



Costa Esmeralda, San Carlos, WEST PANAMÁ

This magnificent and unique oceanfront villa, located in the security-gated Costa Esmeralda Residential Community, is a marvelous blend of elegance and beach casual. The split-level home has direct access to the sea with a staircase that goes down to the beach. A high retaining wall protects the property from ocean waves and provides a high level of security. The 6-bedroom house has a construction area of 700 m² on a 1,375 m² lot.

The property has unique architectural touches, and the outdoor areas feel like you are in an arboretum. The owner has kept up the property in perfect condition through ongoing maintenance, so it is move-in ready. Now preparing to install solar batteries and solar panels to cover emergency electrical supply. **ORIGINALLY \$1,700,000 > \$1,550,000 > NOW \$1,385,000** [CLICK ON> YOUTUBE VIDEO](#) Upper Level: Impressive entry with high cathedral ceiling Step up to living area with comfortable seating and amazing ocean views. 6 spacious bedrooms all have in-suite bathrooms. Master bedroom has walk-in closet and private balcony. Balcony has bougainvillea vines intertwined on railing. First guest bedroom has ocean view. Third bedroom with loft converted to study with built-in cabinets. Large, remodeled country kitchen has center island and numerous cabinets. Linen closets have special device to keep towels warm and dry. Dining area Lower Level: Meditation wall/waterfall Large outdoor dining room Library, exercise area, and wet bar Bedroom converted to supersized walk-in closet. Infinity lap pool 15 meters by 3.5 meters Outside shower, 2 half bathrooms Large bohio (gazebo) with more dining tables and bathroom Bohio and furniture are made of teak and treated pine. Smaller bohio with hammock Separate barbeque area [CLICK ON> INSTAGRAM](#) Outside Areas: Beautiful extensive plantings cover the entire area. Terraces utilized for planting herbs and special plants. Solid steel door at bottom of stairs to beach Newly installed 18 KVA generator powers property Caretaker's house 3 covered parking spaces, room for 6 more cars Electronic gate with intercom Quiet and safe neighborhood Additional Comments: Ocean waves can be heard throughout the house. Mangrove trees and stained glass add interesting architectural features. Screens are on all windows. Air conditioning splits in all bedrooms Equipped with Septic Tank Water provided by private wells of Costa Esmeralda. Additional servicing with Idaan in near future. Taxes about \$2,500 a year Corporation may be sold with the property. HOA fees are only \$55 per month. Sale of furniture negotiable. [Click On> 360 View of Villa Oceana at Sunrise](#) You are only 10-15 minutes from Coronado, the hub of all the beach communities in West Panama, with a large expat community and many activities. One hour+ from Panama City. 45 minutes from the new Westland Mall, one of the largest and newest in Central America. All conveniences right in the Coronado area: medical offices, clinics, private schools, churches, supermarkets, stores, restaurants, golf courses. The numerous shopping centers offer a great variety of services including doctor's offices, a gym, a full-service pet store, a home improvement store, and several beauty spas. In other words, you can find almost anything

BASE INFORMATION:

Bed : 6
Bath : 6.5

LAND INFORMATION:

Square feet : 700

CONVENIENCE:

General Amenities: Washer/Dryer, Walk-In Closet, Swimming Pool, Stove, Refrigerator, Microwave, Landscaping, Gas Hot Water, Dishwasher, Cable TV, Cable Internet, **Appliance Amenities:** Range/Oven, Grill Top,

Energy Savings Amenities: Propane Hot Water, Gas Stove,

Exterior Amenities: Open Deck, Fence, Exterior Lighting, Covered Patio, Bohio/Gazebo,

NEIGHBORHOOD:

Super market : 10 minutes by Car
School : 12 minutes by Car
Cinema : 12 minutes by Car
Beach : 1 minutes by Walk
Coffee shop : 5 minutes by Car
Police station : 8 minutes by Car
Hospital : 12 minutes by Car
Town center : 10 minutes by Car
Shopping : 10 minutes by Car
center



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