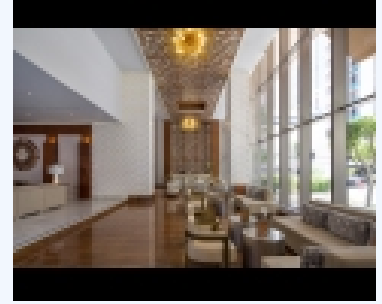
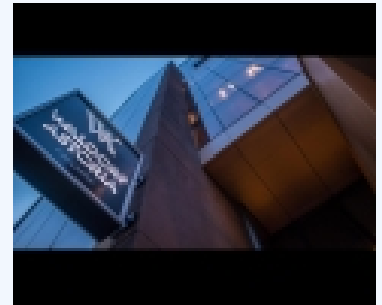


UNIQUE OPPORTUNITY FOR SERIOUS INVESTOR IN MOST PRIME COMMERCIAL AREA IN BELLA VISTA

MULTIMILLION DOLLAR UPGRADE IN CALLE URUGUAY SECTOR NEARLY COMPLETED



Calle Uruguay, Panama City - Bella Vista, PANAMÁ

ORIGEN REAL ESTATE HAS ACCESS TO PROPERTY. PLEASE GIVE US A 24-48 NOTICE FOR VIEWING. A special investment property is now available for purchase in Panama's most important and popular restaurant, entertainment, and commercial neighborhood. The Calle Uruguay Sector is currently undergoing a multi-million dollar urban upgrade to be completed in approximately late 2018/early 2019. The project consists of a complete redesign of the electrical, sewage, and rainwater infrastructure in addition to the urban and landscape design of all sidewalks to foster a pedestrian friendly venue in the city center. Trees and vegetation have already been planted, and all electrical cables are underground. We have all seen what has happened to property values in Casco Viejo with the redevelopment in that UNESCO historic area. This would be the ultimate time to make an investment in an area that promises to have a tremendous and profitable future. This area at one time was the top spot in Panama and it now will reclaim that crown with an amazing facelift designed by the top architects in Panama.

BONUS: (SEE BELOW) The existing two-story 600m² building, which was previously leased as a disco, is built on a 350m² lot. The basic configuration of the structure includes a main floor and a mezzanine. This prime property itself has many possibilities, such as an upscale restaurant, showroom design center, boutique, jewelry store, or other commercial uses. The building could be subdivided into several locales, and according to the investors' purposes, additional floors could be added like other buildings nearby. We have the building plans to assist you in examining the possibilities. **CLICK ON> CALLE URUGUAY URBAN UPGRADE - 7 AUGUST 2017 (1 1/2 YEARS AGO)** Calle Uruguay from Avenida Balboa to Calle 50 is in the heart of a district that contains banks, hotels, luxury apartments, restaurants, boutique shops, upscale furniture stores, show rooms, clubs, and bars. This prime property is close to the Waldorf Astoria, Le Meridien Hotel, La Posta Restaurant, Gaucho's Restaurant, Habibi's, The Londoner Pub, and Ozone Café. Within this eight-block area, the Hilton Hotel and Casino, Crepes and Waffles, Tomate y Amor, Blarney Stone Pub, and Hooters are located. The Banking District borders the region. Among the more prominent banks are Banco General, Banistmo, Banesco, BAC Credomatic, Chase Manhattan, and Citibank. The beautiful Cinta Costera is also in close proximity. **TAKE A PEEK AT> THE NEW VIA ARGENTINA + CALLE URUGUAY** Additional designer boutiques and restaurants will be established in the area. Two new high-rise condos and office towers with stores at the street level are being built by Empresas Bern. A new hotel is in the planning stages. Parking for 1200 vehicles will provide space for people living, working, and visiting the area. The transition will make this community into more of an upscale multi-use area than an emphasis on bars and discos. This will be the IN place in Panama, with corresponding property values surging. **\$1,000.00 BONUS TO ANY LICENSED AGENT - OVER THE AMOUNT OF YOUR COMMISSIONS, OR ANY REFERRAL SOURCE WHO REFERS US A BUYER AND THE TRANSACTION CLOSSES**

LAND INFORMATION:

Square feet : 6460

BUILDING INFORMATION:

Number of Floors : 2

CONVENIENCE:

NEIGHBORHOOD:

Shopping	: 0 minutes by center
Town center	: 5 minutes by Car
Hospital	: 10 minutes by Car
Bus station	: 25 minutes by Car
Airport	: 30 minutes by Car
Beach	: 60 minutes by Car
Cinema	: 10 minutes by Walk
Park	: 5 minutes by Walk

SUCCESSFULLY. ORIF DIRECT SALE TO THE BUYER - A
\$1,000.00 GIFT FUND WILL BE GIVEN THAT CAN BE USED FOR ATTORNEY FEES; MOVING OR
TRAVELING COSTS; TENANT IMPROVEMENTS; OR USED IN ANY WAY THAT YOU WISH. . . .



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