



Tucan Country Club and Resort, WEST PANAMÁ

Originally Offered at: \$294,900 Now reduced to \$229,000 - due to family emergency (See below for suggested rental options) Will sell for \$209,000 - IF CASH OFFER. This furnished condo with all appliances is selling for approximately \$102,000 under what the developer is selling directly or \$122,000 - if cash purchase. Just bring your toothbrush!

Offered by Origen Real Estate Consultants Inc., recognized as the first "Full Service" real estate company in the country of Panamá. \$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. . . Selling for approximately \$102,000 less than the developer's price Or, approximately \$122,000 savings - if cash purchase. This is a beautiful 2 bedroom 2 bathroom, 125m² (1,345 ft²), condo across the Bridge just outside of Panama City and located in the exquisite gated community of Tucan Country Club and Resort. Minutes from the new master planned community of Panama Pacifico and the 67 acre International Business Park with Fortune 500 and Fortune Global 2000 companies—such as 3M, Atlas-Copco, BASF, Caterpillar, Covidien, Cummins, Dell, Grainger, VF Corporation, and others—having located their Latin American and global operations here. This condo includes has a lovely balcony with views of the stunning golf course, the skyscrapers of downtown Panama City, the Panama Canal, and the lush tropical rain forest. Tastefully decorated - all appliances and furniture included. Quiet area nestled right up to the tropical forest with stunning views forever! Live here year around, part time, or use as a great investment! 2 bedrooms and 2 bathrooms, 125m² Master bedroom has queen bed-size bed, a lovely armoire, two night stands, large closet, and features a private balcony. Master bath has floor-to-ceiling marble, dual sinks, cabinets with marble counter tops, and additional closet. Guest bedroom has queen-size bed, two night stands with lamps, and a large closet. Living room opens to a large lovely terrace with stunning views of golf course and lots of tropical landscaping. Living room features a beautiful sofa, love-seat, reclining chair, end tables, lamps, and coffee table. Beautiful modern kitchen includes lots of brand new cabinets as well as all stainless steel appliances: dishwasher, refrigerator, gas stove, microwave, and garbage disposal. Kitchen is open to dining area and front room, perfect for entertaining. All cookware, serving and dinner ware, wine glasses, utensils, electric coffee pot, toaster, and all the essentials for the kitchen included. Central air conditioning. Washer, dryer, instant gas water heater. Flooring consists of ceramic tiles. Lighting fixtures throughout. Carport parks 2 cars, one behind the other. Golf club storage is on the bottom floor. Additional storage behind condo. The Resort has an excellent restaurant (Restaurante Horoko), fitness center, new spa, community pool, and brand new "19th Hole." 4 Paddle Tennis courts were recently completed Beaches, movies, malls, museums, historic areas, restaurants, tours are 15-45 minutes away. "New" Panama Canal is just a very short distance away. Not

BASE INFORMATION:

Bed : 2

Bath : 2

LAND INFORMATION:

Square feet : 1345

BUILDING INFORMATION:

Number of Floors : 1

CONVENIENCE:

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

NEIGHBORHOOD:

Shopping : 15 minutes by Car center

Airport : 20 minutes by Car

Coffee shop : 10 minutes by Walk

Beach : 35 minutes by Car

Cinema : 15 minutes by Car

School : 15 minutes by Car

Super market : 20 minutes by Car

handicapped accessible. HOA fees: \$183 per monthGolf Club Membership: \$225 per monthInvestment / Suggested Rental Prices:Daily Price: USD \$325Weekly Price: USD \$985Monthly Price: USD \$2,485Monthly Price: (Long Term): USD \$2,185Monthly Price: (Without Services): USD \$1,8007 % Tax not included



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