

# For Sale: Spectacular Land/Lot with Ocean Views.

En Venta

**\$595,000**



## Ubicación de la propiedad

Provincia	Locations
Distrito	Veraguas
Corregimiento	Soná
Barrio	Río Grande
Calle	SANTA CATALINA, RIO GRANDE, SONA, VERAGUAS, PANAMA.

## Detalles de la Propiedad

Property ID:	MLS-23705
Listing Type:	En Venta
Property Type:	Land
Building   Neighborhood:	SANTA CATALINA, RIO GRANDE, SONA, VERAGUAS, PANAMA.
Price:	\$595,000
Lot Size:	5,111 m <sup>2</sup>

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### Descripción de la propiedad

Unique Opportunity! Titled 1.26 Acre Ocean View Lot in Santa Catalina, Panama. Price: \$595,000 This spectacular 1.26-acre (5111.23 m<sup>2</sup>) titled lot offers unbeatable panoramic ocean and breaking wave views in the heart of Santa Catalina, a booming tourist destination in Veraguas. The property includes a charming new, fully furnished teak wood guest house (completed in 2024), ready for immediate occupancy. This is a smart investment and a perfect base for your dreams: build a luxury residence, an Airbnb complex, a boutique hotel, or a restaurant. It is strategically located on a hilltop, just a 5-minute walk from the famous surf beach La Punta, Playa Estero, and the town center. Key Features and Investor Appeal: Premium Location: On a hilltop next to Santa Catalina Villas development, guaranteeing ocean views that will never be obstructed. Topography: Features two vehicular entrances (upper and lower) and multiple flat, terraced areas, ideal for building several structures. Luxury Guest House: 1-bedroom, 1-bathroom teak structure with a large terrace and kitchen, built with high-quality hardwoods and imported porcelain floors. Includes a water reserve tank and parking. Dual Title & Tax Exemption: Composed of two adjoining titled properties, currently both are exempt from property taxes. Flexible Zoning (UECT1): Allows for residential and commercial use with building heights up to 3 stories, perfect for developing a boutique hotel. Private Water Supply: The property has its own private well utilizing subterranean spring water with an electric pump, ensuring a reliable supply. Convenience: Santa Catalina is a world-class surf hub and th

### Características

Acceso fácil

Próximo a área comercial

Pasto

Servicio de agua potable

Vista al mar

Cercada

### Amenidades

- **Access:** Asfalto
- **Water:** Pozo
- **Condition:** Bueno
- **Zoning:** No Asignada