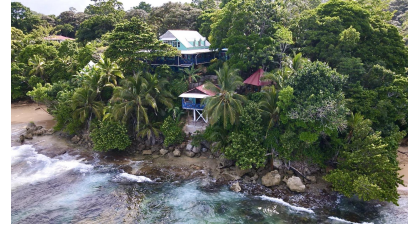


Ref: G0146

Beachfront Lodge along the pristine shores of Bocas del Toro

**1,700,000
USD**



Investment type : For sale

Property type : Hotel

Bedrooms : 21

Restaurants : 1

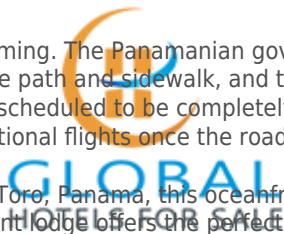
Hotel area :

Price in Euros : 1,649,000 EUR

Price in US Dollars : 1,700,000 USD

Country : Panama

Condition : Turnkey



About Bocas del Toro: Bocas del Toro is booming. The Panamanian government is currently investing \$80 million to rebuild all the island's roads, including a bicycle path and sidewalk, and to bring electricity and drinking water to all parts of the island. The island's power plant is scheduled to be completely rebuilt by 2023, and the airport is due to be rebuilt and expanded to accommodate international flights once the roads are completed.

Nestled along the pristine shores of Bocas del Toro, Panama, this oceanfront lodge is a rare gem that combines natural beauty with profitable potential. This oceanfront lodge offers the perfect balance between tranquility and convenience. This extensive property boasts approximately 4000 m2 of titled land with 2 beaches, stretching along the beautiful sandy beaches that seamlessly merge with natural rock formations, creating a picturesque coastal haven. Properties like this are extremely difficult to find!

With a total of 9 hotel rooms, 4 rustic cabins, and 2 apartments, the lodge has the capacity to accommodate a variety of guests (maximum 50 guests). The restaurant, which boasts panoramic views of the Caribbean Sea, can host up to 35 guests. Additional full kitchen and dining area is available for guests who prefer to cook for themselves. Both apartments and all cabins come with a kitchen. Beyond the guest facilities, the property includes two comfortable rooms for managers, an apartment for workers with 3 separate rooms, and a dedicated house for volunteers or staff, ensuring the operational efficiency of the lodge.

DETAILS OF THE ROOMS:

9 Rooms:

- 3 double rooms (2 pers) - 3 triple rooms (3 per room) - 3 rooms for 4 pers each

4 cabins:

- 2 cabins for couples - 1 cabin for 3 pers - 1 family cabin for 5 pers.

2 apartments:

- 1 apartment for 5 pers.(2 bedrooms, 1 bathroom, 1 kitchen, 1 leaving room and a terrace)

- 1 apartment for 6 pers.(2 bedrooms, 2 bathroom, 1 kitchen, 1 leaving room and a terrace). This one could be the owners apartment for example

1 apartment for the workers(3 bedrooms, 1 bathroom, 1 kitchen)

1 house with 3 rooms for volunteers, 1 kitchen, 1 bathroom, 1 terrace. This one could be move to a rent if new owner doesn't want to work with volunteers

2 managers rooms, 1 with private bathroom, 1 with private bathroom, and balcony and kitchen.

BUILDINGS:

The main 4-story building includes the 9 hotel rooms that can accommodate from 2 to 4 guests each. Some of the ground level space is utilized as a storage / workshop space and an apartment for workers. The second level is dedicated to a guest kitchen and dining room, guest rooms, and a laundry room. The third level is dedicated to guest reception, restaurant, bar, dining, managers' rooms, and guest rooms. The top level includes 2 large guest rooms each accommodating up to 4 guests with a shared balcony, and kitchen.

2-story building that includes 2 separate good size apartments with 2 bedrooms and 2 baths, full kitchen and living space each, accommodating up to 6 guests. There is an attached garage that is used for material storage. 4 cabins of different sizes are spread out throughout the property. They can accommodate from 2 to 5 guests, and they all include a small kitchen. Volunteers' house with 3 bedrooms, kitchen, and bathroom.

One of the outstanding features of this property is its own well, offering an unlimited and self-sustaining water supply stored in a sizable water cistern. A substantial workshop / storage is available for any maintenance or creative projects you may have in mind. The property is connected to the grid and has a dependable 13.6 KW diesel generator for backup power, providing peace of mind for any unforeseen outages.

Expansion possible: There is around 1500m2 available for new building and there is a apartment which could be home for owners.

IMPORTANT: SELLING PRICE IS 1.700.000 USD to be received (euros is only a indication).