



Brisas de los Lagos, WEST PANAMÁ

This single family residence with infinity pool on 1/2 acre lot is located in the serene, secure community of Brisas de los Lagos. This small gated international community has large lots, abundant vegetation, and several lakes scattered throughout the area. Yet this rural-like community is only seven kilometers from La Chorrera, 45 minutes from Panama City, and 45 from the Pacific beaches. **SALES PRICE REDUCED \$100,000! TIME TO MAKE AN OFFER!**

CLICK ON> INSTAGRAM A wonderful Home: The house is modern – yet warm and inviting. From the large living area and the master bedroom, enjoy the view of the waterfall as it cascades from the hot tub into the infinity pool. The views of palm trees, green hillsides, and farmland offer both privacy and splendid beauty as you are surrounded by a thousand shades of green. A large covered terrace and sliding glass doors give this home a wonderful indoor/outdoor appeal. The 245 m² home has 3 bedrooms and 2.5 bathrooms. Master bedroom suite includes walk-in closet and bathroom with a Super shower. A walk-in laundry room and pantry are conveniently located off kitchen. Next to the house is a 9' x 13' detached deposito (storage building) with covered, lockable storage space. The community has three lakes, one with a bohio which can be used for personal and community events. **Special Features:** Inside, this open floor plan home is full of special features including high ceilings, Brazilian granite counter-tops, European cabinetry, an amazing Swarovski chandelier, screened sliding doors, and polished ceramic tile floors. The home comes complete with inverter air-conditioning splits, high-end lighting, ceiling fans, and stainless steel appliances. Appliances include 2 large refrigerators, dishwasher, electric oven, 5 burner gas range, microwave, garbage disposal, front-loading washer, and dryer. This home also has tax exoneration until 2022! Monthly fees include: HOA: \$72, Water: \$10. **CLICK ON> A VIEW OF BRISAS DE LOS LAGOS** Nearby Conveniences and Amenities: Live in the best of two worlds. 15 minutes to Westland Mall, the latest modern enclosed mall in Panama. 10 minutes to brand new Boulevard Costa Verde shopping plaza anchored by Rey Supermercado, Arrocha Farmacia, PriceSmart, and Do It Center hardware store with many other stores, shops, and restaurants...AND NOW! A brand new Riba Smith, Novey Hardware, Ashley Furniture, and much more in the huge Market Plaza in Costa Verde. Medical Clinic (speaks English) and hospital only a 10-15 minute drive to La Chorrera along with dentist, eye doctors, etc. Many shopping and business facilities nearby.

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BASE INFORMATION:

Bed : 3
Bath : 2.5
Living Areas : 245 m²

LAND INFORMATION:

Subdivision : Brisas de los Lagos
Total acres : 0.5
Lot Size : 2025

BUILDING INFORMATION:

Flooring : 24
Number of Floors : 1

CONVENIENCE:

General Amenities: Cable Internet, Cable TV, Dishwasher, Fruit Trees, Gas Hot Water, Landscaping, Microwave, Refrigerator, Stove, Swimming Pool, Walk-In

Closet, Washer/Dryer,

Appliance Amenities: Garbage Disposal, Range/Oven,

Energy Savings Amenities: Propane Hot Water,

Exterior Amenities: Covered Patio, Spa/Hot Tub,

Landscape Amenities: Lawn,

NEIGHBORHOOD:

Shopping : 10 minutes by Car center
Town center : 10 minutes by Car
Hospital : 15 minutes by Car
Police station : 10 minutes by Car
Airport : 40 minutes by Car
Coffee shop : 10 minutes by Car



Beach	: 45 minutes by Car
Cinema	: 15 minutes by Car
School	: 15 minutes by Car
Super market	: 10 minutes by Car