



Playa Cascada

650m of beachfront. Endless beauty.

FOR SALE > LAND

 **COSTA ABAJO (COLÓN)**

 **56 HECTARES**

Colliers
INTERNATIONAL

 **(+507) 214-7777**

Private paradise

- › Located between Punto Platanal and Coclé del Norte
- › Accessible by boat
- › All 56 Has are fully titled

SALE PRICE

\$1,900,000.00
(\$3.35/sqm)

Large cliffs form a protective wall around small protected bays in where one can enjoy a truly private beach. From the top of these cliffs the views are incredible. In the back of the property there are both enormous trees and a variety of fruit trees. The most unique characteristic of this parcel is a 3 step waterfall in the centre of the property offering numerous natural swimming pools. The land is some 10 miles (16 km) from the nearest village affording it with unparalleled privacy.

Costa Abajo Area Summary

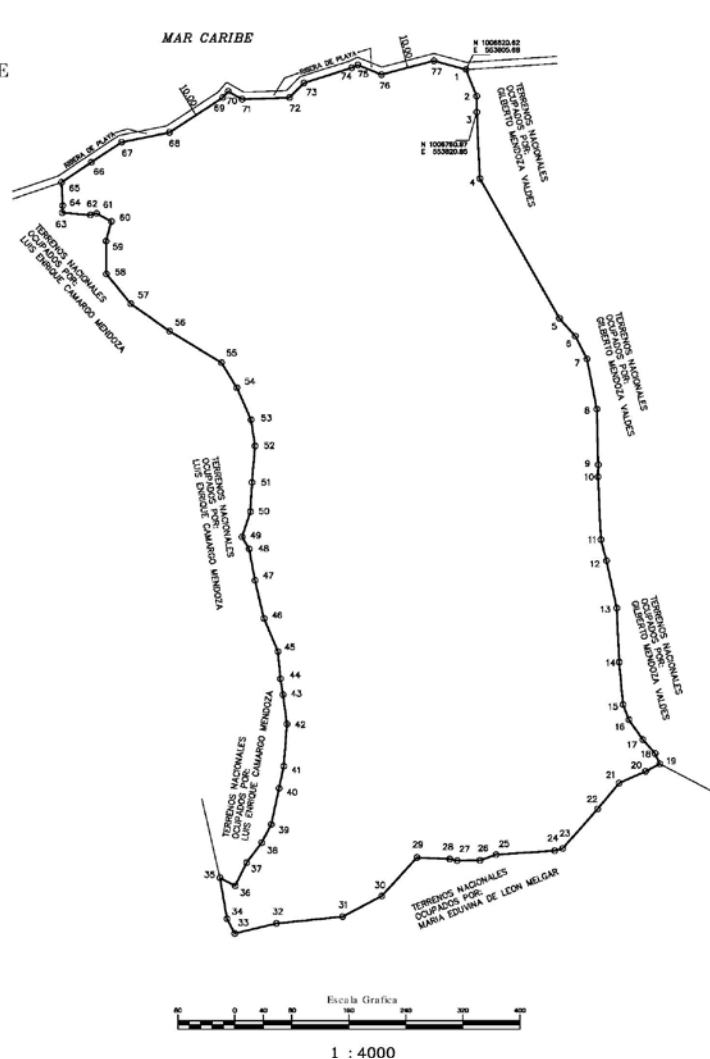
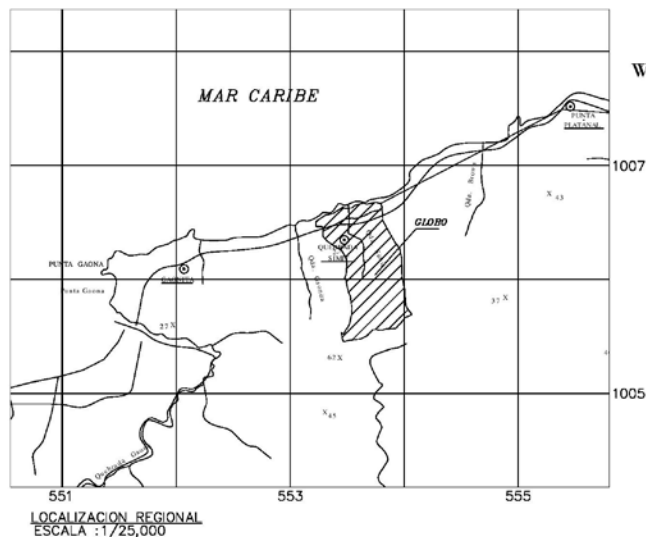
Costa Abajo stretches over an area of 80 kilometers (50 miles) from the northern mouth of the Panama Canal to the border of the Veraguas Province. The first 20 kilometers (12.5 miles) of this coast are accessible by a newly constructed paved road that ends in the town of Miguel de la Borda.

The rest of the coastline is more inaccessible and requires other modes of transportation including boat or helicopter until the road system is expanded, which will happen over the next couple of years.

Despite being one of the most untouched and pristine areas in the county and home to beautiful forest that spills onto pristine white sand beaches, the number of visitors and investors in the region is less than in Costa Arriba. It is in this area that the second highest diversity in birdlife in the World was recorded by the Audubon Society.

The global economy requires global investments. The general reallocation of American and European retirees towards destinations with a more appealing and tropical climate has been driving up land values especially around the coastal areas of Central America, the Caribbean and the Mediterranean.

MAP & AREA PLAN

PLAYA CASCADA
COSTA ABAJO (COLÓN)

PANAMA: A fast growing tourism industry



TOURISM DEVELOPMENT

While finishing the acquisition stage in 2008-2009 and beginning to implement an added value strategy to its portfolio, other foreign direct investment groups began to realize the potential of the region. As one of the most beautiful and pristine parts of the country, the government has allocated significant funds for infrastructure development and designated the entire coastal area as a priority for tourism development.

BRAND NEW ROAD INFRASTRUCTURE

The strategically purchased beachfront properties acquired by the group are located within immediate proximity to a brand new highway currently being built all along the Caribbean coast. The speculative factor of investing in the region has been greatly diminished by the already executed infrastructure implementation and other value adding activities carried out by the government.

FULLY TITLED LANDS

The process of converting “Right of Possession” land into “titled” land is an immensely comprehensive process that requires significant capital, legal support, logistical capabilities and luck. Buying a property with ownership title greatly enhances the value, security and viability of the overall investment. Titled land can be insured with larger title insurance companies like Stewart Title, Land America and Chicago Title.

Land banking in Panama

Buying or investing in the presented property, without immediate development intentions, is essentially a land banking strategy.

Simply stated, land banking is the process of buying undeveloped parcels of land, holding the land and then selling the land in the future for a significant profit. Land banking has historically been the domain of large development companies, rich farmers or wealthy individuals. It can be a profitable business if proper methods of development are pursued. Land banking is referred to as a long term investment and with land prices on the rise in many parts of the world, it is said to be a safe and smart investment vehicle for long-term asset preservation and as an inflationary hedge.

More recently, land also has become a very attractive alternative investment vehicle for institutional investment companies and private investors alike. For those wishing to diversify their portfolio through investing in land in Panama, higher than traditional returns can be achieved. Verified by historical facts and research, ideal land banking parcels should be identified and purchased in future growth areas before the new development actually occurs.

Taking into consideration the fast increasing tourism and residential development in Central America and the Caribbean, the relatively cheap coastal regions of Panama offers one of the best land banking opportunities at this moment.



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