

## Commercial premises for sale in the Old Town, Plazuela de Alfaro, 155m<sup>2</sup>

### Descripción



Location: Casco Antiguo, Panama City

Size: 155.89 m<sup>2</sup>

#### Property Features

- Comprised of 2 adjoining commercial spaces that can be combined into a single unit
- 2 bathrooms
- Private garden
- Direct access to the walled promenade
- Direct view of the Barlovento Bastion
- Gas connection installed
- Large windows
- Excellent natural lighting
- Display windows with excellent visibility within the gallery
- Contemporary finishes in a restored heritage building
- Ideal for a restaurant, café, boutique, gallery, showroom, or high-end commercial concept

#### Project Amenities and Advantages:

- Exclusive shopping arcade
- Restored historic setting
- Walled promenade and Barlovento Bastion
- High traffic of national and international visitors
- Surrounded by boutique hotels, restaurants, galleries, and tourist attractions
- Development with a carefully curated retail mix
- Located in a highly attractive gastronomic, cultural, and commercial area

#### Investor Benefits:

- Historic property with high appreciation potential
- Exemption from business income tax for 10 years
- Exemption from capital gains tax for 10 years
- Exemption from property tax for 30 years

Sale Price: \$715,000

|                             |                                |
|-----------------------------|--------------------------------|
| <b>ID de Propiedad</b>      | <a href="#">LPANJ26.7.26.1</a> |
| <b>Área de Terreno</b>      | mt <sup>2</sup>                |
| <b>Área de Construcción</b> | 155.89 mt <sup>2</sup>         |
| <b>Precio</b>               | 715,000.00                     |
| <b>Precio por Área</b>      | 4,586.00                       |
| <b>Baños</b>                | 2                              |

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## Fotos



























