



### Calle Los Guayacanes #58, El Valle de Anton, COCLÉ

This unique European-style house in the exclusive El Gaital neighborhood in the popular mountain town of El Valle house was designed and built by a German contractor in 2006. The 400 m² main house on a large 2,141 m² lot also comes with a casita/cottage.

**FEATURES AND ATTRIBUTES:** Main house has 2 bedrooms, 2 Bathrooms. A sizable loft can be converted in study/ family room and/or 1 or 2 bedrooms. Chef's kitchen has top appliances inlaid in gorgeous woodwork. Great room and terraces around the house There is a storage room and laundry room in addition to a gardener shed. The landscaped garden is kept up by a gardener. A pond of running water with lotus flowers and water runs to an adjacent creek. A man-made wall has been made of galeones. Baskets and stones protect erosion from the creek. Carport for 2 cars The furnished cottage has a bedroom upstairs with 2 single beds plus a sleeping sofa downstairs. Listed at \$425,000 (Negotiable) El Valle de Antón is a well-known mountain community located at 600 meters above sea level. It is just 2 hours' drive from Panama City and under one hour from several public beaches in the Pacific Coast. With cool temperatures throughout the day, this town has become a weekend destination for many Panamanians living in Panama City as well as one of the top touristic and residential towns in Panama. There are many markets, restaurants, a fairly new mall offering many other amenities and services, including a 24-hour Rey Supermarket, gym, deli gourmets, and an art gallery. The popular farmers market is open every day where you may find a wide variety of fresh fruits, vegetables, and tropical plants. El Valle has many attractions. You can enjoy hiking in the mountains, hot water springs, canopy and horseback riding as well as various other activities. AVENIDA CENTRAL, THE MAIN STREET IN EL VALLE, HAS RECENTLY UNDERGONE A BEAUTIFICATION PROJECT WITH LANDSCAPING, NEW INLAID SIDEWALKS, AND DECORATIVE LIGHTING. A BRAND-NEW STATE-OF-THE-ART CLINIC WHICH WILL BECOME THE MOST MODERN FACILITY IN THE PROVINCE IS NEARING COMPLETION IN THE TOWN.



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#### BASE INFORMATION:

Bed : 3  
Bath : 3

#### LAND INFORMATION:

Square feet : 400  
Lot Size : 2141

#### CONVENIENCE:

**General Amenities:** Washer/Dryer, Stove, Refrigerator, Landscaping, Gas Hot Water, Fruit Trees,  
**Appliance Amenities:** Range/Oven, Grill Top,  
**Energy Savings Amenities:** Propane Hot Water, Gas Stove,  
**Exterior Amenities:** Fence, Exterior Lighting,

#### NEIGHBORHOOD:

Super market : 10 minutes by  
Beach : 50 minutes by Car  
Coffee shop : 5 minutes by Car  
Police station : 10 minutes by Car  
Hospital : 10 minutes by Car  
Town center : 5 minutes by Car  
Shopping center : 10 minutes by Car

