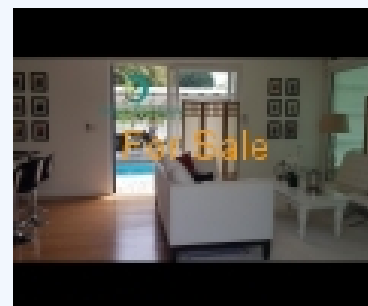


# # TB135, CORONADO BEACH CUSTOM-BUILT CONTEMPORARY 2 BEDROOM HOME

Sold. \$ 345,000.00



## Coronado, WEST PANAMÁ

This most amazing 2-bedroom (with 3rd bedroom on lower level) Coronado house was designed by a Colombian architect who incorporated a unique contemporary style with the most solid construction, providing an environment for a comfortable casual Panama lifestyle. Built with a steel framework, the house is elevated about four feet above ground level, which keeps the living areas high, dry, and cool. A new roof ensures that there are no filtration problems.

**BIG PRICE REDUCTION = \$85,000** Current Sales Price Supported by Recent Appraisal From the main entrance you ascend on treated teak stairs into the living room. The white interior and furniture throughout the house give it that modern, yet warm feel. Extensive use of glass brings the outdoors in. Recessed lighting gives that additional ambiance. Three air conditioning splits are ready to be used when needed. Instead of the usual tile floors, a striking and practical bamboo flooring covers the entire house. **CLICK ON> INSTAGRAM** A cozy den/TV room that can be closed off faces the front. In the middle is an open kitchen with all the basic appliances. A long island/counter provides casual seating for breakfast or snacks. A water filtering system is installed. A sizable pantry is in a handy location. The 183 m² home contains 2 bedrooms (plus one additional on lower level with private entrance) and 3 full bathrooms (one by pool). The master bedroom has an in-suite bathroom with dual sinks. Beautiful Euro style closets provide plenty of space. Both showers have a special faux rock flooring. The 1,500 m² outside is as fabulous as the interior. Step outside right on to the wood deck that wraps around the beautifully tiled and lighted pool. Next to the pool is a solid bohio, perfect for entertaining anytime day or night. Plans by the original architect are available for construction of a guesthouse on this spacious property. The property is completely private with a high wall in front and natural vegetation on the sides and rear. A sprinkler system, a rarity around here, keeps the grounds green even during the dry season. A 1,200 gallon reserve water tank and pressurized system ensures a continuous water supply. The washer and dryer are also located in the pump room. Outside lighting and a security system are prominent features. There is no through traffic since the house is located at the end of a quiet street. Close to the beach and golf course! Most of the nearest neighbors are permanent residents. Best of all the property is fully furnished, turnkey, and ready to move in. Sales Price is negotiable. **MUST CLICK ON> VIEW OF BEACH FRONT FROM DRONE** Coronado is the hub of all the beach communities in West Panama. It contains a large expat community with many activities. One hour from Panama City. 40 minutes from the new Westland Mall, one of the largest and newest in Central America. All conveniences right in Coronado: medical offices, clinics, private schools, churches, supermarkets, stores, restaurants, golf courses. The numerous shopping centers offer a great variety of services including doctor's offices, a gym, a

### BASE INFORMATION:

Bed	: 2
Bath	: 2
Living Areas	: 183 sq meters (1,970 sq ft)

### LAND INFORMATION:

Square feet	: 183
Lot Size	: 1

### BUILDING INFORMATION:

House Style	: contemporary
House Construction	: steel beam framework
Roof	: new
Flooring	: bamboo
Built on	: 201
Remodeled on	: 2013
Floor area (Total)	: 183

### CONVENIENCE:

**General Amenities:** Cable Internet, Cable TV, Fruit Trees, Gas Hot Water, Landscaping, Refrigerator, Sprinkler System, Stove, Swimming Pool, Washer/Dryer,  
**Energy Savings Amenities:** Gas Stove, Propane Hot Water,  
**Exterior Amenities:** Exterior Lighting, Fence, Bohio/Gazebo,  
**Security Amenities:** Burglar Alarm,

### NEIGHBORHOOD:

Shopping	: 8 minutes by Car center
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full service pet store, a home improvement store, and four beauty spas. Terrazas Coronado, an American style shopping center, is anchored by a Do It Center and Arrocha Pharmacy along with numerous restaurants and variety of specialty stores. In other words you can find almost anything Panama City offers. [CLICK ON> EVERYTHING YOU NEED TO KNOW ABOUT CORONADO](#)



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Town center	: 8 minutes by Car
Hospital	: 7 minutes by Car
Police station	: 6 minutes by Car
Airport	: 40 minutes by Car
Coffee shop	: 3 minutes by Car
Beach	: 15 minutes by Walk
School	: 10 minutes by Car
Super market	: 10 minutes by Car