new superhighway is being built that will make travel to the city safer and faster. Only ten minutes away, Coronado, the "Hub" of all the Pacific beach communities, offers 4 full-service super markets, a department store, retail shopping, banks, modern clinic, dentist/doctor offices, pharmacies, veterinarians, private schools, churches, hardware stores, and beauty spas. There are dozens of restaurants to choose from in the Coronado and beach area. Within 45 minutes are a half dozen world class golf courses.

BASE INFORMATION:

Bed	: 3
Bath	: 2
Living Areas	: 102 sq meters (1,100 sq ft)

LAND INFORMATION:

Square feet	: 112
-------------	-------

CONVENIENCE:

General Amenities:

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

Appliance Amenities: Range/Oven,

Energy Savings Amenities: Propane Hot Water,

NEIGHBORHOOD:

Super market	: 10 minutes by Car
School	: 5 minutes by Car
Cinema	: 10 minutes by Car
Beach	: 3 minutes by Car
Coffee shop	: 5 minutes by Car
Airport	: 30 minutes by Car
Police station	: 10 minutes by Car
Hospital	: 15 minutes by Car
Town center	: 15 minutes by Car
Shopping center	: 10 minutes by Car

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

