

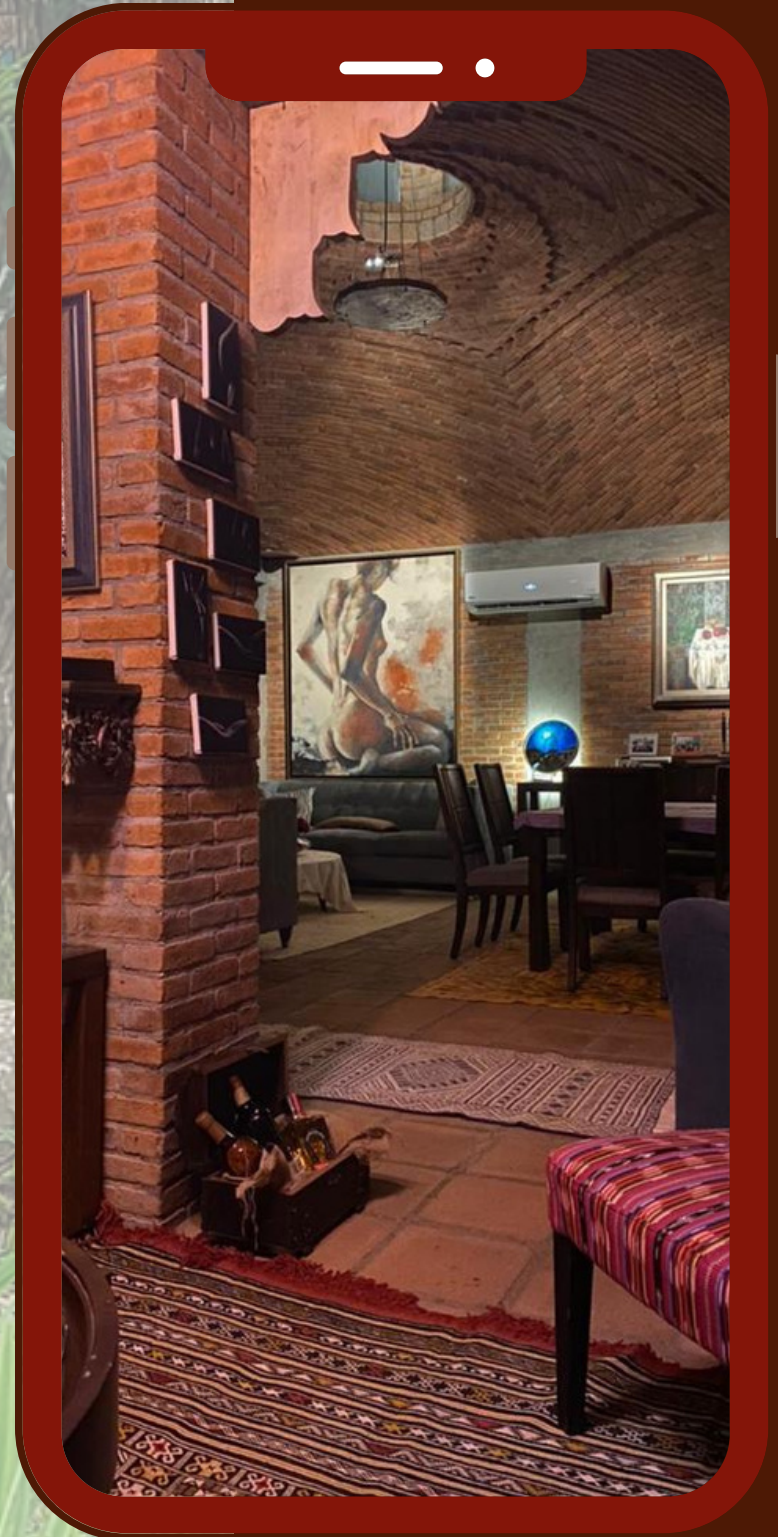
Villa Hermosa B&B

**For Sale:
US\$600,000**

- ✓ **0.66 acres of land**
- ✓ **5,340 sq foot of construction**
- ✓ **Mexican pueblito style**
- ✓ **Five independent structures:**
 - 3 rooms w/brick-vaulted ceilings*
 - wooden chalet*
 - Social area*
 - Open air plaza w/fire pit, grill and brick oven*
 - Kitchen with terrace*
 - 5 bathrooms and 2 half bathrooms*
- ✓ **Well-appointed gardens, with professional lighting design**
- ✓ **Perennial creek**
- ✓ **Fully furnished**

The wooden chalet was designed by a Panamanian architect and constructed on the island of Borneo using one of the hardest woods available.

This is the only house in Panama with brick-vaulted ceilings. Skilled labor from Mexico brought this unique feature to life. The resurgence in this construction style has been possible thanks to our help in places like Hotel La Compañía, Leños y Carbón, and soon another hotel in El Valle.












ADDED VALUES

- ✓ Uniqueness
- ✓ Flexible layout (we'll discuss in detail)
- ✓ 9,7 out of 10 for third consecutive year (Booking)
- ✓ Instagram account with more than 4.5K followers and listings with excellent reviews on Airbnb and Expedia
- ✓ Income generating property (we'll discuss in detail)



-  **1.5-hour drive from Panama City**
-  **4 thousand hectares of unspoiled nature**
-  **Waterfalls, rivers, hiking trails, lookouts, and stream pools.**
-  **Toucans, sloths, armadillos, hummingbirds, orioles, monkeys, jaguars and more**
-  **Project in development (90% of lots sold).**
-  **No more than a 30-minute drive to Los Cajones de Chame, Manglarito and Filipinas waterfalls, El Valle de Antón and Coronado.**
-  **Close to other attractions such as Cerro Picacho, Cerro Chivo and Laguna de San Carlos**

Altos del María: a private gated community offering exceptional value.



INCOME PRODUCING PROPERTY

19% occupation rate

Just 3 out of 4
rooms marketed

US\$181 weighted
average daily rate

Monthly expenses
less than US\$1,730

60% direct bookings
(40% OTA)

Since inception, never an
out-of-pocket expense.

NET
INCOME

As Is

Potential
(organically
without
additional
investment)

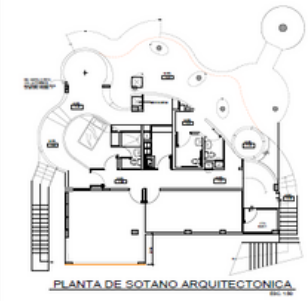
Medium
Term
Present
Value **

\$145K

\$269K

** We'll discuss in detail
during our meeting.

WHY ARE
WE
SELLING?



FECHA: 9 DE FEBRERO 2024

