

Building for sale in Casco Viejo, Henry Hills Project

Descripción



A unique opportunity for developers and investors to acquire a building with a pre-approved redevelopment project in one of the areas with the greatest potential for appreciation in the Old Quarter. The property is part of the Henry Hills Project, strategically located at the entrance to the Old Quarter, surrounded by significant public and private developments that are driving the urban transformation of the area.

Property Features

- Location: Old Quarter, entrance to the Old Quarter, Panama City.
- Land area: Approximately 1,181 m².
- Construction potential: Approximately 5,900.92 m² (according to the project).
- Heritage category: 3rd and 4th order.
- Zoning: RMH2-C2.
- The building currently has 2 constructed levels.
- There is a pre-approved project that allows the building to be developed up to 4 levels, subject to the final permits and approvals from the relevant authorities.

Development Project

The Henry Hills concept envisions a high-end residential and commercial development, designed to integrate seamlessly with the historic surroundings of Casco Viejo (Old Town).

The project includes:

- Ground-floor retail spaces.
- Apartments ranging in size from approximately 50 m² to 60 m².
- A social area with views of Panama Bay.
- Parking.
- Spaces designed to foster a modern residential and commercial community within the historic center.

Surroundings and Strategic Location

The property is located just steps from important points of interest such as:

- Casco Viejo (Old Town).
- Terraplén (Waterfront).

- San Felipe Neri Market.
- Eloy Alfaro Avenue.
- Cinta Costera (Coastal Strip).
- Plaza de Francia (France Square).
- Plaza Bolívar (Bolívar Square).
- Canal Museum.
- Hotel La Compañía.
- Sofitel Legend.
- Seafood Market.
- Casco Parking.

Important

This property is being marketed as a development opportunity. The existing building currently has two levels, while the architectural renderings correspond to the pre-approved conceptual project. Any future development will be subject to the permitting process and final approvals by the relevant authorities.

Sale price: \$1,990,000

ID de Propiedad	EPANJ21.7.26.4
Área de Terreno	1,181 mt ²
Área de Construcción	5,900 mt ²
Precio	1,990,000.00
Precio por Área	0.00

Ubicación



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Fotos



















