

Building for sale in Calidonia, 2,094m²

Descripción



Location: Calle 35 E. and Avenida Perú, Calidonia, Bella Vista

Construction footage: 2,094m²

Land size: 672m²

Property Features

Recently remodeled building,

- 4 floors
- 43 apartments
- 11 apartments per floor
- Reception
- Commercial premises of 400m²
- Laundry area
- Reserve tank
- Gas heater in all rooms
- Service Area
- Office
- Generating income through housing rentals.
- Furnished rooms with kitchen and bathroom.

Location benefits:

- Close to Metro Station, Universities, Schools, Hospitals, Main Roads, Residential Areas, Restaurants, Banks, Public Transportation.
- The Metropolitan Natural Park is 2 km from this building, while the Omar Torrijos Recreational Park is just a 9-minute walk away. From the building, the Old Town of Panama is approximately 2 km.

Why invest?

- Building currently generating income
- 22 Airbnb apartment
- 21 apartment for monthly rent
- Gross return of 8.75%: This percentage is competitive in the real estate market, especially in income-generating urban properties.
- The combination of Airbnb and monthly rentals diversifies income streams, mitigating risks and maximizing profitability.

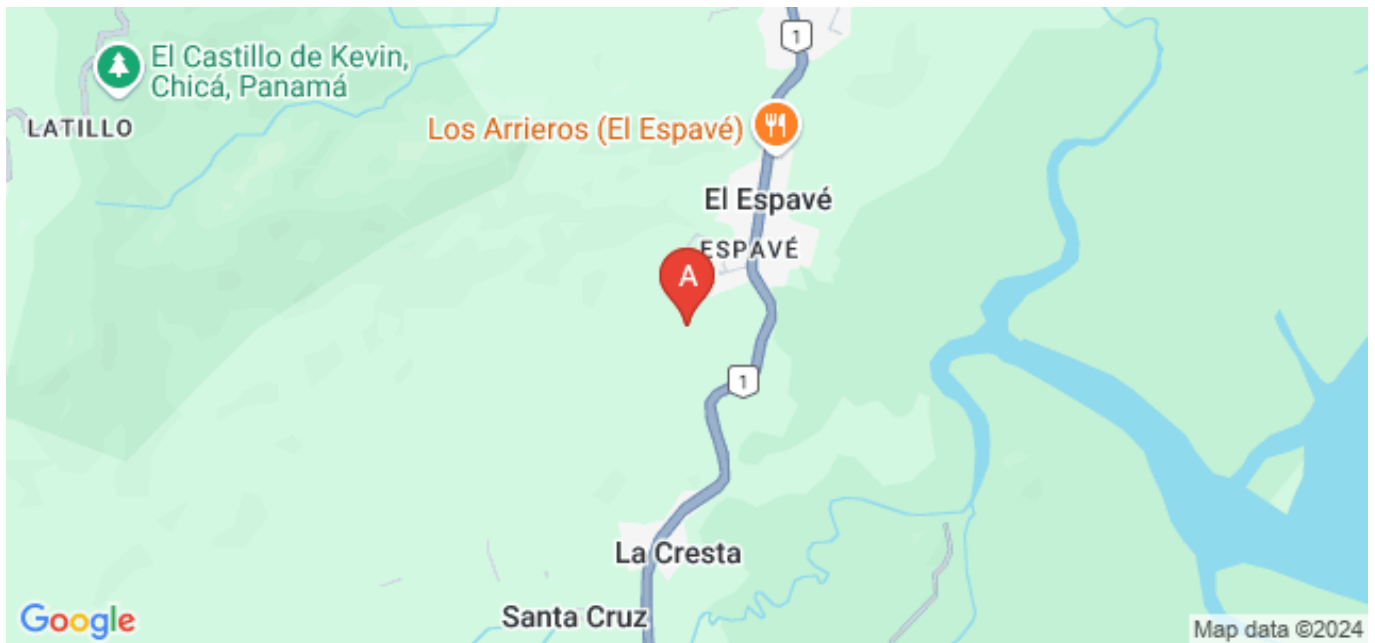
This property is not only a source of current income, but an investment with potential for revaluation and diversification, ideal for those seeking safe return and financial stability.

Sale price: \$3,200,000

Price per m2 (Construction): \$1,528.00

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|-----------------------------|---------------------------------|
| ID de Propiedad | EPANS22.11.24.1 |
| Área de Terreno | 672 mt ² |
| Área de Construcción | 2094 mt ² |
| Precio | 3,200,000.00 |
| Precio por Área | 1,528.00 |
| Cuartos | 43 |
| Baños | 45 |
| Estacionamientos | 6 |

Ubicación



Agente



Sergio Diaz

[+50766169561 \(Llamar\)](tel:+50766169561)

[+50766169561 \(WhatsApp\)](tel:+50766169561)

sergio@imperial.com.pa

+50766169561

+5073965060



Fotos

















