

For sale near Gatun Lake

En Venta

\$420,000



Ubicación de la propiedad

Provincia	Locations
Distrito	Colón
Corregimiento	Colón
Barrio	Limón
Calle	LAGO GATÚN

Detalles de la Propiedad

Property ID:	MLS-22915
Listing Type:	En Venta
Property Type:	Farm
Building Neighborhood:	LAGO GATÚN
Price:	\$420,000
Lot Size:	148,075 m ²

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Descripción de la propiedad

INVESTMENT OPPORTUNITY ISLA HUELLA BETWEEN THE GATUN RIVER AND GATUN LAKE •Located on Isla Huella, it is accessible via a short boat ride, approximately 3 km from the Panama-Colon Highway bridge. •25 acres (10 hectares) of preserved native subtropical forest. •11 acres (5 hectares) of cleared pasture, suitable for agroforestry, agriculture, or reforestation. •Natural spring located on the northeastern border. •Topography includes elevations of up to 100 feet (32 meters) above sea level, offering panoramic views of the lake. •Year-round river access; seasonal land access via Quebrada Ancha. •Surrounded by natural bodies of water, enhancing seclusion, security, and ecological value. Investment Potential: •Fully titled, registered, and approved by ANATI •Ecotourism projects, conservation farms, or agroforestry ventures. •Eligibility for Panama's Forest Incentive Program, which can provide annual payments of approximately USD \$1,500 for forest preservation activities. •Possible qualification under Panama's Qualified Investor Program, which offers permanent residency through real estate investments of USD \$200,000 or more. •Its high ecological value and biodiversity, along with legal preparation and access to the sea, make it a strategic long-term asset for land tenure or development. Optional leasing: Available for agricultural or tourism activities for approximately USD \$10,000.00 annually, subject to investment agreements.

Características

Amenidades

- **Condition:** Bueno
- **Zoning:** No Asignada