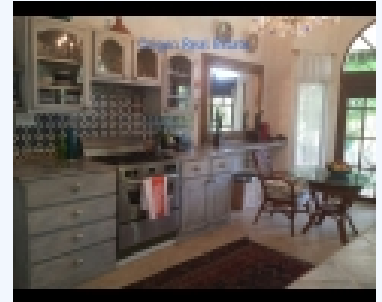
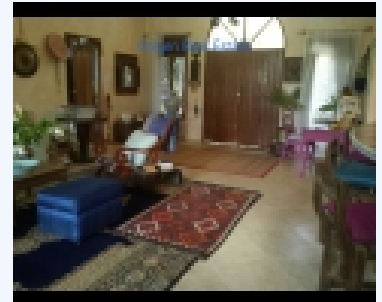


TB089, COSTA ESMERALDA FAMILY COMPOUND OR MULTI-USE INVESTMENT PROPERTY

Off Market. \$ 688,000.00



Costa Esmeralda, WEST PANAMÁ

Villa Maria, located in the upscale seaside community of Costa Esmeralda, begins with a 1200 ft² main house, a work of art consisting of an open floor plan with great room, large kitchen, master bedroom suite with Jacuzzi type tub, and huge laundry room/maid's quarters. The house includes a 55 foot terrace, pool, and detached 300 ft² fully equipped, multi-purpose studio. Four beautifully updated casitas, currently producing significant rental income, could nicely house family members. Foundations have been laid for two more casitas on 6080 m² (1.5 acres) of tropical splendor, with plenty of room for further expansion and development.

Click on> INSTAGRAM 12 ft. tray ceilings in great room. 10 ft. high in bedroom. Skylights over Jacuzzi tub and shower. Jacuzzi tub has large American water heater. Unique finishes, carvings, statuary, and other treasures of the world are found in the main house, in the casitas, and the property from Thailand, Mexico, Indonesia, Burma, and Morocco Two of the rental properties consist of one bedroom, one bathroom, full kitchen, and large walk-in closet. The third casita has a private outside bar and plunge pool with waterfalls and air jets. It is connected to a two bedroom one bath upstairs apartment. All casitas have private gardens and patios. A washing machine is provided for all guests. Cable and strong WiFi connection provides all your technical needs. Well with crystal water. 2 septic tanks – enough for future expansion. The gently rolling property has an amazing number of palm trees, mature fruit trees; including mango, papaya, bananas, plantains, guayabana, avocado, guava - and more. It is completely fenced with dual entrance gates and ample event parking. Security is enhanced with lighting. Paved road fronts the property. The possibilities for an investment property are endless: A bed and breakfast, vacation rentals as currently utilized, assisted living facility, retreat center, art/yoga studio, a family compound, or any combination. You have a feeling of peace and tranquility on this property. The surrounding area is mostly undeveloped except for a couple large ranchos. A quiet beach is a few minutes away. Your neighbors down the road are some of the most prominent citizens in Panama. Villa Maria is in a strategic location, an hour and 15 minutes from Panama City, an international airport 20 minutes away, and a new 400 slip marina is just 5 minutes away. Construction in the general area includes many major European and North American hotels and resorts, as well as housing developments and commercial expansion throughout this region known as the Panama Riviera. The bustling town of Coronado is 7 minutes away. Here you will find 24 hour supermarkets, a department store, banks, hardware stores, medical and dental offices, a modern clinic, and a wide variety of restaurants; virtually everything the city has.

BASE INFORMATION:

Bed	: 6
Bath	: 6
Living Areas	: Main house and 4 casitas

CONVENIENCE:

General Amenities: Washer/Dryer, Walk-In Closet, Swimming Pool, Stove, Skylights, Refrigerator, Microwave, Maid's Quarters, Landscaping, Gas Hot Water, Fruit Trees, Dishwasher, Cable TV, Cable Internet, **Appliance Amenities:** Range/Oven, **Exterior Amenities:** Spa/Hot Tub, Fence, Exterior Lighting, Covered Patio, **Landscape Amenities:** Lawn,

NEIGHBORHOOD:

Super market	: 7 minutes by Car
School	: 10 minutes by Car
Beach	: 20 minutes by Walk
Coffee shop	: 5 minutes by Car
Airport	: 20 minutes by Car
Police station	: 10 minutes by Car
Hospital	: 10 minutes by Car
Town center	: 7 minutes by Car
Shopping center	: 7 minutes by Car



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