



Plaza Miramar, Panama City - Avenida Balboa, PANAMÁ

This marvelously remodeled and customized home occupies an entire high half floor in the prestigious and iconic PH Miramar Plaza on Avenida Balboa. The remodeling process took two years with materials imported from Italy and top brands from around the world. The contemporary décor exemplifies an upbeat urban lifestyle for a discriminating owner. The expansive unit covers 375 m² (4,036 ft²) and includes 4 bedrooms with in-suite bathrooms and walk-in closets. Originally 3 bedrooms, a 4th bedroom was added during the remodeling. The living areas include an expansive living room, elegant dining room, spacious den/study, and balcony. The layout and floor plan create both grandness and privacy. Three secure and covered parking spaces are reserved for the owner. **SALES PRICE HAS BEEN REDUCED BY \$100,000.** CLICK ON> INSTAGRAM A \$120 million initiative to restore beaches in the capital is underway. The new proposed beaches will increase the value of your investment. The goal is to join great cities like Barcelona and Rio de Janeiro that feature beaches in the urban environment. Access to a sandy beach is always seen as an added value, especially when it is in the heart of the city. The chef's kitchen features: Scavolini Liberamente gloss white cabinets and fittings Miele appliances including 36" refrigerator and 36" freezer 24" wine storage unit with 14 Acadia wood shelves (102 bottles) 42" Induction Miele Cooktop Miele oven, warming drawer, and microwave Dual Slimline Miele Dishwasher Laundry Room features stacked high-efficiency Bosch front-loading washer and dryer Four Custom Bathrooms and Guest Bathroom: Floors of rare Syrian Shell Stone (currently unavailable) Full slab marble walls Philippe Starck DuraVit toilets and sinks Gessi plumbing Special features: Floor to ceiling windows provide panoramic ocean, park, city, and mountain vistas. Newly installed double-pane insulated 'sound-proof' windows/doors. Electric Solar and Blackout shades with remote controls. Custom cabinetry & finishes by Wood Concepts Panama including wet bar, library unit, closet interiors, and unique dining room ceiling Crema Marfil marble floors. Audio and video systems in all rooms with individual room controls. Energy saving Daikin VRV III HVAC with state-of-the-art individual room controls. Complete new electrical service and rewiring. Dimmable LED lighting throughout. Latest security products. 24/7 internal and entry door surveillance with video monitoring. Multiple safes. Designer Bertolotto multi-lock security doors are burglar-proof and thermally insulated. Monthly Maintenance (HOA) Fees are \$565. Annual property tax \$2300. **CLICK ON A QUICK GLANCE OF THE WORLD RENOWN> HOTEL INTERCONTINENTAL Miramar** is a distinguished building with an elegant lobby. The social area includes two pools, a gym, and children's playground. Residents have the option to join the Hotel Intercontinental athletic facility which has tennis courts, saunas, a large gym, and big pool for laps and relaxing. Valet parking and concierge services are provided for the residents. The building is in a desirable neighborhood right on the popular Cinta Costera, which is a buzz of activity day and night. Enjoy walking, roller blading, bike riding, participating in aerobics groups, volleyball, futbol, basketball, or

BASE INFORMATION:

Bed : 4
Bath : 4.5

LAND INFORMATION:

Square feet : 375

CONVENIENCE:

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

Community Amenities: Tennis/Pickle Ball Court,

Energy Savings Amenities: Propane Hot Water,

Security Amenities: Burglar Alarm,

NEIGHBORHOOD:

Shopping : 5 minutes by Walk center
Town center : 10 minutes by Car
Hospital : 15 minutes by Car
Police station : 5 minutes by Car
Bus station : 20 minutes by Car
Airport : 30 minutes by Car
Coffee shop : 5 minutes by Walk
Beach : 60 minutes by Car
Cinema : 7 minutes by Walk
Park : 2 minutes by Walk
School : 0 minutes by Car
University : 30 minutes by Car
Exhibition : 20 minutes by Car
Super market : 10 minutes by Walk

just hanging out on the sea wall. You can walk all the way to the fish market and even to Casco Viejo. You are close to banks, hotels, many fine restaurants in the Bella Vista neighborhood, the Calle Uruguay entertainment district, theaters, a Riba Smith Supermarket, and Park Urraca. Down the street is the upscale MultiCentro Mall.



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