

## Farm for sale in Chorrera, Panama Oeste, 12.5 hectares

### Descripción



Location: El Espino, Vía Los Mortales, La Chorrera, Panama Oeste

Total area: 12.5 hectares (125,000m<sup>2</sup>)

Construction: 1,300m<sup>2</sup> (approx.)

Description:

#### SPECTACULAR AGROTOURISM ESTATE

There is space for planting, it also has Improved grass, trails and the facilities to offer them as a tourist option or fully operational events.

- **MAIN HOUSE:** Kitchen - living room - dining room, 2 bathrooms, 4 rooms distributed as follows: 2 rooms with a double bed (4 people), 1 room with 2 cabins (4 people), 1 room with 1 cabin (2 people). All rooms with air conditioning.
- **CABIN FOR 12 PEOPLE:** it has a kitchen, living room, dining room, 1 bathroom and 3 bedrooms distributed as follows: 1. Two cabins (4 people), 2. Two cabins (4 people), 3. A double cabin above, a single cabin below and a bed individual (4 people). All rooms have air conditioning.
- **ROOM FOR 6 PEOPLE:** 1 double bed and 2 cabins, private bathroom, air conditioning.
- **ROOM FOR 4 PEOPLE:** 1 double bed and 1 cabin, private bathroom, air conditioning.
- **SWIMMING POOL AND JACUZZI:** cement and ceramic covered area around it with tables, umbrellas and lounge chairs for sunbathing.
- **GREEN AREA FOR EVENTS:** green area with special grass and ideal lighting for events.
- **ROOFED RANCH:** Lounge type - restaurant with 13 square wooden tables, 50 wooden chairs, wood-burning grill, kitchen area with gas stoves, wooden cabinets and bar area, laundry area.
- **REST AREAS:** with armchairs and hammocks.
- **LADIES AND MEN'S ROOM:** Ladies: 3 bathrooms and Men: 2 bathrooms / 1 urinal / 1 shower.
- **CONFERENCE ROOM:** closed room with capacity for approximately 60 people, chairs available.
- **OUTDOOR TERRACE:** fenced with cement piles and stone-type floor.
- **VIEWPOINT WITH RANCH:** with cement floor and beautiful views of the mountains.
- **RECREATIONAL AREAS AND GREEN AREAS PARKING:** 2 areas to park approximately 40 vehicles.
- **LIVESTOCK CHUTE:** for loading and unloading livestock.
- **2 WATER WELLS:** (guarantee self-sufficiency) 1 deep well of 150 feet, 1 artisanal curb

well of 70 feet.

- **WATER TANK WITH CAPACITY OF 18,000 liters**
- **TREE PATH:** (72 species of trees supported by biological survey) where the Guayacanes that surround a large part of the farm stand out, as well as fruit trees.
- **BIOLOGICAL SURVEY OF FLORA AND FAUNA** (endorsed by a qualified Biologist): Trees: 72 species identified. Birds: 52 species identified.
- **AREA OF FLAT LAND WITH 3 LEVELS OF APPROXIMATELY 600 m<sup>2</sup> each LEVEL LAND AREA OF 1.5 HECTARES** (ideal for construction of Poultry project).
- **8 HECTARES WITH IMPROVED MOMBASA GRASS FOR LIVESTOCK**
- **THE FARM IS SURROUNDED BY THE CAIMITO RIVER AND A WATER EYE, LAND EXCAVATED FOR LAKE CONSTRUCTION.**
- **SERVICES:** Electric light 110V and 220V, general lighting within the common areas of the property with reflectors, fiber optic Wifi, easy access paved road, electric gate, wooden fence front boundary, land delimited with wire fence, closed circuit wireless satellite video cameras.
- **CURRENT PRODUCTS:** it operates as an Agrotourism Estate, where **DAY OUTS, ACCOMMODATION and RENTAL FOR EVENTS** (Weddings, quinceañeras, workshops and seminars, etc.), **GRAZING LIVESTOCK** are offered.

Sale Price: \$1,500,000.00

Price per m<sup>2</sup> (land): \$12.00

<b>ID de Propiedad</b>	<a href="#">FPANJ12.3.24.2</a>
<b>Área de Terreno</b>	125000 mt <sup>2</sup>
<b>Área de Construcción</b>	1300 mt <sup>2</sup>
<b>Precio</b>	1,500,000.00
<b>Precio por Área</b>	12.00
<b>Cuartos</b>	9
<b>Baños</b>	10
<b>Estacionamientos</b>	40

## Ubicación



## Agente



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## Fotos



































