



Bella Vista, Panama City - Avenida Balboa, PANAMÁ

This 3 bedroom, 3½ bathroom, 315 sq meter apartment is located in the Miramar, a Panama landmark on trendy Balboa Avenue in the downtown district. This apartment for sale has direct ocean views on one side and overlooks a large park on the opposite side. The building is on the Cinta Costera and is steps away from the Calle Uruguay restaurant and entertainment district. It is also close to the banking district and the upscale Multicentro Mall.

BONUS - (see below) The home includes a spacious living room, a large elegant formal dining room with wall unit, an informal dining area, and a partially enclosed balcony. The maid's room has double beds and a full bath. A cozy studio/family room addition provides a nice getaway. The traditional kitchen has Italian granite counter tops, a walk-in pantry, a center island, and a breakfast nook. Appliances include an Ariston electric and gas ovens, a built-in stovetop, and a double wide Frigidaire. Adjacent to the kitchen and maid's quarters is a generous-sized laundry room. The three bedrooms all have in-suite bathrooms. The spacious master bedroom has both Euro-style closets and an expansive walk-in closet. It also has elegant marvelous ocean views. The master bathroom has a shower and a deep marble tub as well as matching marble walls and flooring. A large linen closet lines the hallway. The entry hall houses a built-in bookcase. \$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. . . .

Embresas Bern, the developer of Miramar and the Intercontinental Hotel, is regarded as one of the top builders in Panama. The current owners have upgraded and remodeled an already excellently constructed unit. The living room and dining rooms have stylish tray ceilings and recessed lighting. A variety of flooring, including marble, travertine, and laminated wood, enhances this home. The living room is cooled with central air conditioning, while the other rooms contain split air conditioners. All rooms except the studio have sweeping ocean, park, and city vistas. Three parking spaces come with the apartment. The social area includes two pools, a gym, and children's playground. Residents have the option to join the Hotel Intercontinental athletic facility which has tennis courts, saunas, a large gym, and big pool for laps and relaxing. Miramar is a distinguished building with an elegant lobby. Valet parking and concierge services are provided for the residents.

BASE INFORMATION:

Bed : 3
Bath : 3.5

CONVENIENCE:

General Amenities: Cable Internet, Cable TV, Gas Hot Water, Maid's Quarters, Refrigerator, Stove, Swimming Pool, Washer/Dryer,

NEIGHBORHOOD:

Shopping : 5 minutes by Car center
Town center : 5 minutes by Car
Hospital : 10 minutes by Car
Police station : 10 minutes by
Train station : 10 minutes by Car
Bus station : 25 minutes by Car
Airport : 30 minutes by Car
Coffee shop : 2 minutes by Walk
Beach : 75 minutes by Car
Cinema : 10 minutes by Car
Park : 2 minutes by Walk
School : 10 minutes by Car
University : 20 minutes by Car
Exhibition : 15 minutes by Car
Super market : 5 minutes by Car

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