



## Gorgona Oceanfront, Nueva Gorgona, WEST PANAMÁ

Ocean view condominium steps from beach at an amazingly low price in Playa Gorgona. This lovely Gorgona Oceanfront condo has full mountain views and ocean views from the balconies. This 102 m² three-bedroom two bath unit is fully furnished with furniture, appliances, air conditioning, and window coverings. There are several investment options. It could be a vacation or weekend retreat or a permanent residence. The unit could also be utilized as a rental property with rental fees of \$800-1000, depending on length of lease and time of year.

CLICK ON> INSTAGRAM We also have one other similar unit for sale. Off the living room is a balcony with ocean views and gorgeous mountain views. One of the guest bedrooms has a small balcony with similar views. The master bedroom balcony has the same views. The kitchen comes fully equipped with refrigerator, stove, and washer/dryer. The living room comes equipped with a Samsung TV. Four air conditioning splits supplement the ever-present ocean breezes. The entrance to the unit has a steel multi-lock security door. The tax exoneration on the condominium is valid until 2028. The land tax is about \$90 per year. This property has no mortgage. The maintenance fee (HOA) is \$173 per month and covers gas, water, security, and exterior maintenance. Gorgona Oceanfront has a lovely pool, bohio, and social area. A five-minute walk will take you to the beach. Farther down the beach is a fishing community where you can sometimes buy fish right off the boat and even have the fishermen fillet it for you. Unlike some beaches on the Panama Riviera, you can walk long distances, especially at low tide. The building has a 24/7 security with one entrance and assigned parking. The building has a very friendly environment and the employees are always helpful & courteous. The building has emergency power and back-up generator. VIEW THIS VIDEO> GORGONA OCEANFRONT & BEACH Gorgona has many mini-markets, fruits stands, and an American-owned restaurant, La Ruina. The Pacific Coast International School is located in Gorgona. Gorgona Oceanfront is one of the closest developments to Panama City, a little more than an hour away. A new superhighway is being built that will make travel to the city safer and faster. Only ten minutes away, Coronado, the "Hub" of all the Pacific beach communities, offers 4 full-service super markets, a department store, retail shopping, banks, modern clinic, dentist/doctor offices, pharmacies, veterinarians, private schools, churches, hardware stores, and beauty spas. There are dozens of restaurants to choose from in the Coronado and beach area. Within 45 minutes are a half dozen world class golf courses.

### BASE INFORMATION:

Bed : 3  
Bath : 2

### LAND INFORMATION:

Square feet : 112

### BUILDING INFORMATION:

Number of Floors : 7

### CONVENIENCE:

#### General Amenities:

Washer/Dryer,Swimming Pool,Stove,Refrigerator,Landscaping,Gas Hot Water,Cable TV,Cable Internet,

**Appliance Amenities:** Range/Oven,

**Energy Savings Amenities:** Propane Hot Water,Gas Stove,

#### Exterior Amenities:

Bohio/Gazebo,Exterior Lighting,

### NEIGHBORHOOD:

Super market : 15 minutes by Car  
School : 5 minutes by Car  
Cinema : 15 minutes by  
Beach : 5 minutes by Walk  
Coffee shop : 5 minutes by Car  
Police station : 5 minutes by Car  
Hospital : 20 minutes by Car  
Town center : 15 minutes by Car  
Shopping : 15 minutes by Car  
center

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