



## Tucan Country Club and Resort, WEST PANAMÁ

OWNER MUST SELL! JUST MAKE OFFER. TRANSFERRED TO ANOTHER COUNTRY. PRICE RECENTLY REDUCED.

This Birdie model near the 7th hole of a highly rated golf course, is a beautiful house with 221 m<sup>2</sup> (2379 ft<sup>2</sup>), designed with a sense of space that will make you feel comfortable and relaxed. It comes with: Living room with open deck to the back yard, dining room, three bedrooms with bathrooms, master bedroom suite with walk-in closet, fully equipped kitchen, laundry room, guest bathroom, maid's quarters, and two car garage. Sale of home includes lifetime membership in golf course for two adults. Tax exoneration is good for another 14 years. Annual property tax is approximately \$300 a year. Just a short walk or golf cart drive away from your home is the private clubhouse. This is life at Tucán Country Club and Resort, Panama's most captivating neighborhood. Tucán Country Club and Resort offers convenient access to prime amenities including a superb golf course, paddle tennis courts, a state-of-the-art fitness facility, a spa, dining, a handsome clubhouse, and a full-service golf shop. A homeowners' association, special architectural and landscaping guidelines, and a 24 hour security gate for privacy are all part of Tucán Country Club and Resort's distinctive ambiance. \$1000.00 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 \$1000.00 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. . . Minutes from the Interamericana Highway, you have easy accessibility to supermarkets, malls, schools, and restaurants across the Bridge of Americas in Panama City, Balboa, Albrook, Clayton, the Amador Causeway, and Casco Antiquo. Going the other direction, you are 45 minutes from the Pacific beaches. Just across the highway is the new master planned community of Panama Pacifico and the 67 acre International Business Park with Fortune 500 and Fortune Global 2000 companies—such as 3M, BASF, Caterpillar, Cummins, Dell, Grainger, VF Corporation, and others—having located their Latin American and global operations here. The 18-hole par-72 golf course, stretching 6,618 yards, was masterfully designed by Jeffrey Myers, a Florida architect. The course borders the rainforest and offers panoramic views of the Panama Canal and the skyline of the city. A full service pro shop is included. The Wellness Spa is an aesthetic center, spa and beauty salon for men and women, focused on providing a unique experience in an atmosphere of peace and harmony. Enjoy one of the best restaurants of international cuisine at Horoko Restaurant. They're known for their famous meat cuts, spectacular hamburgers, and incorporating a new set of exotic dishes which includes seafood, poultry, and exquisite pasta.

### BASE INFORMATION:

Bed : 3  
Bath : 3.5

### LAND INFORMATION:

Square feet : 2395

### BUILDING INFORMATION:

Number of Floors : 2

### CONVENIENCE:

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



Name	<b>Terry Bradford-Gugel, Owner</b>
Phone	(949) 630-9427 (US/Canada)
Mobile	+507-6049-7736 (WhatsApp)