



## Panama City Ave Balboa, PANAMÁ

RECENTLY PROFESSIONALLY DECORATED BY LICENSED INTERIOR DESIGNER.

The owner is ready to sell this prime property at a huge loss. You will not find a better value on Avenida Balboa. The Yacht Club Tower has a reputation as one of best designed and best built condominium buildings in the city. The YCT also has the perfect location on the Avenida, close to the Calle Uruguay restaurant and entertainment district - and close to the banking district, but not in the congested area near the Multi Centro Mall. The Ultimate in Sought After Luxury...Stunning brand new luxury 25th floor apartment with spectacular views of ocean and city from one of Panama's most prestigious and sought after properties. Prime location on Avenida Balboa directly across from the Panama Yacht Club. Relax and enjoy a lifestyle that all dream of but few realize. This apartment condo is perfect for the busy executive - or as an investment as a vacation rental. Vacation rentals through sites like VRBO and HomeAway on Avenida Balboa demand premium prices and are usually solidly booked. \$500.00 BONUS TO ANY LICENSED AGENT - OVER THE AMOUNT OF YOUR COMMISSIONS, OR ANY REFERRAL SOURCE WHO REFERS US A BUYER AND THE TRANSACTION CLOSES SUCCESSFULLY.

OR

IF DIRECT

SALE TO THE BUYER -- A \$500.00 GIFT FUND WILL BE GIVEN THAT CAN BE USED FOR ATTORNEY FEES; MOVING OR TRAVELING COSTS; A GIFT CERTIFICATE TO YOUR FAVORITE STORE; OR USED IN ANY WAY THAT YOU WISH. . . 1 bedroom, 1½ baths, with 3 balconies 133 m2 / 1433 ft2 on the quiet side high on the 25th floor Fully equipped open kitchen with never been used top-of-the-line appliances Spacious living and dining areas with marvelous ocean and city views Views of Panama Bay, Casco Viejo, Amador Causeway, Panama Canal, Ancon Hill Large master bedroom with luxurious master bath Light fixtures, air conditioning, high-end flooring, counter tops, and designer details Two-level glass walled high-tech fitness center overlooking " Island Oasis" pool lounge with Sunrise and Sunset infinity pools, private cabanas, and bay and city views 24-hour covered valet parking, concierge service, door attendant, and full security service Security controlled high speed semi-private elevators Abundant visitor parking Private Nautical Club with boating and fishing vessels available to owners Yacht Club Tower is conveniently located close to Banking District, MultiCentro Mall, restaurant and entertainment district, Casco Antiguo, Amador Causeway Walk, jog, roller blade, bike on the Cinta Costera directly in front of you Shaped like a luxury yacht this very unique architecture stands out among all the buildings on Avenida Balboa

### BASE INFORMATION:

Bed : 1  
Bath : 1.5

### LAND INFORMATION:

Square feet : 1433

### CONVENIENCE:

**General Amenities:** Cable Internet,Cable TV,Central Air,Dishwasher,Gas Hot Water, Microwave,Refrigerator,Stove,Swimming Pool,Washer/Dryer,

### NEIGHBORHOOD:

Shopping : 10 minutes by Car center  
Town center : 10 minutes by Car  
Hospital : 5 minutes by Walk  
Police station : 10 minutes by Car  
Bus station : 15 minutes by Car  
Airport : 15 minutes by Car  
Coffee shop : 5 minutes by Walk  
Beach : 60 minutes by Car  
Cinema : 10 minutes by Car  
Park : 5 minutes by Walk  
Super market : 10 minutes by Car

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