



WELCOME TO  
**ALPINE VILLE**

IN THE SANTA FE DISTRICT OF PANAMA

ONLY A 30 MINUTE DRIVE FROM  
SANTIAGO, VERAGUAS.

[www.AlpineVille.com](http://www.AlpineVille.com)



## Property Info

Listing Status	ACTIVE
Property Type	ECO-RESORT
Total Cabins	25
Total Bedrooms	24
Total Bathrooms	25
Building Size	5,500+
Lot Size	12 acres approx
Year Built	N/A
Municipality	Santa-Fe
Sub-Division	N/A
Construction	Pre-Fab
Roof	Shingle
Water Source	Well
Water Disposal	Septic Tank
Heating	Solar
Cooling	Solar

## Property Financials

Asking Price	<b>\$415,000</b>
Estimated Construction	<b>\$250,000</b>
Total Investment	<b>\$665,000</b>

Gross Income (annually)	<b>\$432,000</b>
Operating Expenses (annually)	<b>\$76,000</b>
Net Income (annually)	<b>\$356,000</b>

Gross Income (monthly)	<b>\$36,000</b>
Operating Expenses (monthly)	<b>\$6,300</b>
Net Income (monthly)	<b>\$29,700</b>



## Projected Annually Income

$$\begin{array}{ccccccc}
 \$50. @day & \times & 30 & \times & 12 & = & \$18,000 \\
 \text{Per cabin} & & \text{Days} & & \text{Months} & & \text{Cabins}
 \end{array}
 \times 24 = \$432,000$$

Annual gross income

## SELL AS SEPARATE LOTS

Math: 24 cabins with land x \$49,000 each = \$1,176,000. Add 8% finance for 10 years.



## **Santa Fe, Panama beckons you....Eagle's flight sweeping views... 24 Eco tourism cabins with approved plans, plus free and clear titled land in tropical paradise.**

Is it time to finally Get Away??....What is your dream....a peaceful, retired life? Interested in greenhouse or organic gardening? Want to try your hand at orchards, live stocks, honey bees, nature preserve or maybe horses? Here is an opportunity to live life king size just the way you always wanted to. How about buying a beautiful property in Panama's Santa Fe Mountains that offers you a chance to earn plenty of money even as you retire in the tropics?

You could just relax, unwind and meditate by the river side rocks, contemplate on life and its meaning amidst pristine, pure untouched natural ambience. If you crave for peace, it is time to leave the madness, worry and noise behind – all you may see are a few stray cars going through the winding, silent roads.

This property offers you sweeping, spectacular 360 degrees views – Enjoy Zen-like Seclusion in Santa Fe Mountains, Panama. The property is in a corporation and can be easily transferred once paid for. From the high hill top, enjoy panoramic view of the surrounding Santa Fe Mountains, valleys and rivers whenever you want to. Owner will finance with large down payment and reasonable terms. This is a great moneymaking eco tourism opportunity.

If you are searching for an affordable, "One-Of-A-Kind", "Totally Unique" property with a huge, upside potential in Panama tropical mountains, your search ends here. If you are a passionate photographer or writer looking for an amazing location, this property is just perfect for you! This enchanting hilltop property offers you a dreamy, zen-like solitude.





**Visit: [www.AlpineVille.com](http://www.AlpineVille.com) to get a glimpse of this genuinely impressive, secluded yet close to the city, naturally beautiful property ready to be developed or just left the way it is.**

Located on a spacious parcel of land in the Santa Fe mountains spread over 12 acres approximately, it is easy to lose yourself in this paradise that envelops you with peace and relaxation. Enjoy the soft mountain breeze, the cheerful chirping of birds and the mesmeric sound of rivers coursing through... This land is a slice of paradise in Panama...It's yours for the taking! Our property abounds with pine trees, hence the name Alpine Ville. If you adore Santa Fe and want to enjoy the essence of what it has to offer, you're going to love our land. Here you can breathe in pure, fresh air even as you enjoy views of the spectacular distant mountains. Enjoy the divine sound of the mighty Santa Maria River coursing through the paved road or Quebrada Nance on the property line in the east rushing towards the Pacific Ocean while you relax on the ample sized hill top mountain plot.

Come and have a look at this beautiful Alpine Ville project, located at Santa Fe Mountains. About 12 acres of spectacular natural abundance, this property with Anati (government) permits owners to build 24 eco tourist cabins. Peaceful and tranquil surrounding is complemented with some really great neighbours. Many full-time residents live nearby and several new homes are under construction. Electricity, street lights, telephone and internet are available close to the property.

Access to this property is via the paved road to Santa Fe from Veraguas capital Santiago. The property is about 500 feet away from the paved road connected through an improved gravel road at a distance of around 40 minutes from Santiago and 10 minutes from Santa Fe. This area is cooler and less damp than Santiago as it is in the mountains. Temperature here ranges between high 60's and high 80's through the year.

Respond to this ad for a property inspection appointment. You can also find more information and view additional pictures of the property at <http://www.AlpineVille.com>.

Thanks for your interest!



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Thanks for your interest!

**Ariel Valls**

Miami, Florida.

Phone:

**305.420.5300 (East Coast)**

**562.291.3333 (West Coast)**

Email: [ArielValls@gmail.com](mailto:ArielValls@gmail.com)

skype: [global.trading.network](https://www.skype.com/name/global.trading.network)

website: [www.AlpineVille.com](http://www.AlpineVille.com)

