



Obarrio, Panama City - Obarrio, Obarrio, PANAMÁ

This top floor apartment home in the heart of the city offers the advantages of being close to everything, but also gives you a private and secure retreat. Most of the 24 apartments are owned by long term permanent residents. Ideal for the adult couple seeking an upscale urban Euro lifestyle.

UPSCALE FURNISHING WORTH ALMOST \$100,000 INCLUDED IN SALE! The real solid luxury and conveniences often not found in newer buildings are built in. Large linen closets, a pantry, and abundant storage are characteristic. Over the years many wonderful upgrades and improvements have been added. The balcony was enclosed so you now have an extra large living room with a cozy corner built in. Four kinds of lighting, including tray and recessed lighting, give you the flexibility to set any mood you desire. Two extra large bedrooms were created out of three large bedrooms. An interesting blend of two types of tiles match brick accent walls and solid wood doors. This 200+ m² home is on the 12th floor; two apartments per floor. At only \$1600/m², this is the best home value in Obarrio. Obarrio is a neighborhood centrally located right in the heart of Panama City. Obarrio is a mixture of nice condominiums and luxury homes that are fairly recently built, but nothing brand new like in other new neighborhoods in Panama City. There is a more residential community feel when you are in Obarrio. This neighborhood is filled with Panamanians and expats that like to be close to it all. You can walk to numerous restaurants, bars, famous churches, pharmacies, and grocery stores located around Obarrio, giving a city-like vibe and convenient living area. It is also close to the banking district, high end malls, and top health care facilities. This area is nice and unique because there are lots of beautiful green spaces, mature trees, large homes and condos, and plenty of nearby amenities. And now... Exciting news for the neighborhood: Panama City's second luxury center and the largest development underway in the country has recently opened its doors. The lower four floors of the \$360 million Soho Panama project, which takes up an entire block, is a 120-store luxury mall. In addition to the 355,000-square-foot mall, Soho Panama also will include 925,000 square feet of office space, a 226-room Ritz-Carlton hotel and a casino. (See below link) <https://www.youtube.com/watch?v=sxKiCzsh2wY> 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. . . 2 extra large bedrooms each with ensuite bath Super-sized shower in master has two rain shower heads Master bedroom has large walk-in closet Guest bedroom large enough to house a home office/library Bedroom doors extra solid and secure Bedrooms separated from living areas with pocket door Modern open gourmet kitchen has tons of cabinet space Up-to-date appliances including built-in gas stove top Service door convenient to kitchen, laundry room, and maid's quarters Maid's quarters can serve as huge extra storage Living room was expanded to provide space for large gatherings Part of living room could be a cozy family room Formal dining room has space for large

BASE INFORMATION:

Bed : 2
Bath : 3

LAND INFORMATION:

Square feet : 2

BUILDING INFORMATION:

Number of Floors : 12

CONVENIENCE:

General Amenities: Cable Internet, Cable TV, Dishwasher, Freezer, Gas Hot Water, Microwave, Refrigerator, Stove, Walk-In Closet, Washer/Dryer,

NEIGHBORHOOD:

Shopping : 5 minutes by Walk center
Town center : 5 minutes by Walk
Hospital : 10 minutes by Car
Police station : 10 minutes by Car
Bus station : 20 minutes by Car
Airport : 20 minutes by Car
Coffee shop : 5 minutes by Car
Beach : 60 minutes by Car
Cinema : 10 minutes by Car
Park : 10 minutes by Walk
School : 10 minutes by Car
University : 15 minutes by Car
Super market : 10 minutes by Car

table and smaller one for everyday Two solid metal security doors Alarm system (Honeywell) currently installed 5 split air conditioning units keep home cool Top-of-the-line appliances included Inland location means interior stays free from excess humidity, salt, and mildew Tray ceilings add an interesting and attractive architectural touch Low maintenance fee of only \$250 Easy access and extra roomy parking for 2 cars on ground floor NOTE: ML350 SUV Mercedes with 17,000 miles on it 2008 = \$28,000 or best offer. Real cost is \$88,000



| | |
|--------|------------------------------------|
| Name | Terry Bradford-Gugel, Owner |
| Phone | (949) 630-9427 (US/Canada) |
| Mobile | +507-6049-7736 (WhatsApp) |