



## La Cresta, Panama City - La Cresta, PANAMÁ

?PARADISE ABOVE THE CITY IN THE AN EXCLUSIVE LA CRESTA AREA Prime Location for City Living 400 m2 Condo with Breathtaking Views

Offered at: \$690000 - Motivated Seller - Negotiable This exquisite condominium was built by the reputable developer Empresas Bern and was beautifully remodeled and upgraded by the current owners. This building is located in one of the most prestigious and secure neighborhoods in the city. This area is home to many elite professionals, city and national officials, the US ambassador's home, as well as other high ranking international representatives. Located on one of the highest hills in Panamá City, this unit occupies the entire 5th floor offering spectacular vistas in all directions. In actuality with the three story parking garage you are eight floors high. This location is an amazingly quiet oasis for being so close to everything the city has to offer, including hospitals, shopping, restaurants, and entertainment. Constant cool sea breezes negate the need for very much air-conditioning. The area is built out, so no new medium or high rise buildings will be constructed in the future. The keyed elevator allows only the owner to enter the private foyer to the home. security includes the security guard keeping a log of anyone entering or leaving the building, including residents. Property Details: · 400 m² (4305 ft²) 3 Bedroom/3½ Baths · Maid's quarters includes a full bathroom· Very large Living Room and Dining Room with beautiful marble tile· Family room set up for reading or TV viewing can be closed off· Large balcony off family room can accommodate barbeque and offers great ocean views· Traditional kitchen has high quality appliances, including dishwasher and disposal· Black granite counter tops, including the center table, enhance the kitchen · Walk-in pantry is a big bonus for this kitchen· Outstanding "green" views towards Albrook and Parque Metropolitano from kitchen· Enclosed balcony with table is perfect for meals or a glass of wine or cup of coffee· Sizable laundry room with on-demand water heater is well-organized · Long hallway to bedroom wing allows you to display your favorite artwork· Spacious master bedroom suite has walk-in closet · It also contains glass enclosed shower, spa, and European style bidet· Generous use of marble tile in master bath· Master bedroom also has office alcove and again great views with privacy· The two guest bedrooms are surprisingly large with en-suite baths and walk-in closets· Powder room near front door is as elegantly decorated as other bath rooms· Private foyer is expertly decorated· Abundant storage with linen closets and various other closets· Designer crown molding adds elegant touch throughout home· 3 easy access parking spaces - and 3 secure storage rooms in garage· Twice a day trash pick-up outside your kitchen door \$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 CLOSSES 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 : 3

### LAND INFORMATION:

Square feet : 4305

### CONVENIENCE:

**General Amenities:** Washer/Dryer, Walk-In Closet, Swimming Pool, Stove, Refrigerator, Maid's Quarters, Gas Hot Water, Cable TV, Cable Internet,

### NEIGHBORHOOD:

Super market : 10 minutes by Car  
University : 10 minutes by Car  
Cinema : 20 minutes by Car  
Coffee shop : 10 minutes by Walk  
Airport : 30 minutes by Car  
Police station : 5 minutes by Car  
Hospital : 5 minutes by Car  
Town center : 10 minutes by Car



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