



## Gorgona Oceanfront, Chame, WEST PANAMÁ, Nueva Gorgona

This beach condominium, steps from the surf, is offered at an amazingly low price in Playa Gorgona. The 87 m<sup>2</sup> two-bedroom unit is fully furnished with furniture, appliances, air conditioning, and window coverings. Consider several investment options. The unit could be a vacation home, weekend beach retreat, or a full-time 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.

We have other units in this building for sale. The kitchen comes equipped with Refrigerator, Microwave, and Stove. The living room and bedrooms come equipped with TV's. Three air conditioning splits complement the ever-present ocean breezes. The tax exoneration on the condominium is valid until 2028. The land tax is about \$90 per year. This property has no mortgage. The maintenance fee (HOA) is \$160 per month and covers gas, water, security, & exterior maintenance. Gorgona Oceanfront has a lovely pool, bohio (gazebo), and social area. The building is immaculately maintained and updated. A five-minute walk will take you to the beach. Farther down the beach is a fishing co-op 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 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. **VIEW THIS VIDEO> GORGONA OCEANFRONT & BEACH** Gorgona has many mini-markets, fruit-stands, and an American-owned restaurant, La Ruina. The Pacific Coast International School is 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 supermarkets, a department store, retail shopping, banks, modern clinic, dentist/doctor offices, pharmacies, veterinarians, Coronado International School, an English language non-denominational church, 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 : 2  
Bath : 1

### LAND INFORMATION:

Square feet : 87

### CONVENIENCE:

#### General Amenities:

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

**Appliance Amenities:** Range/Oven,Grill Top,

**Energy Savings Amenities:** Propane Hot Water,Gas Stove,

**Exterior Amenities:** Exterior Lighting,

### NEIGHBORHOOD:

Super market : 15 minutes by  
School : 10 minutes by Car  
Beach : 5 minutes by Walk  
Coffee shop : 5 minutes by Car  
Police station : 8 minutes by Car  
Hospital : 20 minutes by Car  
Town center : 15 minutes by Car  
Shopping : 15 minutes by Car  
center

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