

Land for sale in Pueblo Nuevo, with internal financing, 800m2

Descripción



Location: Cativo Street, Pueblo Nuevo

Size: 800 m²

Zoning: MP-REC1

Property Features:

- Rectangular lot
- 20 meters of frontage and 40 meters deep
- Topography with an upward slope towards the rear
- Concrete street frontage
- Density of 500 people per hectare
- Potential for multi-family residential development with the possibility of incorporating a commercial component, subject to applicable zoning regulations
- Due to its size, frontage, and location, it presents potential for apartment projects, offices, retail spaces, medical offices, professional services, or mixed-use developments
- The residential component includes single-family homes, duplexes, and apartment buildings
- For residential apartment projects, the reference regulations establish a minimum lot area of 600 m²
- Minimum frontage of 20 meters for new projects under the indicated residential regulations
- For residential use, the reference regulations stipulate a height of ground floor + 4 stories
- The low-intensity commercial regulations include activities Commercial spaces, offices, and general services, in accordance with applicable regulations
- Strategic location for investors, promoters, and developers seeking land within the city

Commercial Potential:

According to the reference regulations included in the appraisal, the low-intensity commercial component encompasses various activities, including:

- Offices and professional services
- Medical offices and care centers
- Pharmacies
- Restaurants and cafes
- Supermarkets and convenience stores
- Gyms
- Beauty salons and barbershops

- Bookstores and retail stores
- Corporate and administrative services
- Other low-intensity establishments permitted by current regulations

Area Amenities and Connectivity:

- Approximately 5 minutes by car from the Pueblo Nuevo Metro Station and the San Miguelito Metro Station
- Easy access to Vía España
- Quick access to Avenida Transístmica
- Connectivity to Vía Ricardo J. Alfaro (Tumba Muerto)
- Close to supermarkets, banks, pharmacies, and schools and various businesses
- Access to public transportation
- Area with residential and commercial activity
- High vehicular and pedestrian traffic in the surrounding area
- Central location with connections to different parts of the city

Appraisal Price: \$340,000

Forced Sale Price: \$300,000

Auction Sale Price: \$170,000

Price per m²: \$212.50

PRICE NEGOTIABLE.

IN-HOUSE FINANCING AVAILABLE

ID de Propiedad	LPANG11.6.24.1
Área de Terreno	800 mt ²
Precio	170,000.00
Precio por Área	212.50

Ubicación



Agente



Jose Manuel Varela

[+50766150060 \(Llamar\)](#)

[+50766150060 \(WhatsApp\)](#)

jose@imperial.com.pa

+50766150060

+5073965060

Fotos







