



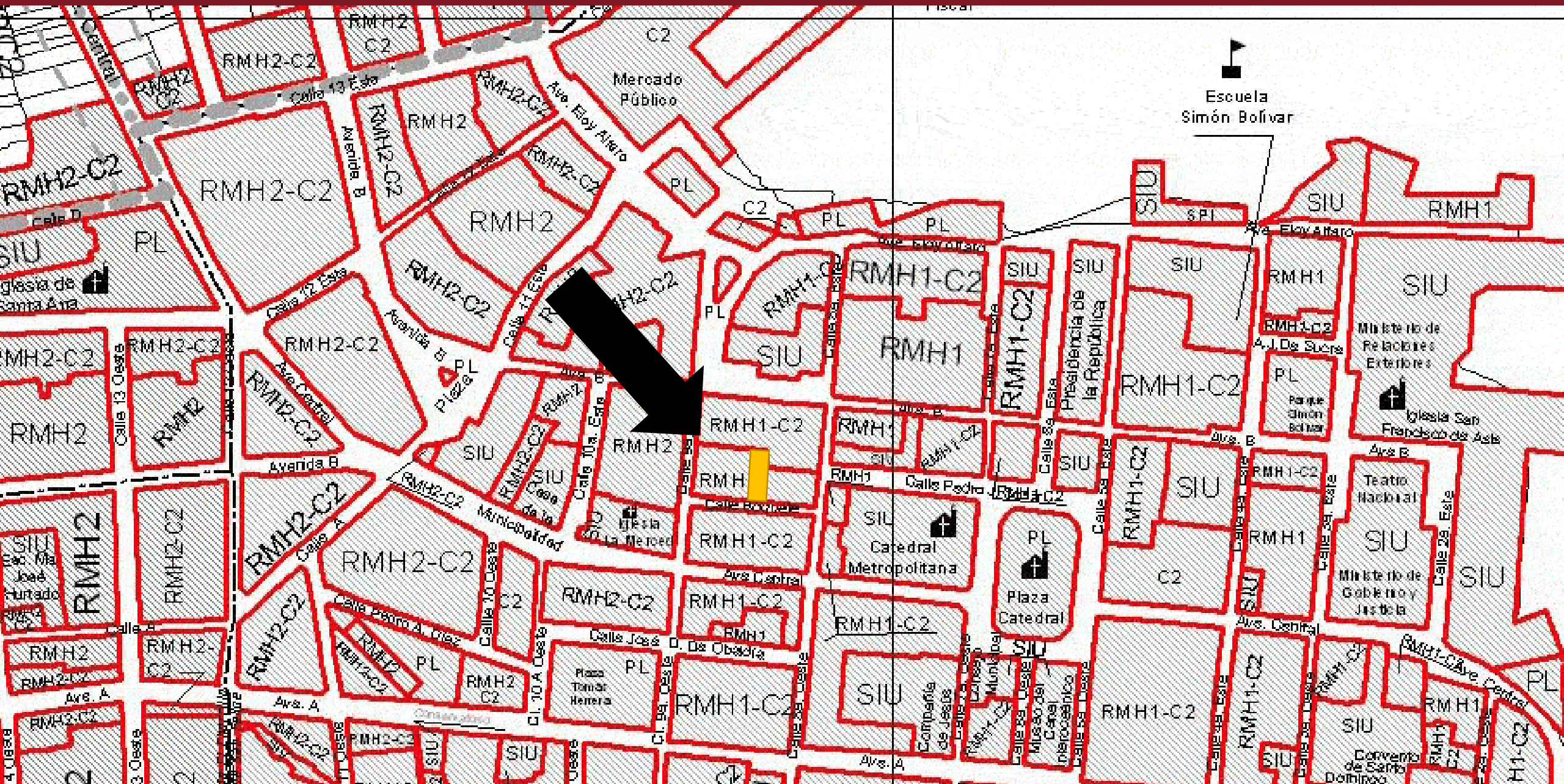
Casa Del Baile

Casco Viejo | Panama City | Panama

CASCO VIEJO MAP



ZONIFICATION MAP



Casa del Baile

History & Location

Casa del Baile is located in prime location in the touristic heart of Casco Viejo, within the World Heritage Site of UNESCO.

Calle Boquete is a very small, almost hidden residential street between Calle 8 and 9. There are two houses, one in each side of Casa del Baile; Magnolia-Inn is a beautifully renovated landmark corner building on one side. On the others side a bar and Rum distillery & museum, owned by President Varela, is under construction. Across the street, a new beautiful boutique hotel is in its final construction stages.

Major attractions of Casco Viejo are just a few steps away, for example; Iglesia de la Merced, Plaza Herrea, Plaza de la Independencia, hotels (American Trade Hotel, Tantalo Hotel etc), restaurants, museums, nightlife etc. On top, it is near the exit to the new city via Ave. Central.



Casa del Baile

Vision

Casa del Baile originally had a dancing court in the first floor which grant it the name, the Dance House. It is a two story brick building with magnificent balconies overlooking the street. It has three large arch shape openings to the street allowing to absorb the vibrant atmosphere of Casco Viejo into the house spaces.

Our vision for Casa del Baile is to restore its stunning façade and bring back its historic charm to life. The house's location, size and space distribution makes it ideal for high end luxury apartments.

There are 2 commercial spaces in the street level, and 6 apartments.

The house can potentially be sold to the hotel across the street or to the distillery when additional space will be required. This is a very common practice in Casco Viejo due to the limited inventory of buildings and growing popularity of the area.



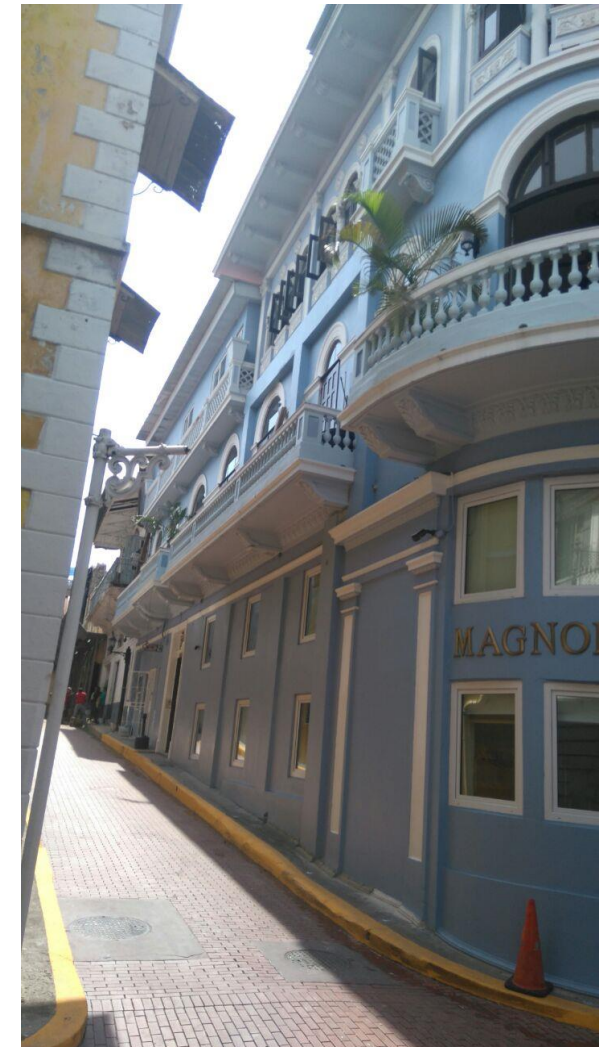
Casa del Baile

Layout & Interior Distribution

Currently there are 2 commercial spaces in the street level, and 6 apartments.

The approved plan includes: 2 commercial spaces in the street level, and 6 apartments.

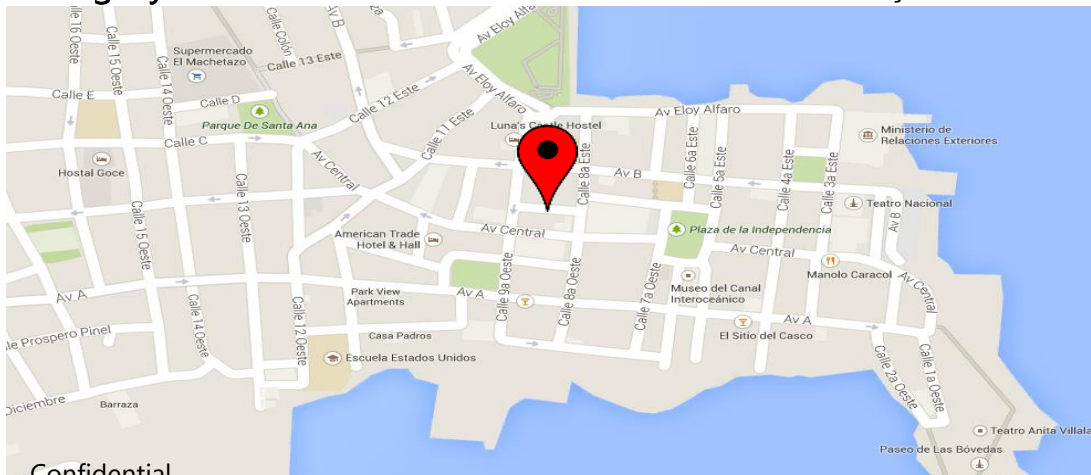
Space	Size	Additional
Commercial space 1	103.3 m ²	
Commercial space 2	80.2 m ²	
Apartment 1	92.9 m ²	
Apartment 2	116.9 m ²	
Apartment 3	117.5 m ²	23.4 m ² personal rooftop
Apartment 4	124.7 m ²	38.4 m ² personal rooftop
Apartment 5	81 m ²	46.7 m ² personal rooftop
Apartment 6	112.8 m ²	55.2 m ² personal rooftop



Casa del Baile

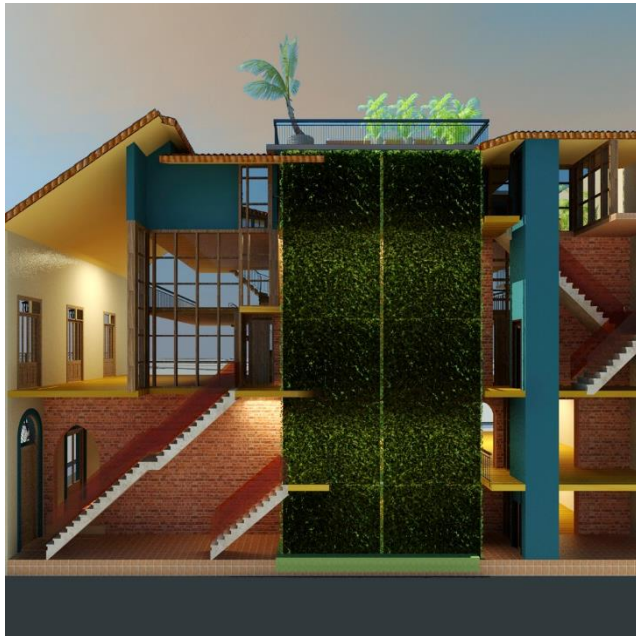
Specifications

Address	Calle Boquete
Status	Rent contract, 3 month evacuation notice
Plot size	328 sqm
Existing construction	680 sqm
Full potential (UNESCO)	1,362 sqm
Zoning	RMH1 - Commercial / Residential
Category	3 - must restore façade



Confidential

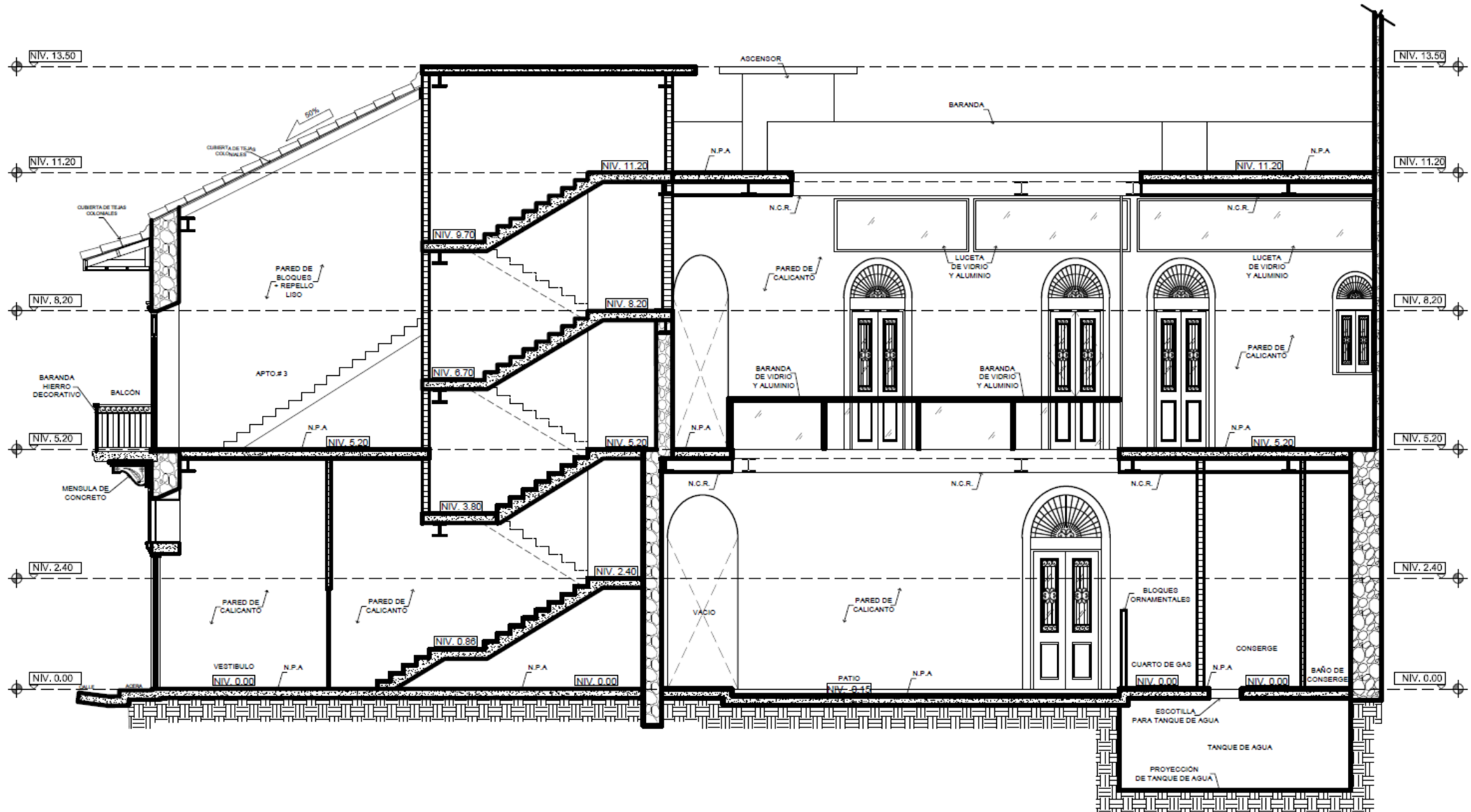




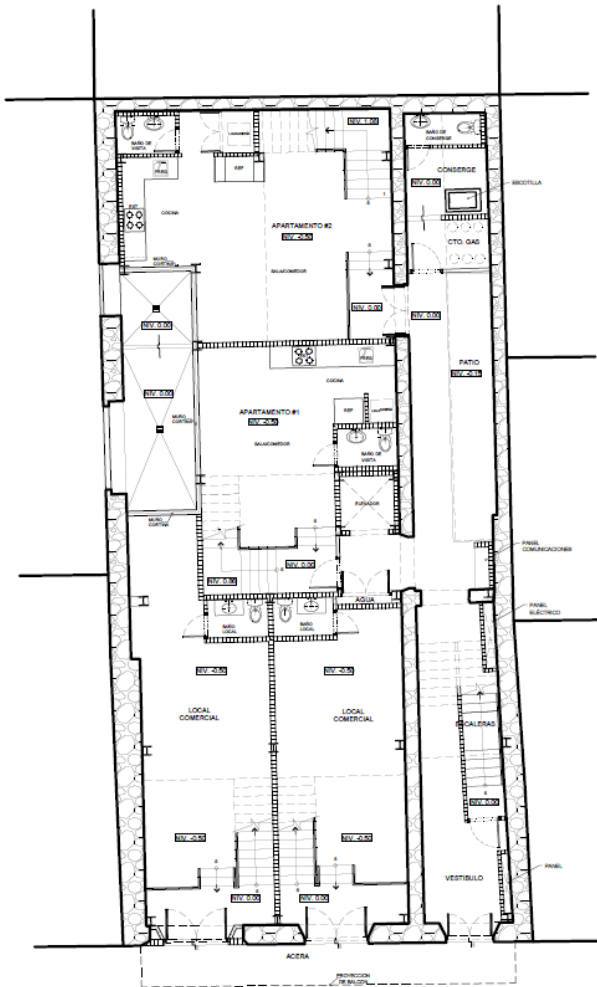
The Dance House

Colonial façade | Typical balconies overlooking the street | Arch opening on street level | High ceilings | Mezzanine & unique interior space design | Rooftop chilling area | premium finishes | Green wall |

Casa del Baile - Interior distribution



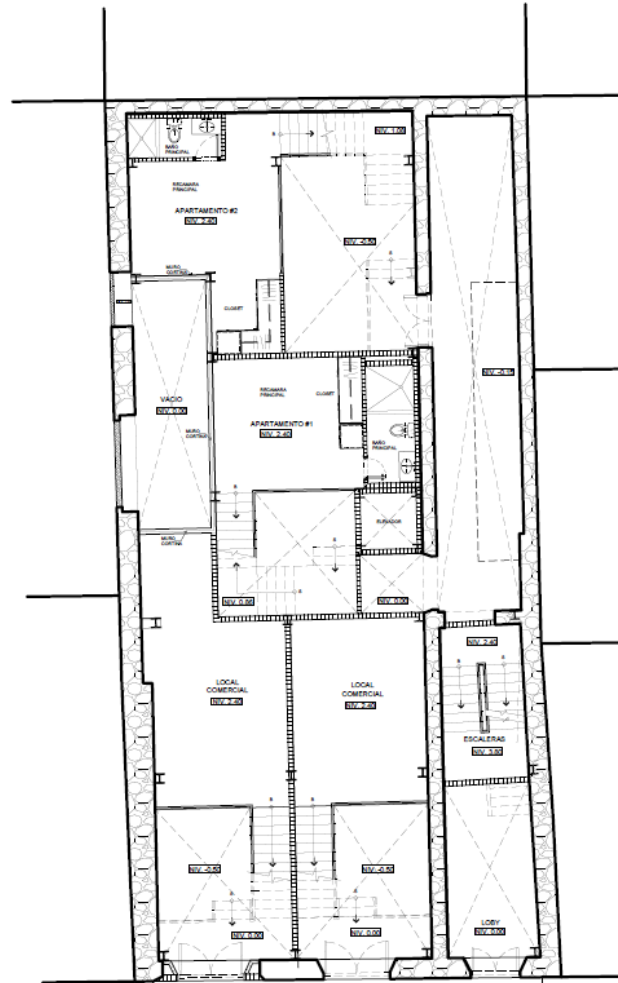
Casa del Baile – floors 1 – 3 examples



PLANTA ARQUITECTÓNICA - NIVEL 1

ESCALA 1:50

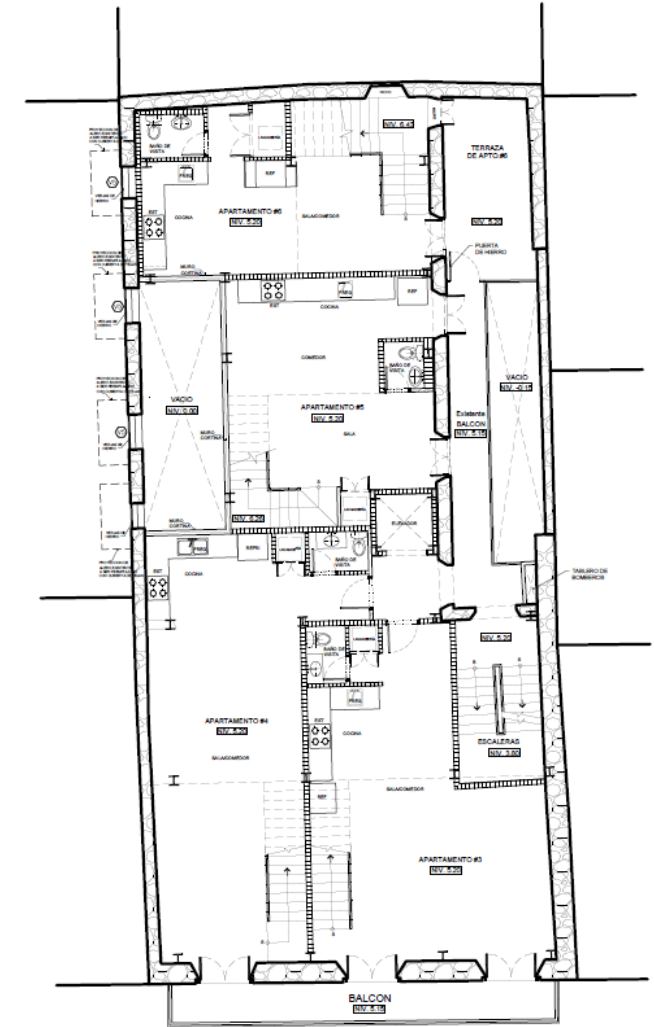
AREA = 340m²



PLANTA DE MEZANINE NIVEL 2

ESCALA 1:50

AREA = 137m²



PLANTA ALTA NIVEL 3

ESCALA 1:50

AREA = 337m²

Thank You

