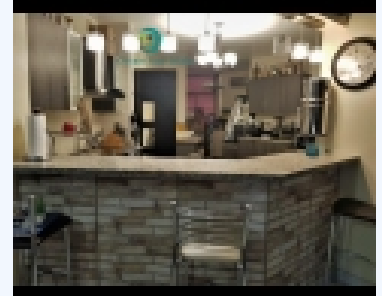
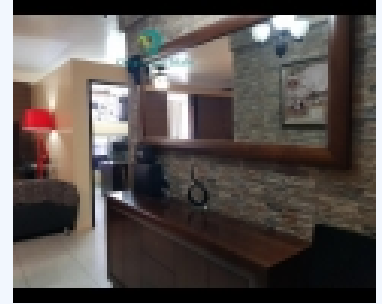


## # TB199, LUXOR JR PENTHOUSE IN POPULAR EL CANGREJO FOR SALE

For Sale. \$ 550,000.00



### PH Luxor, Panama City - El Cangrejo, PANAMÁ

This 280 m² 3-bedroom 3.5-bathroom highly upgraded junior penthouse with full maid's quarters in the luxurious Luxor Towers in the popular El Cangrejo neighborhood, provides an ideal home for a busy professional, family, or retiree. Towering high above Panama City, the owner can enjoy fabulous city, rainforest, and mountain vistas.

**CLICK ON> INSTAGRAM** Apartment Features: 3 Bedrooms with in-suite bathrooms Master bedroom has walk-in closet Double sinks and Jacuzzi tub in master bath All Bathrooms have floor-to-ceiling tiles Kitchen has 28 ft³ refrigerator, 5-burner Ariston stove, Bosch dishwasher, additional smaller Frigidaire refrigerator, and freezer Laundry room has premium Samsung washer and dryer Office with nearby guest bathroom 2 large balconies (30 m²) and one smaller one for utilities Balconies are beautifully tiled and have extensive plantings plus water spigots 7 air conditioning splits located in all rooms 7 ceiling fans; 2 have blue tooth speakers for music Metal multi-lock front door Samsung flat screen TV's in all rooms Large pantry or linen closet has a water spigot and 220v outlet for potential conversion to central air Entire apartment painted with multiple coats of premium easy care Sherwin Williams semi-gloss paint Unique Upgrades: All windows have 3M 95% window tint (Saves BIG on electricity) New top-quality curtains installed Main balconies have new remote controlled motorized shades Fuse box surge protector installed at point before power enters fuse panel to protect from all electrical surges Additional Information: Sales price is negotiable Apartment sold furnished, semi-furnished, or unfurnished Tax exoneration expires in 2028 Land tax is about \$110 annually Maintenance fee is \$374 monthly – includes security, gas, building maintenance 2 reserved parking spaces in prime location in secure garage 3 large elevators including one cargo elevator PH Luxor Amenities: The Luxor has all the amenities you would expect in a big city building. It has a social area that has a nearly Olympic-size pool, a kids' pool, barbeque areas, Jacuzzi, saunas, fitness center, game room with billiards, Foosball, party rooms, kids' playground, and more. Best of all, the owners in the upper floors, Jr. Penthouse and above, have special access to the Owners Lounge at the Rooftop Skybar which has a private pool, outdoor kitchen, and lots of tables and chairs, so that the lounge can be reserved for private parties. Excellent security with guards at front entrance and entrance to garage. The Neighborhood: 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 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 has been completed which has added to the allure of the area and adds value to any investment. El Cangrejo is a top choice for a comfortable, affordable, downtown Panama City experience.

#### BASE INFORMATION:

Bed : 3  
Bath : 3.5

#### LAND INFORMATION:

Square feet : 280

#### CONVENIENCE:

**General Amenities:** Cable Internet, Cable TV, Dishwasher, Freezer, Gas Hot Water, Maid's Quarters, Microwave, Refrigerator, Stove, Swimming Pool, Washer/Dryer,  
**Appliance Amenities:** Range/Oven,  
**Energy Savings Amenities:** Gas Stove, Propane Hot Water,

#### NEIGHBORHOOD:

Shopping : 5 minutes by Walk center  
Town center : 5 minutes by Walk  
Hospital : 10 minutes by Car  
Police station : 10 minutes by Car  
Bus station : 30 minutes by Car  
Airport : 30 minutes by Car  
Coffee shop : 5 minutes by Walk  
Beach : 60 minutes by Car  
Park : 5 minutes by Walk  
School : 10 minutes by Car  
University : 5 minutes by Car  
Super market : 10 minutes by Car



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