



Costa Blanca Villas, Farallon, COCLÉ

This Villa, located on the 7th fairway is a jewel in this golf community. It has never been rented and has been well maintained by original owners who have lived in it fulltime and have kept it up impeccably. You will experience the joy of living in a unique villa with numerous expensive upgrades throughout.

Sales Price \$379,000> \$349,000> \$345,000 For Floor Plan - Click on "Download Document" Above CLICK ON> YOUTUBE VIDEO Costa Blanca Villa – Move in Ready in Golf Community. 3 Golf Memberships Come with Purchase of Home. • Elegant entrance with built-in custom cabinetry • Great Room features a 17 foot Cathedral Ceiling Highly upgraded kitchen and laundry room - Italian stovetop, granite sink and counter tops, tile flashing • Beautiful mahogany woodwork in kitchen and laundry room; hand blown Italian lighting Spacious pantry and storage room with freezer has vaulted ceiling fan 3 bedrooms downstairs and one upstairs; 2 master bedrooms; all have in-suite bathrooms; 3 have golf course views All Rooms are equipped with individual remote control air conditioners and designer ceiling fans • Outdoor entertaining on the large covered terrazzo with gas outlet for tankless no hassle barbeque Looking out from back of house nothing but green golf course - no houses in sight Tax exoneration for 6 more years. Land tax approximately \$800/year Maintenance Fee (HOA) \$586 includes 3 golf memberships The community of Costa Blanca has over 300 villas and townhouses, a beautiful beach club with restaurant, pool, and beach huts exclusively for residents, as well as a spectacular golf course. The owners of a house in Costa Blanca Villas & Beach obtain exclusive privileges such as: Membership to the 18 hole, Randall Thompson designed golf course, considered to be the best in the country. Membership to the private beach club for residents, with private cabanas with ocean views and luxurious resort style pools, dinners in the club restaurant with neighbors, relatives, or guests. 24-hour security Nursing service at the site, available 24 hours a day. Benefits and discounts only for the owners at the Royal Decameron Golf & Beach Resort. Ecological exploration adventure with the travel agency Decameron Explorer. As an added value there is the option of spa, car rental agencies, casino, and marina for water sports. CLICK ON> INSTAGRAM The Golf Course: Surrounded by its natural beauty with large lakes and exuberant and beautiful landscape, with a view to distant mountains and within the installation of the majestic Royal Decameron Golf, Beach Resort, and Villas, is the Mantarraya Golf Club, a paradise for golf enthusiasts and a retreat for nature lovers. This golf course is one of the newest and most modern of Panama. Designed by renowned Architect Randall Thompson of American Golf Design, who is well known for golf courses he designed in South and Central America. Completed in February 2005, the Mantarraya Golf Club is in excellent condition for the game with wide, undulating, and fast greens, as well as rolling fairways and tees. It has 18 holes, with Par 72, and 7,098 yards. The course is considered one of the best options for this sport in Panama and it features a Pro Shop, cafeteria, showers, lockers, and many other facilities and services for the comfort of all players. Since it is located in the dry arch, one of the driest and

BASE INFORMATION:

Bed : 4
Bath : 4.5

LAND INFORMATION:

Square feet : 298

CONVENIENCE:

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

Appliance Amenities: Grill Top, Range/Oven,

Energy Savings Amenities: Propane Hot Water,

sunniest areas of the isthmus, you have an excellent climate to enjoy this sport all year round.



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