



## Hacienda Pacifica, San Carlos, WEST PANAMÁ

Located in the newest phase of the premier gated community of Hacienda Pacifica, this NEW beautifully furnished 3-bedroom, 3 bath, 217 m<sup>2</sup> home with a pool and a large-covered terrace, is a real gem. Hacienda Pacifica, located near the famous beachside town of Coronado, is a North American-type development with all paved roads, streets lights, street signs, garages, and underground utilities. Strict CC&R's govern such matters as house colors, building codes, and any matters regarding the quality of the community. Home is also available for sale, offered at \$345,000. WE HAVE ACCESS TO THE PROPERTY.

Rent is \$1800. Owner covers yard and pool maintenance. Long term only. SPECIAL FEATURES: Open floor plan with separate living area, dining area, and kitchen Living area enlarged during construction Kitchen has double thick granite counter tops All new appliances; Frigidaire Inverter Refrigerator Laundry room converted to large pantry Full size Whirlpool washer and dryer moved to attached garage MBR overlooks pool and terrace Cooling with 4 a/c splits and 5 fans Brilliant decorative inlaid tile in bathrooms, entrance, and terrace Attractive faux wood ceramic flooring – blends with doors and cabinets Mostly furnished so new owners can add furnishings to suit their style 2 car garage – a rarity in Panama The large 1190 m<sup>2</sup> lot has a pool and room for a spa, bohio, and casita Outdoor lighting and electrical hookups for major outdoor appliances (2) Tesla Batteries for emergency electrical back-up COMMUNITY FEATURES: A half dozen golf courses – including top rated Panama courses - within a half hour Close to Coronado Beaches and Punta Barco & San Carlos surfing beaches Numerous international restaurants and coffee shops are scattered along the coast Hacienda Pacifica directly off Pan American highway, but far from traffic noise in latest phase A “Country Lifestyle.” Rolling hills, green belts, only single-family residences On the banks of the Teta River – enjoy the waterfalls, picnic, and take a dip Master plan includes the construction of an Equestrian Club Owners are mostly professional people – they demand quality environment Quiet, even on weekends. Loud parties and music not allowed. 24/7 security. Nightly patrols by security company and police. HOA dues are \$150/month & includes security, water, trash, community maintenance MORE ON THE LOCATION: Hacienda Pacifica is an hour and fifteen minutes from Panama City and only 20 minutes from Rio Hato International Airport. It is also only 5 minutes from Coronado and all the big city amenities and activities offered to residents and guests in the area. Coronado is at the hub of the Gold Coast with gyms, restaurants, bars, and hotels - and that's only for starters. The malls offer a wide variety of food, household shopping, plus beauty salons, pet stores, clinics, and casinos. An excellent modern clinic, private schools, churches, four modern supermarkets, full hardware stores, a new movie theater, and more are in Coronado. Hacienda Pacifica is 50 minutes from the new Westland Mall, one of the largest and newest in Central America.

### BASE INFORMATION:

Bed : 3  
Bath : 3

### LAND INFORMATION:

Square feet : 217

### BUILDING INFORMATION:

Flooring : Faux Wood  
Ceramic

### CONVENIENCE:

#### General Amenities:

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

**Appliance Amenities:** Range/Oven,Grill Top,

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

**Exterior Amenities:** Garage,Exterior Lighting,Covered Patio,

**Landscape Amenities:** Lawn,

### NEIGHBORHOOD:

Super market : 10 minutes by Car  
School : 12 minutes by Car  
Cinema : 15 minutes by Car  
Beach : 20 minutes by Car  
Coffee shop : 8 minutes by Car  
Airport : 25 minutes by Car  
Police station : 5 minutes by Car  
Hospital : 12 minutes by Car  
Town center : 10 minutes by Car  
Shopping center : 10 minutes by Car



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