



## Tucan Country Club and Resort, Cocoli, WEST PANAMÁ

Tastefully decorated... and totally furnished. Quiet area nestled right up to the tropical forest with stunning views forever! Live here year around, part time, or as a great investment. (See below for suggested rental options) Reduced from \$349,900 to \$275,000

This is a beautiful 2 bedroom 2 bathroom condo just outside of Panama City and located in the exquisite gated community of Tucan Country Club and Resort. 122.33m<sup>2</sup> (1,317 ft<sup>2</sup>) unit. \$300.00 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 \$300.00 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. . . Quiet area nestled right up to the tropical forest with stunning views golf course, the skyscrapers of downtown Panama City, Panama Canal, and the lush tropical rain forest and forever views . . . 2 bedrooms and 2 bathrooms Sleeps 4 adults in two bedrooms with queen beds, two (2) twin beds Guest bedroom has pillow top queen bed, an armoire and a private balcony Living room features opening to a large lovely terrace with patio table and seating for four Living room also has 42 inch flat screen plasma TV; DVD and speakers; high speed Internet ADSL Kitchen includes microwave, dishwasher, refrigerator, stove Also cookware, serving & dinner ware, wine glasses, utensils Washer and Dryer Air conditioning throughout Carport parks 2 cars, one behind the other Golf club storage is on the bottom floor The Resort has an excellent restaurant (Restaurante Horoko), Fitness center, Community Pool 4 Paddle Tennis Courts Beaches are 15-45 minutes away as well as movies, malls, museums, restaurants, tours "New" Canal is just a very short distance away Not handicapped accessible HOA fees: \$183 per month Golf Club Membership: \$225 per month INVESTMENT / SUGGESTED RENTAL PRICES Daily Price: USD \$325 Weekly Price: USD \$985 Monthly Price: USD \$2,485 Monthly Price: (Long Term): USD \$2,185 Monthly Price: (Without Services): USD \$1,800 7 % Tax not included

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

### BASE INFORMATION:

Bed	: 2
Bath	: 2

### LAND INFORMATION:

Square feet	: 1325
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### CONVENIENCE:

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

### NEIGHBORHOOD:

Shopping center	: 10 minutes by Car
Town center	: 10 minutes by Car
Hospital	: 10 minutes by Car
Police station	: 10 minutes by Car
Train station	: 20 minutes by Car
Bus station	: 20 minutes by Car
Airport	: 20 minutes by Car
Coffee shop	: 10 minutes by Car
Beach	: 40 minutes by Car
Cinema	: 20 minutes by Car
Park	: 10 minutes by Car
School	: 10 minutes by Car
University	: 10 minutes by Car
Exhibition	: 45 minutes by Car
Super market	: 20 minutes by Car

