



Amador Heights, Panama City - Amador

This penthouse defines the meaning of elegance. Spectacular 360 degree views of all of Panama in prestigious Amador Hill. 3,600 ft2 approx. (344m2). Professionally decorated. Totally turnkey! 3 bedrooms, 3½ Bathrooms plus Maid's Quarters with full bath. \$777,440 unfurnished. Perfect location outside the downtown city. . . but close to everything!

Offered by Origen Real Estate Consultants Inc., recognized as the first "Full Service" real estate company in the country of Panamá. \$1000.00 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 \$1,000.00 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. . . Best location and views in the entire building - and Amador area as well! Totally re-modeled to 5-star quality by licensed decorator! 344 sq. meters of pure "quality." 3 bedrooms / 3 1/2 baths. Large maid's quarter w/ separate bathroom. 10 foot high ceilings throughout. Beautiful wood double-doors enter into huge living room and grand room with large slider glass doors leading to expansive balcony with scenic views forever . . . Balcony has multiple entrances from that side of home. It features beautiful arched enclosure in various directions, and stunning views of downtown skyscrapers, Pacific Ocean, Casco Viejo, Ancon Hill, the entrance to the Panama Canal, lots of islands. Dining room could easily be changed to family room, large office/library, or studio with direct access to the huge front balcony. Breakfast nook is spacious enough to be the main dining room. Extra large kitchen with granite counter tops and lots and lots of cabinets. Any cook's dream kitchen and convenient to grand room. Perfect for entertaining! Door off kitchen leads into extra large maid's quarters with a full bathroom, and Huge laundry room with lots of brand new cabinets for storage, and new very high-end washer and dryer. Appliances included, furnished or unfurnished; i.e. all electrical, gas installation equipment (refrigerator, stove, dishwasher, washer and dryer, 6 ceiling fans, 8 AC splits which are brand new Panasonic Eco Inverter Energy Savers, light fixtures, etc.) Powder/guest bathroom across hallway from the kitchen. Storage room/walk-in pantry is super sized and can be used for lots of your stored away items or dry goods. End of hallway has cozy alcove/sitting area/TV room outside bedrooms. Larger master suite with huge walk-in closet and total views of the Bridge of Americas, Panama Canal, Balboa Yacht Club, Taboga Island, and more. Enjoy a glass of wine and cool tropical breezes on your private balcony. Second large bedroom also large with walk-in closet, full bathroom. View of Canal. Third bedroom also with walk-in closet and full bathroom. It also features a large balcony with similar views as master bedroom. Unfurnished, but Buyer can purchase the furniture and items they wish to keep directly from the Seller. Includes all high-end appliances, A/C, all lights and all fans, washer and dryer, stove, refrigerator and extra large freezer located in huge laundry room, and instant water heating system, and 8 new inverter air conditioning units. Enormous rooftop social area includes swimming pool, BBQ area, spacious

BASE INFORMATION:

Bed	: 3
Bath	: 3.5

LAND INFORMATION:

Square feet	: 3600
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BUILDING INFORMATION:

Number of Floors	: 1
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CONVENIENCE:

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

NEIGHBORHOOD:

Shopping center	: 10 minutes by Car
Hospital	: 15 minutes by Car
Police station	: 5 minutes by Car
Bus station	: 15 minutes by Car
Airport	: 15 minutes by Car
Coffee shop	: 5 minutes by Walk
Beach	: 55 minutes by Car
Cinema	: 15 minutes by Car
Park	: 5 minutes by Walk
School	: 10 minutes by Car
University	: 25 minutes by Car
Exhibition	: 30 minutes by Car
Super market	: 15 minutes by Car

indoor party room, and gym. 360 degree panoramic views including the Bridge of Americas, Panama canal, Casco Viejo, Ancon Hill, downtown skyscrapers, and all the way to the last island on the Amador Causeway. Workout in the well-equipped gym with views of Panama Bay, Casco Viejo, and city skyline. Elegantly decorated lobby with lovely furnishings, decor, and plants - and air conditioned. Parking: The penthouse has three (3) parking spaces in secure gated area and also includes even more storage in deposito. Remotes for parking gate. Inside visitors' parking. 24 hour Security guard gate. NOTE: A special note that this absolutely beautiful condo has great ventilation throughout home because it is not only located on a hill, but this penthouse suite receives more cross ventilation since it extends from one side of the building to the other. The owners only use some of the air conditioners during the evening which cuts back considerably on electricity. ADDITIONAL NOTE: Individual pieces of furniture can be negotiated with Seller Read more: http://www.tripadvisor.com/Attraction_Review-g294480-d300879-Reviews-Amador_Causeway_Calzada_de_Amador-Panama_City_Panama_Province.html VIEWS: Unbelievable 3600 views of all of Panama; downtown skyscrapers, Pacific Ocean, the Canal, Casco Viejo, Ancon Hill, Balboa, Bridge of Americas, the entrance to the Panama Canal, lots of islands, and all the way to the last island at the end of the Amador Causeway. It doesn't get any better than these views, from virtually every room! HISTORY: Altos de Amador or Amador Heights, is a small private neighborhood which was part of the American Canal Zone during most of the 20th century. The rural-like road that takes you to Edificio Amador Heights used to be referred to as "Top Brass Road" because the top US naval officers resided in this favorable location. There are very few titled properties on the Amador Causeway. LOCATION: Amador is becoming one of the most beautiful and well developed areas in Panama City, due to its privileged geographic position at the Panama Canal entrance. Its three islands Naos, Perico and Flamenco, connected by the famous "Causeway," originally built with the dredging from the building of the Canal, is now being expanded to four lanes. The Causeway has recently been directly connected to the brand new Cinta Costera 3 roadway which circles Casco Viejo. ACTIVITIES: Along the Causeway there always is a gentle breeze, and a beautiful panoramic view toward the Pacific Ocean and to the ships navigating to and from the Panama Canal, and the Bridge of Americas. On the opposite side, a view toward the Panama City shore, with its skyscrapers and Casco Viejo enlighten this charming coast. On the Causeway, you can jog, walk, skate, or rent a bike. Shops, a wide variety of seaside restaurants, bars, marinas, and a few hotels and condos have proliferated since the end of the Canal Zone days. ATTRACTIONS: The Figali Convention Center, where many concerts are held, the Zona Vida Entertainment Center, and the Smithsonian Marine Exhibition Center are current attractions. The Biodiversity Museum, designed by renowned architect Frank Gehry, is due to open very soon. A huge modern convention center to replace the current Atlapa Convention Center in San Francisco will be completed on the Causeway in the near future. THE FUTURE OF AMADOR: http://www.youtube.com/watch?v=wLRxC_ipkU&feature=youtu.be



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