



## Las Cumbres, Las Cumbres, PANAMÁ

This exclusive Las Cumbres property, characterized by its lush, tropical beauty and absolute tranquility, is offered for sale by Origen Real Estate Panama. This prime lakefront property, covering 1.13 hectares (2.8 acres) is ripe for development. It's ideal for building a low density project with high end homes on terraced lots facing the lake.

A road and a cement tiled path meanders throughout the property, from which you can view large numbers of domestic and imported exotic trees and plants. Of course, the centerpiece of the Las Cumbres community is the lake and its abundant wildlife. The lake is filled with bass, carp, tilapia, and sargentos. A boat dock could easily be built for future residents to enjoy. The entrance to the property has a locked security gate, and a chain link fence surrounds the property. The only structure is a caretaker's house. SALES PRICE of 800,000 is \$1.2 MILLION BELOW THE AVALUO (APPRAISAL) La Mesita neighborhood in Las Cumbres is a very private, upscale part of Panama and one of the few areas of Panama where one can have all the amenities and conveniences of living in the suburbs, yet still have the feel of being out in the country. Many prominent Panamanians, as well as foreign business people, have made Las Cumbres their home. It is also one of the best policed areas in Panama. CLICK ON> INSTAGRAM Its gorgeous lake views, lush tropical surroundings, and large lots only enhance its allure. Yet, in the Greater Las Cumbres region one can find supermarkets, hardware stores, restaurants, banks, medical and veterinary clinics, banks, and many shops. Brand new modern shopping plazas are going up nearby on the main boulevard, Transistmica. From here you have easy access to the Corredor Norte, Tocumen International Airport, the City of Colon, Panama City, and Line One of the Metro. Amenities: • Near private schools • Mountain View • Lakefront • Topographic maps • Electricity • Drinking water • Easy access • Water • Close to main roads \$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. . .

### CONVENIENCE:

### NEIGHBORHOOD:

Shopping center	: 5 minutes by Car
Town center	: 25 minutes by Car
Police station	: 5 minutes by Car
Train station	: 10 minutes by Car
Airport	: 20 minutes by Car
Coffee shop	: 5 minutes by Car
School	: 10 minutes by Car
Super market	: 10 minutes by Car

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