

El Valle El copecito farm for sale 40 hectares for development

Descripción



Location: El Copecito, entrance to El Valle de Antón, West Panama.

14 km from the Pan-American Highway and 13 km from the town.

Land area: 40 hectares (34.7 ha + 5.3 ha).

Property Features:

- Two parcels totaling 40 hectares
- Both border a road on the west side
- Direct access from the main road
- No internal street development or infrastructure
- Ocean view
- Seasonal streams
- The main parcel borders the Calabazo River on the east side
- 612 linear meters of river frontage
- Excellent potential for residential and tourism development

“Montecito” Preliminary Project (2011):

- Conceptual project of 130 residential lots
- Estimated average price per lot: \$58,600
- Environmental Impact Study completed
- Permits currently expired (demonstrating prior project viability)

Zoning approved at the time:

- Rural Residential (RR)
- High-Intensity Nature Tourism (Tn3)
- High-Intensity Commercial (C2)
- Neighborhood Recreational Park (Prv)
- Non-Developable Green Area (Pnd)

Studies Completed:

- Complete Master Plan
- Cost-Benefit Analysis available for qualified interested parties
- Conceptual design of 137 lots/homes and a Clubhouse

Sale Price: \$595,000

Price per hectare: \$14,875

Approximate price per square meter: \$1.49

ID de Propiedad	FCOCJ13.6.24.1
Área de Terreno	400000 mt ²
Precio	595,000.00
Precio por Área	1.48

Ubicación



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Fotos















