



Playa Malibu, WEST PANAMÁ, Nueva Gorgona

A beach house and matching guesthouse with pool, directly on the sands of Playa Malibu, is available for sale. The two-story house has 3 bedrooms and 2.5 bathrooms, and the guesthouse has two bedrooms with 1.5 bathrooms. The fenced property also has a studio/workshop, deposito (storage unit) and outside laundry room. The lighted pool area has a bohio (gazebo), built-in barbeque, and shower. Inside the gate there is space for 5 vehicles, including a covered carport for two cars. There are multiple places to enjoy watching the many moods of the ocean. Enjoy a cup of coffee in the morning on one of the terraces, balconies, or pool deck, and later have a glass of wine as the sun sets. Enjoy a casual beach lifestyle that you have always dreamed of!

CLICK ON> INSTAGRAM THIS PRIME OCEANFRONT PROPERTY IS APPRAISED AT \$545,000! HUGE REDUCTION FROM \$469,000 - DOWN TO \$410,000 - Need to Sell !!! The sellers have a very small mortgage on the property and are in the middle of changing it over to a different type of mortgage which can be assumed by the new buyer for up to five years; so this will help out anyone with any additional financing needs. The main house features a living room with ocean view, guest bathroom, and open kitchen. All appliances are included, and the home will be sold partially furnished. The 3 bedrooms are upstairs. The master bedroom has an in-suite bathroom, walk-in closet...and step outside to the expansive balcony for the best views of this property. The other two bedrooms have partial ocean and mountain views. The self-contained guesthouse has a full kitchen, living room, and guest bathroom on the ground floor. Two bedrooms with shared bathroom occupy the upper floor. The larger of the two bedrooms faces the ocean and has a sizable balcony overlooking the surf. The guesthouse would make an ideal income property. Playa Malibu is a great safe swimming beach with a sand bottom and gradual drop off. 4.2 km of black and white sand beach fronts the house. Unlike some Pacific beaches, you can take long walks, especially at low tide. Just down the beach is a fishing port where you can purchase fresh fish off the boats. There is a large expat community in this part of Panama known as the Panama Riviera. The house is in the town of Nueva Gorgona, only 10 minutes from all the amenities, restaurants, supermarkets, stores, shops, veterinarian, and medical facilities of the popular beach town of Coronado, and about an hour+ on the Pan American Highway from Panama City. This region is a golfer's paradise with a half dozen golf courses located within 45 minutes. The seller will consider a short lease back after closing **ADDITIONAL FEATURES:** Rich natural wood is found in the kitchens, all bedrooms, and doors. Mostly new air conditioning splits and fans cool every room in both houses. High speed internet and cable TV A 400 gallon back up system ensures a continuous water supply. New exterior paint enhances the property. A new electronic front gate is on order. Two high quality screen doors will soon be installed on both front doors. A sprinkler system is plumbed and ready to upgrade.

BASE INFORMATION:

Bed	: 5
Bath	: 5

LAND INFORMATION:

Square feet	: 340
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BUILDING INFORMATION:

Number of Floors	: 2
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CONVENIENCE:

General Amenities: Cable Internet,Cable TV,Dishwasher,Gas Hot Water,Landscaping ,Microwave,Refrigerator,Sprinkler System,Stove,Swimming Pool,Walk-In Closet,Washer/Dryer,

Appliance Amenities: Range/Oven,

Energy Savings Amenities: Propane Hot Water,

Exterior Amenities: Exterior Lighting,Fence,Bohio/Gazebo,

Landscap Amenities: Lawn,

NEIGHBORHOOD:

Shopping center	: 10 minutes by Car
Town center	: 10 minutes by Car
Hospital	: 15 minutes by Car
Police station	: 5 minutes by Car
Airport	: 25 minutes by Car
Coffee shop	: 5 minutes by Car
Beach	: 0 minutes by Walk
Cinema	: 8 minutes by Car
School	: 5 minutes by Car
Super market	: 10 minutes by Car



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