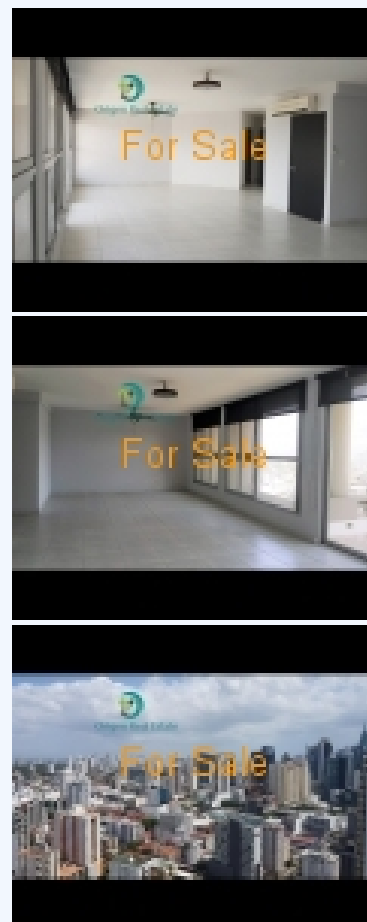


TB136, EL CANGREJO EXECUTIVE CONDO - SUPER GANGA GRAN REDUCCION DE PRECIO

Sold. \$ 439,000.00



Panama City - El Cangrejo, PANAMÁ

{ SUPER GANGA GRAN REDUCCION DE PRECIO } This 239 m² 3 bedroom 3.5 bathroom condominium with maid's quarters in the luxurious Luxor Towers in the popular El Cangrejo neighborhood provides an ideal home for a busy professional or retiree. Towering high above Panama City, the owner can enjoy fabulous city, rainforest, and even ocean vistas.

{ SUPER GANGA GRAN REDUCCION DE PRECIO } Original Price \$479,900 Reduced to \$449,000 Now \$439,000 !!! Upon entering the apartment you step into a quite large living room and dining area with access to a balcony where you can enjoy the city lights. The closed modern and air-conditioned kitchen comes with the latest name brand appliances. Adjacent to the kitchen is a sizable laundry room with washer and dryer plus a 75-gallon water heater. The maid's quarter is remarkably large. The master bedroom has a walk-in closet and in-suite bathroom with double sinks. The two guest bedrooms both have in-suite bathrooms and open views of the rainforest. One bedroom could be converted to an office, den, or a combination. QUICK VIEW: INSTAGRAM The apartment is cooled with 5 inverter A/C splits. There are two reserved parking places in a secure covered garage. The tax exoneration has approximately 10 years remaining. The monthly maintenance fee is \$375. The Luxor has all the amenities you would expect in a new big city building. It has a social area that has a nearly Olympic-size pool, a smaller pool, Jacuzzi, sauna, fitness center, game room with billiards, Foosball, party rooms, and more. Best of all, the owners in the upper floors, Jr. Penthouse and above, have special access to the Owners Lounge which has a private pool, hot tub, outdoor kitchen, and lots of tables and chairs, so that the lounge can be reserved for private parties. El Cangrejo is considered as one of the most livable and pedestrian friendly neighborhoods in Panama. The area has a bohemian atmosphere and a European flair with all of the stores, boutiques, bakeries, coffee shops, outdoor cafes, restaurants, and bars lining Via Argentina, the main street that courses through the heart of El Cangrejo. A multimillion dollar renovation and upgrading of Via Argentina and Central Park is completed and certainly adds to the allure of the area and to the value of any investment. El Cangrejo is a top choice for a comfortable, affordable, downtown Panama City experience.

BASE INFORMATION:

Bed	: 3
Bath	: 3.5
Living Areas	: 239 sq meters

CONVENIENCE:

General Amenities: Washer/Dryer, Walk-In Closet, Swimming Pool, Stove, Refrigerator, Microwave, Maid's Quarters, Gas Hot Water, Dishwasher, Cable TV, Cable Internet,
Energy Savings Amenities: Propane Hot Water,

NEIGHBORHOOD:

Super market	: 15 minutes by Car
Park	: 10 minutes by Car
Cinema	: 20 minutes by Car
Beach	: 60 minutes by Car
Coffee shop	: 5 minutes by Walk
Airport	: 25 minutes by Car
Police station	: 10 minutes by Car
Hospital	: 10 minutes by Car
Town center	: 10 minutes by Car
Shopping	: 5 minutes by Walk center

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