



Punta Barco Resort, San Carlos, WEST PANAMÁ

Villa Santa Barbara consists of three independent structures: The Main House, a Casita, and the Pool House with Entertainment Area. The sprawling estate is centrally located within the exclusive and secure gated community of Punta Barco Resort. Walk to the newly renovated Beach Club. Price includes: All appliances and all furnishing in the main house, pool house and casitas. SECURE WATER SYSTEM WITH IDAAN AND PUNTA BARCO WELL.

<https://www.youtube.com/watch?v=GNFzHkhHw8g&t=11s> CLICK ON> INSTAGRAM The main house has an open floor plan with a large terrace facing the gardens, the rainforest, and a swimming pool, and includes 3 bedrooms, 3½ bathrooms, kitchen, laundry room, pantry, maid's quarters with full bath. The total area enclosed is 4,120 sq. ft. (364 m²). The covered patio includes the entry way, carport, and patio with BBQ. The total area of the patio is 2,000 sq. ft. (182 m²). The detached guest casita (pool house) has two bedrooms, and a detached den with minibar and living room next to the beautiful swimming pool. The caretaker's quarters includes an additional 2 bedrooms and 2 bathrooms. This gives a total of 7 bedrooms and 6.5 bathrooms. A recent survey measured the sprawling property at 2,905 m² (31,694 ft²), nearly ¾ acre. It should be noted that the mature landscaping combined with the expansive open areas make the property seem much larger. Among the lush tropical landscaping are 5 large mango trees that are actively producing. Privacy and seclusion is enhanced because homes in the Punta Barco Resort are separated by the open spaces provided by the natural landscaping, instead of fencing or concrete walls. The beautiful private beach is a short 5 minute walk (two minute ride) along a shady, winding road that passes the tennis court and helicopter pad. The spectacular Beach Club is located on a knoll directly above the beautiful sand beach. The contoured infinity swimming pool has waterfalls and offers sweeping views of the Pacific Ocean while relaxing at the swim-up bar. An excellent restaurant is open from 8:00 am to 5:00 pm and serves a delicious breakfast and lunch. Punta Barco Resort is home to many of Panama's most distinguished business and political leaders and is one of Panama's most prestigious developments. All of the Punta Barco Estates enjoy unequalled privacy, security, and exclusivity, and it is just a 10 minute drive to Coronado where you will find 24 hour supermarkets, a wide variety of restaurants, banks, hardware stores, a private school, veterinarian, dental, and medical clinics among other conveniences.

Maintenance Fee of \$425 Includes Security, Garbage Pickup, and Lawn Mowing *Approximately 4 years remaining on Tax Exoneration* *Sales price is negotiable and the sellers are very motivated*

BASE INFORMATION:

Bed : 7
Bath : 6.5

LAND INFORMATION:

Square feet : 364

BUILDING INFORMATION:

Number of Floors : 1

CONVENIENCE:

General Amenities: Washer/Dryer, Walk-In Closet, Swimming Pool, Stove, Refrigerator, Microwave, Maid's Quarters, Landscaping, Gas Hot Water, Fruit Trees, Dishwasher, Cable TV, Cable Internet, **Appliance Amenities:** Range/Oven, **Community Amenities:** Tennis/Pickle Ball Court, **Energy Savings Amenities:** Propane Hot Water,

NEIGHBORHOOD:

Super market : 10 minutes by Car
School : 15 minutes by Car
Beach : 5 minutes by Walk
Coffee shop : 10 minutes by Car
Airport : 20 minutes by Car
Police station : 10 minutes by Car
Hospital : 15 minutes by Car
Town center : 10 minutes by Car
Shopping : 10 minutes by Car center

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