



## Vista Mar Golf & Beach Resort, San Carlos, WEST PANAMÁ

"Casa Marina" is located only one hour from Panama City in one of Panama's most exclusive gated communities, with 24 hour security. This custom Panama beach house has it all. Designed by famous Latin American architect Alfredo Boza, this home is located in the very best location on level one directly on the ocean front.

Offered by Origen Real Estate Consultants Inc., recognized as the first "Full Service" real estate company in the country of Panamá. \$2,000.00 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 \$2,000.00 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. . . NOTE: Seller may be open to give short-term, partial financing for a qualified buyer! You are only steps to the beach, upscale restaurant, and beach club. Air conditioning is rarely used because of cooling ocean breezes. This home will also be the closest to the \$12 million marina, which is under construction and will be completed before the end of 2014. Ocean front homes will dramatically increase in value when the 100-slip marina, the only one west of Panama City is finished. The signature golf course is considered one of the most challenging in Central America. The Terrazas del Mar Restaurant has one of the best seafood and Mediterranean menus in Panama.

Two large 24 hour Supermarkets and two new Shopping Malls are just 10 minutes from this villa in the town of Coronado. Two additional shopping malls are under construction. Numerous restaurants, featuring a variety of cuisines, are also less than 10 minutes away.

If you're looking for the ultimate in Panama Beach real estate, look no further This is a tremendous investment. You cannot find a better value anywhere in Panama for this kind of property. Panama Beach House Highlights: • Area construction: 480 m2 (5,136 sq ft) • 4 bedrooms / three of the bedrooms have balconies with ocean views • 1 office / bedroom • 5

bathrooms

features all high-end appliances

large and contains an extra refrigerator and freezer.

Kitchen

Laundry room is very

• 1 beach Rancho (Bohio) with bar top and sink / 1 pool Rancho (Bohio) with garden • Infinity salt water pool with waterfall • Salt water Jacuzzi • Large BBQ area with sink • Beach shower • Steps to the sand and private beach • Workshop (very large for various projects) • Garage with rollup door and beautiful tiled floor • Laundry room with sink plumbed and wired for small kitchen • Greenhouse is very large and features a sink, water misters, and laja floor • Modern security system • Granite counters • All custom teak wood cabinets and drawers, doors and molding, closets, including built furniture with the finest, custom craftsmanship • Sony 42" LCD TV / swivel mount and stereo system • Custom furnishings throughout • 19 Hunter ceiling fans,

### BASE INFORMATION:

Bed	: 4
Bath	: 4.5

### LAND INFORMATION:

Square feet	: 5
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### BUILDING INFORMATION:

Number of Floors	: 2
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### CONVENIENCE:

**General Amenities:** Cable Internet, Cable TV, Dishwasher, Fruit Trees, Gas Hot Water, Landscaping, Maid's Quarters, Microwave, Refrigerator, Stove, Swimming Pool, Walk-In Closet, Washer/Dryer,

### NEIGHBORHOOD:

Shopping center	: 10 minutes by Car
Town center	: 10 minutes by Car
Hospital	: 15 minutes by Car
Police station	: 15 minutes by Car
Airport	: 20 minutes by Car
Coffee shop	: 5 minutes by Car
Beach	: 2 minutes by Walk
School	: 15 minutes by Car
Super market	: 10 minutes by Car

and you rarely need the air conditioners with the ocean breezes • Electric front gate • Air-conditioning • Screen doors and windows



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