



## La Mesita, Las Cumbres, Las Cumbres, PANAMÁ

Located in the lush Lake Region of Las Cumbres, this two-story house is at a higher elevation and has cooler temperatures than the city. Perfect location in this beautiful community.

This very spacious home with a large backyard is ideal for a family, with plenty of room to add a pool or garden. The backyard has mango, orange, lemon, lime, plantain, three avocado, and four types of banana trees. The rear terrace is perfect for barbeques and entertaining. Entire exterior of home is freshly painted. Las Cumbres has all of the conveniences of living in a small town, including 24 hour grocery stores, banks, and some local restaurants with proximity to downtown Panama City. The real advantage of Las Cumbres real estate is the fact that you will be living in a truly Panamanian style area, meaning prices will be lower on things like fresh fruit and vegetables and services like carwashes, lawn care, and general handyman type contractors. Prices on real estate and particularly homes for sale in Las Cumbres also are anywhere from 20-50% less than similar homes for sale in Panama City. It is a City suburb in the truest sense of the word. Las Cumbres is one of the only areas near Panama City where large lots are still available. Enjoy country living conveniently located within 10-30 minutes of private and public schools, hospitals, clinics, shopping, malls, restaurants, Corredor Norte, airports, downtown, El Dorado, Clayton, and Albrook. Line One of the Metro now extends to the outskirts of Las Cumbres. Selling for under recent avaluo: of \$325,000 and \$345,000 Enclosed Area: 4,520ft<sup>2</sup> (420m<sup>2</sup>) Lot Size: 11,535 ft<sup>2</sup> (1,070 m<sup>2</sup>) 4 Bedrooms; 3 bath (2 in-suite with full bathrooms) and 2 sharing one full bathroom Large Living Room/ Dining Room Sizable Kitchen with granite counter tops Cozy TV Room, Guest bathroom and Office/Study Laundry room with abundant storage Tile flooring throughout house. Six newer air-conditioning units; One in each bedroom, living area, and study Ceiling fans and screens in all rooms Very large covered terrace Covered carport for two cars Alarm system connected to security company; safe neighborhood regularly patrolled Added Features: The water tank and new pump and pressure tank, including the gas tanks for stove and hot water supply. Reserve water system comprised of plastic tank of approx. 750 gallons with new pump and pressure tank. Note: Drawings, construction, electricity maps etc. all available upon request. \$500.00 BONUS TO ANY LICENSED AGENT - OVER THE AMOUNT OF YOUR COMMISSIONS, OR ANY REFERRAL SOURCE WHO REFERS US A BUYER AND THE TRANSACTION CLOSES SUCCESSFULLY.

OR IF DIRECT SALE  
TO THE BUYER - A \$500.00 GIFT FUND WILL BE GIVEN THAT CAN BE USED FOR ATTORNEY FEES; MOVING OR TRAVELING COSTS; A GIFT CERTIFICATE TO YOUR FAVORITE STORE; OR USED IN ANY WAY THAT YOU WISH. . .

### BASE INFORMATION:

Bed : 4  
Bath : 5

### LAND INFORMATION:

Square feet : 4

### BUILDING INFORMATION:

Number of Floors : 2

### CONVENIENCE:

**General Amenities:** Cable Internet, Cable TV, Fruit Trees, Gas Hot Water, Landscaping, Maid's Quarters, Refrigerator, Stove, Washer/Dryer,

### NEIGHBORHOOD:

Shopping : 10 minutes by Car center  
Town center : 15 minutes by Car  
Hospital : 15 minutes by Car  
Police station : 10 minutes by Car  
Airport : 25 minutes by  
Coffee shop : 5 minutes by Car  
Beach : 70 minutes by Car  
School : 5 minutes by Car  
Super market : 10 minutes by Car



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