Building for Sale in Bella Vista, El Cangrejo, 3,990 m² of Land

Descripción

Location: El Cangrejo, Bella Vista, Panama City
Land Area: 3,990.67 m²
Construction Area: 2,659.28 m²
Zoning: ZM7 (allows up to 20 stories)
Property Features:
• Commercial office building distributed across 5 levels, including a basement
• 3,213.22 m² of open paved area
• 84 parking spaces
• Access from two streets: Vía Manuel Espinosa Batista and Calle Enrique Geenzier
• Elevator and emergency staircases
• Private offices, open-plan workspaces, and cubicle areas
• Reception areas, waiting rooms, and multiple meeting rooms
• Executive areas and management offices
• Kitchenettes, dining areas, and restrooms distributed across different levels
• Spaces with interior partitions and areas adaptable to various corporate needs
• Land with potential for mixed-use developments of up to 20 stories, ideal for large-scale real estate projects

Building Layout:
• Basement (501.34 m²): open-plan office areas, cubicles, meeting room, reception, filing room, storage room, kitchenette, dining area, and restrooms.
• Level 0 (593.23 m²): two independent office areas with reception areas, private offices, management offices, meeting rooms, and cubicles.
• Level 1 (548 m²): private offices, lobby, reception area, kitchenette, dining area, and restrooms. Includes a separate office area.
• Level 2 (551.19 m²): reception, waiting area, private offices, two meeting rooms, kitchenette, dining area, and restrooms.
• Level 3 (465.52 m²): executive offices, presidential office area, reception, meeting room, kitchen, bar, dining area, and restrooms.

Area Features:
• Located across from the University of Panama, in an area with commercial, educational, and business activity
• Close to Iglesia del Carmen and Vía Argentina Metro stations

• Convenient access to Vía España, Vía Argentina, and major roads in Bella Vista
• Near restaurants, banks, supermarkets, hotels, universities, and retail establishments
• Urban environment with high foot traffic from international visitors, investors, and walk-in customers

Sale Price: $8,250,000
Price per m²: $2,067
Note: This property is offered at land value, including the existing building and improvements.

ID de Propiedad	LPANS16.8.24.2
Área de Terreno	3990 mt^2
Área de Construcción	2659 mt^2
Precio	8,250,000.00
Precio por Área	2,067.00
Estacionamientos	84

Ubicación

Agente



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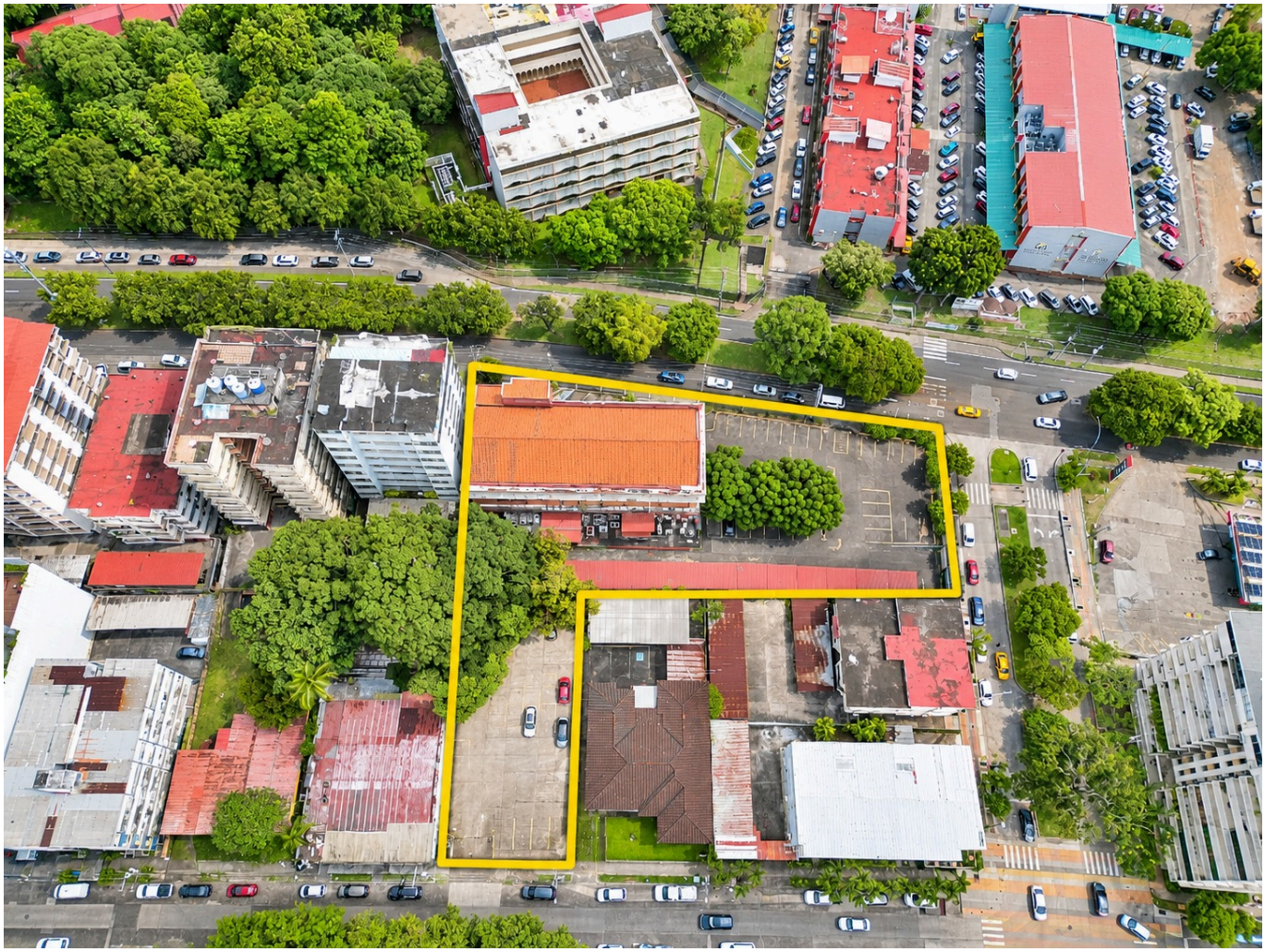
Fotos







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