



PH Golden Palace, Punta Paitilla, PANAMÁ

Located in Punta Paitilla, an exclusive residential area of Panama City, this spacious and luxurious Golden Palace apartment is offered for sale. This oceanfront building is close to everything that Panama City has to offer and has direct access to the Cinta Costera boardwalk.

Offered at \$984,000 > \$895,000 > \$765,000 > Now 695,000 LOCATION ~ LOCATION ~ LOCATION NO NEED FOR A CAR! PH Golden Palace is in a prime city location, just footsteps from everything you want now - and in the future - yet just minutes to the Panama interior - Beaches - Jungle - Mountains - Pueblos. One of the best locations and neighborhoods in Panama City, and like any city, location is everything - walk everywhere. Plus, 8.5 km of cycling, running, walking on the Cinta Costera oceanside boardwalk, sport and exercise area which connects directly to Amador Causeway, a seaside playground with lots of outdoor activities and open spaces. Fun, commerce, and culture, and everything is so close. Panama City is one of the most exciting and safest cities in Latin America, and you will be at the center of it. Ideal for active singles or families! Connect with us today to start your move! CLICK ON> INSTAGRAM TIK TOK

Important Features and Amenities: High floor with stunning ocean and city views 353 m² (3,800 ft²) 3 bedrooms with in-suite bathrooms Brazilian interior designer - Modern and minimalist décor European furniture (Roche Bobois, and Italian) Marble finishes in each of the rooms and walk in closets Recessed lighting Finest wood cabinets in kitchen; large pantries Top appliances: Viking Pro Refrigerator, 2nd Samsung Refrigerator DCS cast iron stove top in central island Employees' room with bathroom Large laundry area and deposito (storage room) Lots of storage throughout the unit Central air conditioning Alarm and video system Remote control electric curtains Bose sound system Garage: 3 prime parking spaces Shabot elevator Recently remodeled building AGAIN: LOCATION ~ LOCATION ~ LOCATION On a peninsula packed with high-rise towers, exclusive Punta Paitilla is known for its upscale shopping malls. These include the landmark Multicentro Mall, with movie theaters, designer fashion, outdoor eateries serving sushi, burgers and fusion cuisine, and smart cocktail bars. Pharmacies, 3 supermarkets, 3 hospitals, clinics, restaurants, including a scattering of Kosher restaurants, bakeries, cafes, salons, two 5-star hotels, casinos, gyms, everything you would ever need can be found in Paitilla. "RED CARPET" NEW QUALIFIED PERMANENT INVESTOR VISA Executive Decree No. 109 published on October 13, 2022, modifies Executive Decree No. 722 of October 15, 2020, which was created within the category of permanent resident for economic reasons, the subcategory of permanent resident as qualified investor. This decree 109 of October 13, 2022, modifies requirements and terms of decree 722 of October 15, 2020, as follows: The exception term for real estate minimum investment is extended from 24 to 48 months from the effective date of Decree No. 722 (October 15th, 2020). This means the minimum investment in real estate must be at least USD \$300,000 (instead of USD \$500,000) until October 15, 2024. The promise of purchase agreement,

BASE INFORMATION:

Bed : 3
Bath : 3

LAND INFORMATION:

Square feet : 353

CONVENIENCE:

General Amenities: Washer/Dryer, Walk-In Closet, Swimming Pool, Stove, Refrigerator, Microwave, Maid's Quarters, Gas Hot Water, Dishwasher, Central Air, Cable TV, Cable Internet,
Appliance Amenities: Range/Oven, Grill Top,

Energy Savings Amenities: Propane Hot Water, Gas Stove,

Exterior Amenities: Garage, Exterior Lighting,

Security Amenities: Burglar Alarm,

NEIGHBORHOOD:

Super market : 10 minutes by Walk
Exhibition : 15 minutes by Car
University : 20 minutes by Car
School : 10 minutes by Car
Park : 2 minutes by Walk
Cinema : 5 minutes by Walk
Beach : 60 minutes by Car
Coffee shop : 5 minutes by Walk
Airport : 25 minutes by Car
Bus station : 15 minutes by Car
Police station : 5 minutes by Car
Hospital : 5 minutes by Car
Town center : 10 minutes by Car

promissory purchase contracts, or escrow agreement must now be authenticated by a public notary. This VISA is the qualified investor VISA that

Shopping center : 5 minutes by Walk



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