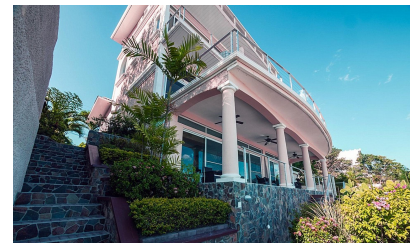


Ref: G0042

Luxury beachfront boutique hotel located in the best part of Panama, exempt from property tax until 2032 and Owners finance

**1,090,000
USD**



Investment type : For sale

Property type : B&B

Bedrooms : 6

Hotel area : 700

Price in Euros : 926,500 EUR

Price in US Dollars : 1,090,000 USD

Country : Panama

Year built : 2008

Condition : Turnkey

✓ Garden
✓ Private quarters

✓ Room minibars
✓ WiFi

✓ Exterior dining
✓ Internet in rooms

✓ Onsite parking

Has just been lowered in price !! + Owners finance possible .

Luxury right on the beach! That defines this Boutique hotel, a luxurious, elegant, exquisitely-appointed, beachfront property. It is idyllically located in the authentic, safe and quiet Pacific beach town of Playa Corona, only an hour and fifteen minutes-drive from cosmopolitan Panama City, and one hour and forty minutes from Tocumen International Airport.

The meticulously-supervised construction (steel beams) of the 4-story building took place between 2008 and 2016. The hotel started receiving guests, primarily from the US and Canada, from the moment the first floor (3 Suites) was finished. The location and the luxurious Suites resulted in a consistent five-star rating from guests over the past 11 years, as well as healthy occupancy rates and multiple repeat visits. Over the past few years, with the help of social media, the hotel has enjoyed a fast-growing Panamanian clientele as well, making Casa Caracol a popular and unique weekend get-away and Holiday destination for those wanting to escape city life for a while.

The high ratings from hotel guests are based not only on the high-quality accommodations, but also on the guests' appreciation of the hotel's private "infinity beach" (complete with palm-thatched palapas and beach shower). It sits at a three-meter elevation above the natural beach on the inside of the seawall. On top of that, they are awed by the fabulous "big beach" in front of the hotel: a large, unspoiled, infinite stretch of many kilometers of sandy beach. Beyond the 16 beachfront properties that make up what is locally known as "Millionaires Row", lies a pristine beach stretching in both directions. To the right, the beach is set against majestic cliffs for several kilometers and stretches all the way to the famous beaches of Santa Clara and Playa Blanca. To the left, a virgin beach is aligned with tropical forest vegetation. What amazes guests the most is that the beach is never crowded, including in the weekends, to the point where you can take a long walk and literally not encounter anyone!

The idyllic setting of the hotel in a rustic town on a secluded beach creates the sensation of being far away from civilization. However, there are several nearby (5-minute drive) restaurants and stores, and a 15-minute drive puts you in the famous, busy tourist town of Coronado, which boasts plenty of grocery stores, several shopping centers, a hospital, and many restaurants. Nearby attractions include Santa Clara beach (15 minutes) and the famous and popular mountain town of El Valle (25 minutes). Located in a crater of an extinct volcano, El Valle is a well-known tourist destination, famous for its artisan/farmer's market, waterfalls, and activities, such as zip lining, jungle-trekking, hiking and horseback-riding.

The hotel is located in what is known as the "dry arch" of Panama. Therefore, Playa Corona enjoys having a much lower annual rainfall than other regions in the country, resulting in many more sunny days year-round, especially in the not-so rainy season. Due to comfortable evening temperatures and an ever-present cool breeze, guests have rarely complained about heat, humidity or (any) bugs.

Hotel guests all agree that this "little piece of paradise" is the perfect place to relax, unwind and rejuvenate without giving up any luxury! All Suites have air-conditioning, hot water, high speed internet, cable tv with HBO, and ceiling fans, and all but one have a full kitchen. In short, everything one needs for an ideal short or prolonged stay in paradise.

The hotel is registered with Autoridad de Turismo Panama and is being managed by an English and Spanish-speaking, highly qualified, reliable couple, interested in continuing their management position, if so desired.

This boutique hotel has 6 suites with 7, 5 bathrooms and 5 kitchens. The penthouse is currently used as private residence for the owners.

Important:

1) This property is exempt from any real estate / property taxes until 2032!

2) The infinity beach can easily be converted to an infinity pool. During seawall construction, four heavy metal plates were installed as part of the seawall and can be used as attachment of metal beam support structure for a 9 x 4 m infinity edge pool.