



## Punta Pacifica, PANAMÁ

This upgraded 3 bedroom, 3½ bathroom, condo with family room in the upscale and secure Punta Pacifica neighborhood at less than \$2,000 per square meter is a tremendous value. You will not find any larger social area with such an expansive grass field and play yards anywhere in Punta Pacifica or Punta Paitilla. The original owner added many upgrades including marble flooring in the great room and laminated wood floors in the hall, bedrooms, and family room. A tray ceiling with recessed lighting in the dining area adds a classy touch. Decorative stonework was added to the balcony and unique brickwork was installed on two walls in the family room. Tasteful wallpaper that can blend with almost any décor shows that a practical family home can also be beautiful. The closed kitchen includes a breakfast nook, Samsung refrigerator, and a Whirlpool stove. New quality kitchen cabinets have replaced the standard ones. The full maid's room with shower is large enough for bunk beds and has a window. The sizable laundry room has a washer and dryer. All three bedrooms have walk-in closets and en-suite bathrooms. The 198 m² apartment is on the 21st floor with open city views all the way to the rain forest. Five air conditioning splits cool the great room, bedrooms, and family room. A "Brinks Safe" security door provides maximum safety. There are four apartments per floor. Two reserved parking places are located in the secure garage. There are 13 years left on the tax exoneration. The maintenance fee is only \$198 per month (\$1/m²). Each of the 4 towers has its own social area, gym, squash court, and large party room. A huge grass common area provides a great place for children to run around and play in a safe and secure environment. Adult and children's pools are also part of the social area. The apartment is close to Hospital Punta Pacifica, Multiplaza Mall, private schools, major supermarkets, vegetable markets, banks, numerous restaurants, and all the amenities that Punta Pacifica is noted for. Access to the Corredor Sur is very close, making the drive to Tocumen International Airport about 15 minutes. \$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. . . .

### BASE INFORMATION:

Bed : 3  
Bath : 3.5

### LAND INFORMATION:

Square feet : 2131

### BUILDING INFORMATION:

Number of Floors : 1

### CONVENIENCE:

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

### NEIGHBORHOOD:

Shopping : 10 minutes by Walk center  
Hospital : 5 minutes by Walk  
Police station : 5 minutes by Car  
Bus station : 25 minutes by Car  
Airport : 15 minutes by Car  
Coffee shop : 5 minutes by Car  
Beach : 55 minutes by Car  
Cinema : 10 minutes by Car  
School : 2 minutes by Walk  
Super market : 5 minutes by Car

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

