



Hacienda los Molinos, Boquete, CHIRIQUÍ

Located in the upscale, gated community of Hacienda Los Molinos, about 10 minutes from Boquete, the beautiful and contemporary design distinguishes this house from others in the region. SALES PRICE JUST REDUCED OCT 1, 2020 by \$20,000.

CLICK ON> INSTAGRAM This luxurious, detached single-story residence on a premium lot was built on a bluff on the Cochea River Canyon, overlooking two seasonal waterfalls, and the river 300 feet below. To the north, the majestic Volcán Barú reaching over 11,000 feet in altitude, to the South the city lights of David, and farther south, the Pacific and some of the islands, at a distance of 40 kms. (25 miles). Yes, that's right. The air is so clean and clear that you can see that far away. This gracious, one-level home has a great, make-sense open floor plan that allows easy flow from one area to another with very few corners, large size rooms and high ceilings. Hallways and doorways are wide and wheelchair friendly, with no steps anywhere inside this house! Immaculate front and back gardens, and covered terrace make this home perfect for entertaining as well. The Great Room includes a Family Room, Entertainment Area with Wet Bar, Fireplace, Dining Room, and Breakfast Nook. The Kitchen has ample cabinets and drawers, granite tops, and includes all appliances: Refrigerator, Microwave Oven, Cook top/Oven, Dishwasher, Garbage Disposal, and Walk-in Pantry. The Laundry Room includes Washer and Dryer, both front-loaders, that sit on pedestals with storage drawers. The Master Bedroom Suite includes Walk-In Closet; Shower, and Jacuzzi Tub in Master Bathroom. All bathrooms have tiles walls and floors plus granite counter tops. Maid's bedroom can serve as office or extra storage area. The total living area is 323 m² (3,477 sq. ft.). After customizing the original design, the owners increased the living area by 39.5 m² or 421 sq. ft. Convenient central air conditioning is used during those rare times when needed. Ceiling fans throughout the house and terrace usually provide any cooling when needed. Cable TV and Wi-Fi are wired in. Purchase of furniture in home is negotiable. A sampling includes custom hand-made teak and wicker furniture in master bedroom, in one of the guest bedrooms, and on the terrace. King-size beds in master bedroom and guest bedroom #2 with "sleep number mattresses" could be part of a package. The large lot covers 1,486.69 m² or 16,002.73 sq. ft. A rock wall one meter high (3 ft.) covers the entire perimeter of the property. A programmable sprinkler system around the property with automatic timer keeps your lawn perfect. An attached 2-Car Garage with automatic door opener is a unique feature. Construction was completed November, 2009. Real estate property taxes exemption (transferable to buyer, comes attached to the Foundation) until the year 2029. Titled (Fee Simple) Property. A Legal Private Interest Foundation, which is a more modern, flexible, and affordable Asset Protection and Estate Planning vehicle, is included in sale for ease of transfer. Association monthly dues are only \$95.00 CLICK ON> LOS MOLINOS VIDEO Los Molinos offers the perfect balance between water and land, providing added value to the properties. On the western border of the project the imposing Cochea River runs through a 110-meter

BASE INFORMATION:

Bed : 3
Bath : 3

LAND INFORMATION:

Square feet : 3477

BUILDING INFORMATION:

Number of Floors : 1

CONVENIENCE:

General Amenities: Cable Internet,Cable TV,Central Air,Dishwasher,Gas Hot Water, Landscaping,Microwave,Refrigerator,Stove, Walk-In Closet,Washer/Dryer,

(360 ft) deep canyon. On the opposite wall of the impressive gorge, several seasonal waterfalls complete the awesome landscape. Wildlife is abundant within the river backwaters. To avoid any interference with the panoramic views of the area, electric and cable TV utilities are underground. Situated at 750 meters above sea level life is enjoyed without noise, chaos and heat. During daytime, surrounded by the unspoiled environment of a daunting and magnificent nature, you can enjoy the recreational activities, hospitality, entertainment and leisure offered in this privileged location, with all the options for the ultimate lifestyle. Enjoy walking or jogging, play a game of bocce ball or tennis, or just take pleasure in the soothing experience of the Jacuzzi. Enjoy a lavish dinner in the restaurant or mingle socially in the club house, the swimming pool or the social areas, in a carefree and safe atmosphere. At Hacienda Los Molinos the quality of life also achieves levels of excellence. Emerging from one the most exquisite natural landscapes in the country, each project element and space is a tribute to harmony and balance between the residential areas and the landscape, combining function, social interaction and aesthetics, to achieve a high level of physical and mental comfort. • Complete infrastructure including access roads, street lights, landscaping, green areas, lakes, and underground utilities. • Gated community with private security covering the entire project, 24/7. • Near schools, shops and banks. All these services are located less than 10 minutes from the town of Boquete and 15 minutes from the city of David. • Excellent David-Boquete highway. This road has been expanded to 4 lanes and the trip from/to David takes only 15 minutes. • Sports and recreation areas for children and adults, including swimming pool, a clubhouse with a spa, gym, entertainment lounge and a tennis court. • Multiple options for outdoor activities including walking, hiking, bird watching, horseback riding, outings to the river and the waterfalls. • Clubhouse/Boutique Hotel La Casa del Risco - Restaurant, piano bar, catering services, and excellent food.



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