



Punta Barco Village, San Jose, WEST PANAMÁ

This especially unique property, located in the exclusive, secure gated community of Punta Barco Village, offers the ultimate in the Panama outdoor beach lifestyle. The 5-bedroom, 740 m² home has the feel of an intimate resort with all rooms facing a large covered terrace leading to the pool. The expansive 1700 m² (.5 Acre) lot also includes a caretakers house with carport, bedroom, full bathroom, living/dining area, kitchenette, and covered terrace with wet bar. Yes, the virtually private beach is only a short 5-minute walk from the house.

CLICK ON> INSTAGRAM SPECIAL FEATURES: 5 bedrooms, each with in-suite bathroom and walk-in closet (currently one is an office.) Spacious master bedroom is on a second level offering extra privacy. Balcony offers ocean view. Living room, dining room, kitchen, laundry room, maid's room, and ½ bath are on ground floor. Detailed finishes include hardwood cabinetry, imported tile, and natural stonework. Pool and Jacuzzi 6-passenger Polaris ATV and kayak, in the guest house carport, included in sale. The beautifully landscaped grounds, including mature bougainvillea, provides natural privacy. Across the street is a large pond with turtles, ducks, heron, king fisher, and other tropical birds. Double car garage, septic tank, 20,000 kw backup generator City water, two 550-gallon reserve water tanks, new water filtration system and water heater. Monthly maintenance fee (HOA) \$150. (Includes twice a week garbage pickup.) Water \$11-12. Caretaker \$350 a month. Maid \$25/week. Land tax \$1887 per year. Corporation tax \$300. 5 years remaining on tax exoneration. ABOUT THE COMMUNITY: Private, relaxed, gated, and guarded, this prestigious beach community is a low-density mixed housing development of two medium rise apartment towers, garden apartments, town houses, and single-family residences. Two manned security gates precede entrance to the single-family residences where this property is located. Punta Barco Village is a convenient 5-7 minutes from Coronado, the hub of the coastal region popular with expats, known as the Panama Riviera. In Coronado you will find 24-hour supermarkets, banks, hardware stores, medical and dental offices, veterinarian clinics, a small modern hospital clinic, private schools, churches, beauty spas, and a variety of specialty stores. Within 20 minutes can be found 3 golf courses, as well as many fine restaurants in the town and scattered along the coast. Westland Mall, one of the largest and newest in Central America, is about 45 minutes away, and Panama City is one hour+ from the Village.

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BASE INFORMATION:

Bed : 5
Bath : 5.5

LAND INFORMATION:

Square feet : 740

CONVENIENCE:

General Amenities: Washer/Dryer, Walk-In Closet, Swimming Pool, Stove, Refrigerator, Microwave, Maid's Quarters, Landscaping, Gas Hot Water, Cable TV, Cable Internet,
Appliance Amenities: Range/Oven,
Energy Savings Amenities: Propane Hot Water, Gas Stove,
Exterior Amenities: Garage, Exterior Lighting, Covered Patio, Bohio/Gazebo,

NEIGHBORHOOD:

Super market : 7 minutes by Car
School : 8 minutes by Car
Cinema : 10 minutes by Car
Beach : 5 minutes by Walk
Coffee shop : 5 minutes by Car
Airport : 30 minutes by Car
Bus station : 5 minutes by Car
Police station : 5 minutes by Car
Hospital : 10 minutes by Car
Town center : 7 minutes by Car
Shopping : 7 minutes by Car center

