

**APARTMENT FOR SALE**



**Avenida A Y Calle 4**  
**Historic Casco Viejo**  
**Panama City, Panama**  
**Panama**

**Asking Price**  
**\$874,000**

|           |                    |             |                      |
|-----------|--------------------|-------------|----------------------|
| Bedrooms  | <b>3</b>           | Year Built  | <b>2008</b>          |
| Bathrooms | <b>4</b>           | Date Listed | <b>07/01/2023</b>    |
| Size      | <b>2,974 Sq Ft</b> | Listing ID  | <b>GL-1498951810</b> |

Listed by: --None--

For more information, visit:

<https://www.globallistings.com/1165932>

## Overview

P.H. Cuatro Casas, Apt. 12: Features Three bedrooms, four bathrooms. Total area: ~281 sq. meters/2943.29 sq. feet Price: \$874,000 (FIRM) Sole asset in a Corporation; buy Corporation or apt. outside of Corporation First Level features: • 2-story living room with custom built-in cabinets and bookcases • Conveys with a Yamaha® baby grand piano with soundboard humidity controller and custom-made felt-and-batten soundboard dustcover • L.R. is invisibly wired (through columns and conduits under the floor) for a surround-sound system from upstairs den. (L.R. speakers, convey) • Dining room with imported chandelier and custom built-ins (all convey) • 2 double-door cabinets • 3 drawers • 4 pull-out serving trays • 30-bottle wine rack • Contemporary cook's kitchen with maintenance-free extra-deep Silestone® countertops and polished granite serving bars • Kitchenaid® dishwasher and refrigerator (conveys) • New Thermador® gas stove with professional flame-control burners and self-cleaning electric oven (conveys) • Exhaust hood, deep double sink, under-cabinet lighting, and in-line water filter (conveys) • Bedroom overlooking interior courtyard tropical garden with double-wide fitted closet • En-suite bathroom with custom tumbled marble and river rock finishes, custom vanity with shelves, rainfall shower • Laundry room • Frigidaire®

washer and gas dryer (conveys) o Gas on-demand water heater (conveys) o large built-in closet for china, linens, glassware, or food storage â€¢ Maidâ€™s room with full bathâ€”currently used as a pantry (with restaurant shelf units, which convey upon buyer request) â€¢ Under-stairs built-in storage area â€¢ Two balconies--front lushly planted, with park bench seating (conveys); back, used for recycling bins and herb garden â€¢ 3 first-level split A/C units and 6 ceiling fans (convey) â€¢ Second Level features: â€¢ Bedroom, currently used as a den (easily converted back to a third bedroom) o Built-in entertainment center and pull-out computer desk o Sunbrella®-upholstered loveseat-sleeper sofa (conveys) â€¢ Adjacent bathroom with custom vanity, rainfall shower â€¢ Spacious vaulted-ceiling master bedroom o Built-in king-sized platform bed over 4 deep storage drawers o Built-in bookcase with storage drawers o Upholstered headboard and customized lighting â€¢ Extra-large linen/storage closet â€¢ Master bath with double sinks, custom vanity cabinet with storage drawers, rainfall shower, radiant sun/moon tube â€¢ His-and-hers fitted walk-in closet which includes a 20-drawer cabinet and 8 shelves â€¢ Verdant private patio garden (trees, plants, bonsai) with water feature and grill (conveys) â€¢ 2 second-level split A/C units and 5 ceiling fans (convey) Rooftop Terrace features: Commanding sea/near mountain/city views; large planter, palms, trees, potted plants o New dining table and 4 cushioned chairs (conveys) o Large 8-piece seating area with Sunbrella® cushions (conveys) o 2 end tables; 1 cocktail table (conveys) Additionally: â€¢ Personal parking space in interior garage â€¢ Large private shelved storage closet (deposito) on apt. landing â€¢ All-apartment Square-D® surge protector on the main line â€¢ 5 air-conditioning units; 11 ceiling fans (convey) â€¢ Custom lighting designâ€”all ceiling, under-cabinet, wall fixtures convey â€¢ Two Samsung® televisions with remote controls convey â€¢ All custom window treatments and hardware convey. (All swing-out casement windows have been fitted with adjustable thumbscrew locks, so windows stay open on breezy days) â€¢ All trees, plants, BBQ grill, and outdoor furniture, including Sunbrella®-covered cushions, convey â€¢ Interior furniture, negotiable

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