



## Avenida Balboa, Panama City - Avenida Balboa, PANAMÁ

Large 48th floor apartment with spectacular views of ocean and city from one of Panama's most sought after properties. Prime location on Avenida Balboa across from the Panama Yacht Club.

The SKY is a secure, high-end building in the heart of Panama City. Situated in one of the most prestigious locations, Avenida Balboa, the city's iconic waterside thoroughfare, and overlooking Panama Bay. The building is 180 meters (almost 600 feet) and 52 floors tall, designed by one of the city's leading contemporary architects. Just a few blocks from the best restaurants, shops, banks, and entertainment in Panama. Offered by Origen Real Estate Consultants Inc., recognized as the first "Full Service" real estate company in the country of Panamá at \$420,000 USD. • 2 bedroom, 2 ½ baths, with long sweeping 50 foot (15 meters) balcony - 270° views. Additional room added, currently used as office. Could also be den, guest room, or any combination. • 193 m2 / 2077 ft2 on the 48th floor • Fully equipped open kitchen with name brand appliances • Expansive living area with floor to ceiling sliding glass doors to maximize views • Large master bedroom with luxurious master bath and walk-in closet; city views • Sizable 2nd bedroom with in-suite bathroom and walk-in closet; rainforest views • Light fixtures upgraded, 4 air conditioning splits, ceramic flooring, granite counter tops • 8th and 9th floor Social Area with complete gym, squash court, party room, spa, 25 meter lap pool, and only building with private 9 seat VIP theater. 52nd floor Social Area with pool and large party room • 24-hour covered valet parking, concierge service, door attendant, and full security service • Security controlled high speed semi-private elevators • Easy access visitor parking • Sky is conveniently located close to Banking District, MultiCentro Mall, Calle Uruguay Restaurant and Entertainment District, Casco Viejo • Walk, jog, roller blade, bike on the lovely Cinta Costera all the way to Fish Market and Casco Viejo

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

### BASE INFORMATION:

Bed	: 2
Bath	: 2.5

### LAND INFORMATION:

Square feet	: 2077
-------------	--------

### CONVENIENCE:

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

### NEIGHBORHOOD:

Shopping center	: 10 minutes by Car
Town center	: 15 minutes by Car
Hospital	: 5 minutes by Walk
Police station	: 10 minutes by Walk
Train station	: 5 minutes by Walk
Bus station	: 15 minutes by Car
Airport	: 15 minutes by Car
Coffee shop	: 2 minutes by Walk
Beach	: 55 minutes by Car
Cinema	: 10 minutes by Car
Park	: 5 minutes by Walk
School	: 10 minutes by Car
University	: 20 minutes by Car
Exhibition	: 30 minutes by Car
Super market	: 5 minutes by Car

