

Land for sale with house in El Cangrejo, 900m2

Descripción



Location: El Cangrejo, Bella Vista, Panama City

Land area: 900 m²

Construction area: 550 m²

Zoning: ZM7

Land dimensions: 20 m frontage x 45 m depth.

Property Features:

- Mixed-use: commercial, residential, services, and other permitted uses
- 6 parking spaces, 2 of them covered
- Enclosed spaces with adaptable layouts for different uses
- Reception area
- Foyer
- Meeting area
- Kitchen
- 3 full bathrooms
- Large patio with green areas
- Spacious front terrace
- Property with potential for commercial, office, service, residential, or real estate development

Zoning and Development Potential:

- Special zoning ZM7
- Permits mixed uses, including commercial, residential, and service activities, in accordance with applicable regulations
- 900 m² lot with potential for a higher-density development project
- Development potential of up to 20 stories, subject to urban planning parameters, studies, permits, and corresponding approvals
- The size of the lot and its location allow for the evaluation of residential, commercial, or mixed-use development alternatives
- The existing structure of approximately 550 m² also allows for the use of the property for occupancy and operation Immediate availability

Area amenities:

- Steps from Vía Argentina

- Close to the University of Panama
- Near the Iglesia del Carmen and Metro station
- Easy access to major city thoroughfares
- Banks, supermarkets, restaurants, and shops nearby
- Hotels, parks, and a variety of services
- Central and walkable location
- Excellent connectivity and access to public transportation
- Located within a well-established residential and commercial area

Sale price: \$1,700,000

ID de Propiedad	CPANJ19.8.26.2
Área de Terreno	900 mt ²
Área de Construcción	550 mt ²
Precio	1,700,000.00
Precio por Área	0.00
Baños	3
Estacionamientos	6

Ubicación



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Fotos







