

## Los Altos de Cerro Azul in Panama

Contributed by Administrator

Beautifully located in the mountains along Panama's Chagres National Park, this secluded, quiet property has spectacular views and an abundance of tropical trees, plants and majestic birds. Conveniently located only 30 minutes from Tocumen International Airport and less than one hour from Panama City, Los Altos de Cerro Azul is close to Panama's best shopping, dining and its first class medical facilities.

Home sites were designed for those who want to live surrounded by the beauty and tranquility of nature. Los Altos de Cerro Azul home owners will enjoy extensive hiking trails through old growth rainforest at still affordable prices. Los Altos de Cerro Azul is a private, gated community representing the best in tropical, mountain living. Los Altos de Cerro Azul is located just thirty minutes from Panama's Tocumen International Airport and less than an hour from downtown Panama City along the Corredor Sur toll road. It is situated on over 20,000 acres of old growth tropical rainforest. On a clear day in Los Altos de Cerro Azul you can view both the Atlantic and Pacific Oceans. The project is built at 2,500 to 2,700 feet above sea level with temperatures that range between 70 degrees and 80 degrees during the day and coolly comfortable at night. Altos de Cerro Azul is a gated community with 24-hour security, a country club with pool, tennis courts, beautiful tropical flowers and an excellent restaurant. In the surrounding forests you will find exotic birds and wildlife unique to Panama, as well as, a well-developed network of hiking trails that will take you through one of the oldest cloud forests in the Western Hemisphere. In the cloud forest you will see palm trees that can be seen only in a very few places in the world and they are spectacular. Much of Cerro Azul is within the Chagres National Park, a 300,000 acre protected national reserve. It is not uncommon to see howler monkeys, flocks of parrots, toucans, raccoons, sloth's, red and gray squirrels, and white tailed deer. In addition to the stunning natural beauty of Altos de Cerro Azul, there is high-speed satellite Internet, Direct T.V. and modern electricity and telephone services, as well as, the best drinking water in Panama. There are more than 2,000 lots in the project, many offering spectacular views and all of them offering a fantastic mountain setting. Los Altos de Cerro Azul is a perfect option for international retirees looking for a home in a unique, mountain-tropical climate. We offer many home style options for the international real estate investor. Our specialty is housing between 1600-2400 square feet. All have a sizable deck, a spacious, nicely appointed kitchen, a flowing dining/great room area and a plush master bedroom suite with his-her walk in closets and vanity areas in the bath. All for one of the best prices on the international market today. Here are some other things to consider when you think about Los Altos de Cerro Azul.

- The fundamental truth in real estate is that location is everything. Cerro Azul provides a unique combination of connectivity to Panama City, its shopping, restaurants, museums, and airports, with a country lifestyle far away from the city.

- For the "Eco-tourist" Cerro Azul has much to offer:

- Cerro Azul is located within the Chagres National Park with its hundreds of varieties of birds and animals, as well as, an incredible array of tropical flowers and trees.

- Miles and miles of hiking trails.

- There are the El Vigía, Romeo and Julieta waterfalls. There are also the swimming areas of Antióquia, Los Mellors, El Vigía and Charco Azul.

- The Chagres National Park is not only a protected national park, it is a regional treasure.

- A warm breezy climate that requires little to no air conditioning.

- Benefits of purchasing in Panama for the residential tourist:

- Foreigners coming into Panama can OWN their property, not just rent or lease.

- 20 year tax exemption for new residences.

- Easy of travel to/from Panama. Direct flights to New York, Atlanta, Dallas, Los Angeles, Orlando and Houston.

- A dollar based economy. The dollar is the currency here in Panama.

- There are a wide variety of U.S. products and services.

- State of the art health facilities with internationally recognized insurance.

- Los Altos de Cerro Azul can provide you with full-service relocation and management support. Our services include:

- Legal assistance in establishing residential retirement status in Panama.

Assistance in establishing bank accounts.

- Help in identifying the best banks for financing of homes, cars etc.

- Assistance in navigating the Panamanian bureaucracy. Examples include: Securing Drivers licenses, car insurance and motor vehicle registry.

- Information on the best medical and dental facilities.

- Assistance in establishing cable TV hook up, contracting cell phones, internet, etc.

- Airport pick up and drop off, as well as bus travel to Panama City from Cerro Azul.

- Assistance in identifying reliable maid and gardening services.

- A bill paying service for all local recurring utilities and services.
- An activities coordinator to assist in your traveling and recreational needs.
  
- There are no hurricanes, no levies to break and no tornados.
  
- Construction costs are still affordable. We estimate the average cost of one of our 1,600 - 2,400 sq ft nicely appointed homes on a 1/3 to 1/2 acre lot to be: \$200,000 (depending on options selected) – 20% down, payment is \$1,100 per month (based on the standard Panamanian banking practice of financing for 20 years at a variable interest rate).