



TECHNICAL FACT SHEET

Four titled lots at Playa Destiladeros

Technical fact sheet. Prices, acquisition costs, annual tax, zoning and residency, with the source behind every legal statement.

TOTAL AREA	FRONTAGE	BUILDABLE FOOTPRINT	TAKEN TOGETHER
5,631.65 m ² four fincas	104 m on Calle Los Caracoles	3,378 m ² at the 60% UECT1 permits	\$555,000 from \$150,000 per lot

LOCATION

Calle Los Caracoles, Playa Destiladeros, Pedasí, Los Santos,
Panama

FINCAS · PUBLIC REGISTRY

29505-7401 · 30279680-7401 · 30279681-7401 · 29506-7401

LOTS

Four, from 1,285.74 to 1,507.26 m². Sold individually or together.

ISSUED

24 August 2026

Contents

Eight sections. The figure on the right is the page of this document where each one begins.

01	What this document is	3
02	The four lots	3
03	What you pay	5
04	Annual property tax	6
05	Residency in Panama	7
06	What you can build	7
07	How it closes	8
08	Sources	8

01

What this document is

Four titled lots on one frontage, available singly or as a whole. What follows is the complete picture: what each lot costs, what the closing adds, what the zoning invites you to build, and the published document behind every legal statement.

Every legal reference carries its Gaceta Oficial or decree number. Section 08 exists for exactly that.

A sale becomes binding through a promise-to-purchase agreement and a public deed; this document is the step before, and it stands as information. The figures use list price as their reference.

02

The four lots

Each lot is a separate *finca*, which is the unit of registered title in Panama. The number beside it is its entry at the Public Registry.

Areas from the Public Registry · Buildable footprint at the 60% coverage permitted by UECT1

LOT FINCA NO.	AREA	FRONTAGE	BUILDABLE	PRICE	\$/M ²
16A 29505-7401	1,285.74 m ²	32 m	771 m ²	\$174,000	\$135.33
16B 30279680-7401	1,507.26 m ²	25 m	904 m ²	\$150,000	\$99.52
17A 30279681-7401	1,420.68 m ²	23.5 m	852 m ²	\$150,000	\$105.58
17B 29506-7401	1,417.97 m ²	23.5 m	851 m ²	\$150,000	\$105.79
All four	5,631.65 m²	104 m	3,378 m²	\$555,000	\$98.55

16A and 16B are contiguous. 17A and 17B are contiguous. Prices in USD, subject to availability. Taken together, the four come to \$69,000 under the sum of the list prices.



FIG. 1 — Scaled plan of the four lots

WHICH ONE

16A opens 32 metres onto the street, seven more than the next lot, and carries the highest price of the four.

16B is the largest at 1,507.26 m², and gives the largest buildable footprint of the four: 904 m².

17A and 17B are within three square metres of each other. Bought as a pair they reach \$300,000 exactly, which is the residency threshold in section 05.

Behind all four, the Land-Use Plan holds a strip of land as permanent open ground. The protection lives in the zoning itself, so it travels with the land and outlasts whoever owns what lies beyond. Your rear boundary stays as you found it.

03

What you pay

Everything a purchase adds to the price of the lot, and who carries each part.

Price of the lot

From \$150,000

Per lot, as listed in section 02

On signing the promise-to-purchase

20%

20% of the agreed price, before an attorney, in Spanish

At the public deed

The balance

The balance. Recording at the Public Registry completes the transfer

Transfer tax (ITBI) and capital gains

Seller

The seller carries both, under Panamanian law

Attorney, notary and registry fees

Buyer

Quoted by the attorney you appoint

Water well

Buyer

The buyer arranges the drilling and its permit, as is standard at Destiladeros

Annual property tax

Section 04

From registration onward. Section 04

Electricity arrives at the boundary with Naturgy. Fibre optic runs to 1 Gb with +Móvil.

04

Annual property tax

Four fincas enter the tax scale as four. Each keeps its own exemption on the first \$30,000, and each stays in the lowest bracket on its own account.

Article 766-A of the Fiscal Code · Reference figures on list price

LOT	PRICE	EXEMPT	TAXABLE BASE	ANNUAL TAX
16A	\$174,000	\$30,000	\$144,000	\$864
16B	\$150,000	\$30,000	\$120,000	\$720
17A	\$150,000	\$30,000	\$120,000	\$720
17B	\$150,000	\$30,000	\$120,000	\$720
All four	\$555,000	\$120,000	.	\$3,024

THE SCALE

Rate set by the value of each finca, applied to each one separately

BAND	RATE
\$0 – \$30,000	Exempt
\$30,001 – \$250,000	0.6%
\$250,001 – \$500,000	0.8%
Above \$500,000	1.0%

How to read the figures above. They take list price as their reference. The DGI assesses on the cadastral value ANATI holds for each finca, which typically comes in lower.

05

Residency in Panama

The Qualified Investor Programme grants permanent residency to those investing above a set threshold in Panamanian real estate. The threshold is **USD 300,000**.

Combinations that reach the threshold

COMBINATION	VALUE	THRESHOLD
17A + 17B	\$300,000	Reached
16B + 17A	\$300,000	Reached
16A + 16B	\$324,000	Reached
All four	\$555,000	Reached

Any contiguous pair reaches it, and the full set clears it with room to spare. Residency is direct and permanent, and extends to immediate family under the requirements in force.

The programme asks for an ANATI certification of the property's value. It belongs to the buyer's own immigration file and is taken after the purchase, once the title is in your name. Requirements, amounts and timeframes sit with the MICI.

06

What you can build

The four lots are classified **UECT1, Medium-Density Ecotourism Land** under the Local Land-Use Plan for the District of Pedasí, in force since November 2025.

UECT1 parameters

Minimum lot size	1,000 m ² , and all four lots clear it
Maximum coverage	60% of the lot area
Permitted height	Ground floor plus three · 20 m
Permitted uses	Residential · hotel · aparthotel

07

How it closes

- 1 **Identify the lot or lots you want**
Individually, as a contiguous pair, or all four.
- 2 **Promise-to-purchase agreement**
In Spanish and before an attorney, with 20% of the agreed price.
- 3 **Public deed and balance**
Recording at the Public Registry of Panama completes the transfer. Title is registered in your name or your company's.

TITLE

Each lot carries its own title, individually recorded at the Public Registry of Panama under the finca numbers in Section 02.

The fincas are offered free of mortgages, liens and other registered encumbrances.

Panama operates in US dollars, so the investment stays denominated in USD. The country maintains a framework open to foreign investment and permits the entry and repatriation of capital under the standard procedures.

08

Sources

Every link below opens the official document itself, at the page where it lives.

ZONING

Gaceta Oficial Digital N.° 30412-A · 25 November 2025, 79 pages	Contains Municipal Agreement N.° 28 of 18 November 2025, of the Municipal Council of the District of Pedasí, approving the Local Land-Use Plan. This is the primary source for the UECT1 classification of the four lots.	https://www.gacetaoficial.gob.pa/storage/gacet as/2025/11/30412_A/GacetaNo_30412a_202 51125.pdf https://www.gacetaoficial.gob.pa/documento/9 9388
MIVIOT · PLOT Pedasí, Report 5, Plan Formulation	The technical document behind the Agreement. It is where UECT1 is defined, at minimum lot 1,000 m², coverage 60%, and height of ground floor plus three or 20 m.	https://www.miviot.gob.pa/wp-content/uploads- new/miviot/pot_distrito_pedasi/05_%20Inform e%205.%20Formulacion%20de%20un%20PLO T/
MIVIOT · PLOT Pedasí, Report 2, Territorial Analysis	The survey the plan was built on, for anyone who wants the reasoning behind the rule.	https://www.miviot.gob.pa/wp-content/uploads- new/miviot/pot_distrito_pedasi/02_%20Inform e%202.%20Analisis%20Territorial/
MiAmbiente · Land-Use Plan for the District of Pedasí		https://miambiente.gob.pa/plan-de-ordenamient o-territorial-para-el-distrito-de-pedasi/

One practical note: Agreement 28 lives in the Gaceta's own advanced search, which is where municipal agreements are catalogued.

RESIDENCY, THE FULL CHAIN IN ORDER

Executive Decree 722 of 15 October 2020	Creates the Qualified Investor Programme. Sets the real-estate threshold at USD 500,000, with a transitional USD 300,000 for 24 months.	
Executive Decree 109 of 13 October 2022	Extends the transitional threshold from 24 months to 48.	https://mici.gob.pa/wp-content/uploads/2024/07/Decreto-ejecutivo-N%C2%B0109.pdf
Executive Decree 193 of 15 October 2024 · Gaceta Oficial N.º 30140-B	The decisive one. It makes USD 300,000 the permanent statutory amount, and the text stands on those terms today.	https://www.gacetaoficial.gob.pa/pdfTemp/30140_B/GacetaNo_30140b_20241015.pdf https://www.migracion.gob.pa/wp-content/uploads/DECRETO-EJECUTIVO-193-DE-15-DE-OCTUBRE-DE-2024-QUE-MODIFICA-Y-ADICIONA-AL-DECRETO-172-DE-15-DE-OCTUBRE-DE-2020.pdf
MICI · Qualified Investor Programme	The administering ministry, and the authority on requirements, amounts, timeframes and documentation.	https://mici.gob.pa/inversionista-calificado/

PROPERTY TAX

Article 766-A of the Fiscal Code, as amended by Law 66 of 2017	Sets the progressive bracketed scale reproduced in section 04 and applies it to each finca separately. The consolidated text is reached through the Gaceta's advanced search, by norm.	https://www.gacetaoficial.gob.pa/
DGI · Directorate General of Revenue	The authority that assesses the tax, and it does so on the cadastral value. This is the note at the end of section 04.	https://dgi.mef.gob.pa/

Ocean Properties Group · OP Capital
Beach Studios Building, Playa Destiladeros, Pedasí, Azuero Peninsula, Panama
sales@pedasioceanproperties.com

This document stands as information. A sale becomes binding through a promise-to-purchase agreement and a public deed. The figures use list price as their reference. © 2026 Ocean Properties Group.