


*Costa
Sur*
VILLAGE





Welcome to COSTA SUR

A Community for all the Tastes

Costa Sur is a 44-hectares community for all the tastes. Colonial designs as we have built in developments such as Villa Valencia, El Doral y Sunset Coast; and modern designs in developments such as Costa Esmeralda and our latest development, Costa Sur Village. Costa Sur is located on the South Corridor a few minutes away from Panama City and the same distance away from the Tocumen International Airport.

The background features a light orange diagonal band from the top-left to the bottom-right. On the left, there are large, light blue and dark teal geometric shapes resembling stylized arrows or chevrons. On the right, there are similar shapes in a medium blue color. In the lower-left quadrant, there are several dark green, realistic-looking leaves on a stem, partially overlapping the orange band.

Our State-of-the-Art Masterplan

Our State-of the-Art Masterplan has won the Cemex Masterplan Category Award in 2015 for the well planned-design of the different communities with the proportion of common and green areas.

The Masterplan was design by the Architect Alfonzo Pinzón founder of the architectural firm of *Pinzon & Lozano*.

Costa Sur has five different communities, a lots available for schools, commercial center and sport communities.

Grupo Shahani was the pioneer and founder of the neighborhood that we today know as Costa Sur.

MASTERPLAN



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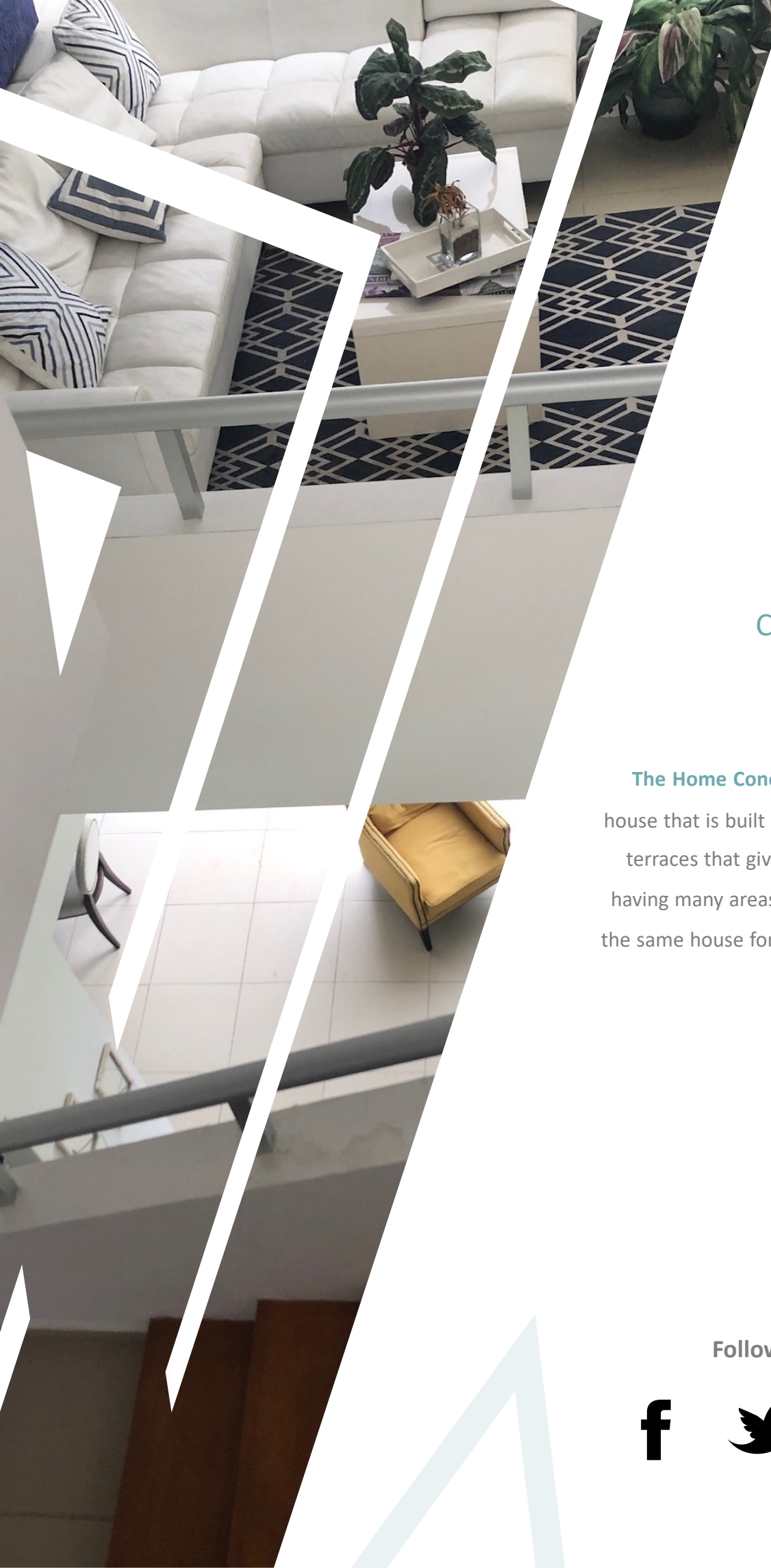


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Let's present our newest development Costa Sur Village

A development full of life and memories to make

GrupoShahani.com



Triplex

Costa Sur Village's Home Concept

The Home Concept is based on a 3-story house that is built with different rooms and terraces that gives you the opportunity of having many areas for different purposes in the same house for the use of all the people that would live in it.

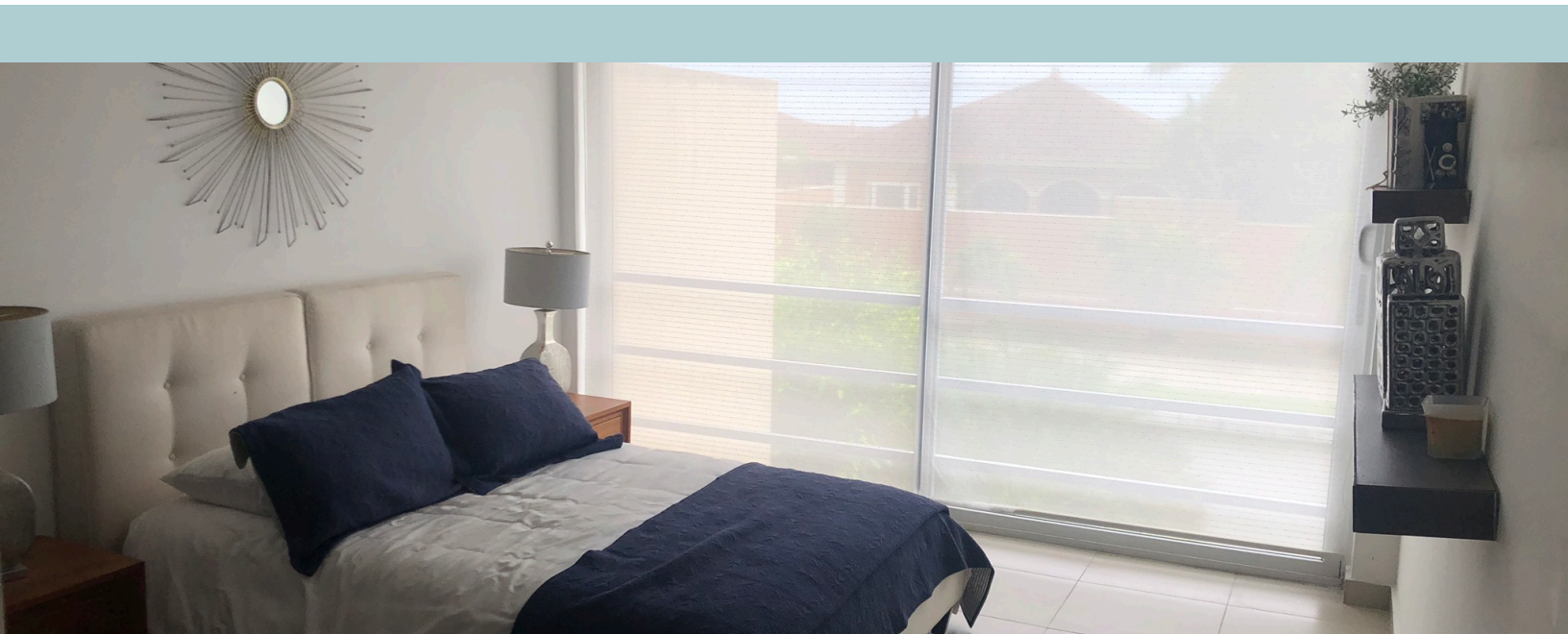
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Everyone Deserves Their Own Personal Space

Rooms that will fit you

Options of **3 or 4-Bedroom** depending on your necessities. Costa Sur Village has rooms that are very well illuminated to maintain your circadian rhythm.



Some of our **bedrooms** have options of terraces.



Plenty of Green Areas

A Community with the Spaces that you Need

It is well known that being outdoors is beneficial for your body and mind.

It helps you get more energy, improves your mood, walking outdoors lowers your blood pressure, improves your focus, support graceful aging

Den & Studio Options

Home Office, Home Schooling and Gaming in your own Space

Costa Sur Village has many optional spaces to engage on your activities with privacy at your own space. A family could feel crowded in an apartment or house, but it is not the case at Costa Sur Village



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A Valuable Asset

Your Home Office does not Meet your Dinner Table

Don't you feel crowded when your whole family is working different things at the same time on the dinner table? At Costa Sur Village your home office, home school or gaming does not meet your dinner table.

There is a separate space for each activity of every single member of your family to have the privacy and peace that each need.

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Features at Costa Sur Village

Living in Costa Sur Village gives you the opportunity of having many features necessary to share in a family under one roof.

Feature 01

Multiple Spaces for each activity

Feature 02

Home Office

Feature 03

3-Story House

Improve the World

Costa Sur Village has been generous with the features of your new home.

Feature 04
Multiple Open Terraces



Feature 05
Open Kitchen



Open Air Spaces are Appreciated More than Ever

Open Kitchens and Terraces

Barbecues and culinary gatherings are family events that you could host in each area with your family bubble. Open air spaces could be used to put some sun bath chairs, dinner table, lounge area, gaming table, gym, playground or even a jacuzzi.

Costa Sur Village has the option of having maid quarters or studio according to the different models. Choose which one is right for you!

Feature 06

Maid Quarter Optional



Feature 07

Big Art Walls



Feature 08

Garden

Being in contact with nature derived materials gives you the grounding that everyone needs

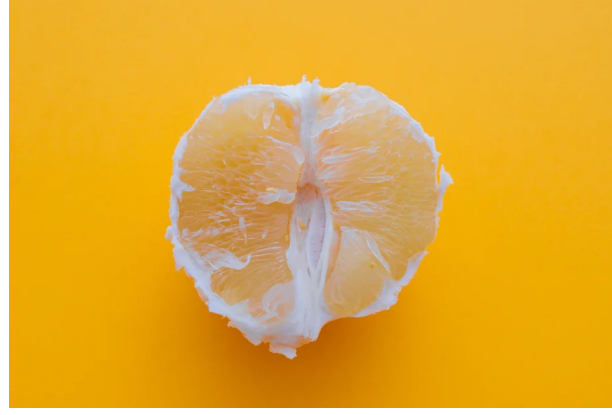
Grounding, also called earthing

It is a therapeutic technique that involves doing activities that “ground” or electrically reconnect you to the earth. This practice relies on earthing science and **grounding** physics to explain how electrical charges from the earth can have positive effects on your body.



Feature 09
Nature Materials

Feature 10
Opportunity of creating a
Community



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The house that you need! The spaces that guarantee you the wellbeing that you need!

Reserve you house TODAY!



Start your Business in your own Space

Everyone is an entrepreneur

Everyone has an entrepreneur inside you just must give it a shot.

Costa Sur Village will give you the space that you need to concentrate on building your new business from home.

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Home Office

The green home office

It is proven that the greener your office space the more creativity you could get. That is because the plants give you oxygen to your brain, opening your mind.

At Costa Sur Village you could decorate your home office with plants that are recommended by NASA to have inside your home to ventilate and provide you with more oxygen. Also, from your home office you have a view to the many terraces that are part of your home creating the perfect

ambiance to work and innovate.

It does not matter if you have a modern or conservative taste, plants are always a good thing to have around for personalizing your own home office.

For a man or woman having their personal touch in the home office helps them be motivated to work from home.

Be sure to have an ergonomic chair to help you get through the day without any pain.

Wellbeing

A fashionable word

Wellbeing is not just the absence of disease or illness. It's a complex combination of a person's physical, mental, emotional and social health factors. **Wellbeing** is strongly linked to happiness and life satisfaction. In short, **wellbeing** could be described as how you feel about yourself and your life.



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The Importance of Choosing

The Right House for your Family

A home is where you spend a lot of time, raising children, entertaining friends, and making memorable memories with your loved ones. So, you want to be sure that you choose the house that best suits you and your family. Choosing a house is often one of the biggest financial decisions you will ever undertake and buying becomes even more vital and precious when it involves your family.

It is very important that you make the right choice.

Here are some tips:

1. Take every member of your family into consideration at the time of buying a house.
2. Make sure the hobbies of everyone in the family could be done at that house as much as possible.
3. Seek for a house with a lot of lighting in various spaces.
4. The house should have areas of fresh air ventilation.
5. The common areas of the private development should allow you to connect and build a community.
6. Spaces for outdoor exercise should be available.
7. The Kitchen should accommodate your personal needs.
8. The construction materials should make your house fresh even though without air conditioning.

All these aspects are present in [Costa Sur Village](#).



REFRESH
Your AIR
with **PLANTS**

Culinary Area

Your short description for slide

Costa Sur Village's Kitchens mixtape come already with an oven and stove installed, saving you time and money acquiring them. In this open kitchen you could innovate at your culinary skills and try healthy and new recipes like if you were in a five-star rated restaurant.

Remember that you are what you eat! Why not having the right place to make you a better person?

Costa Sur Village has the right kitchen for developing your wellbeing.





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A mixed right color materials make you personalize your home to feel the family ambiance that you like.

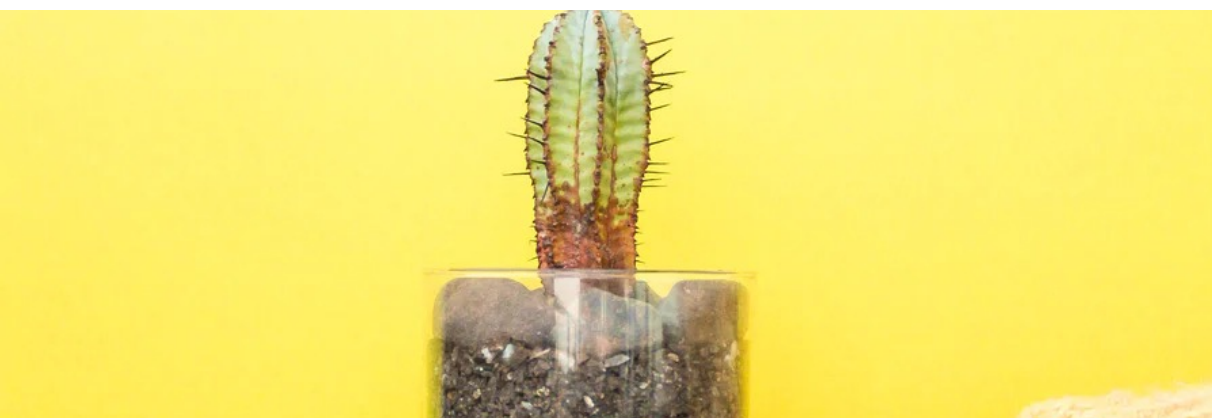
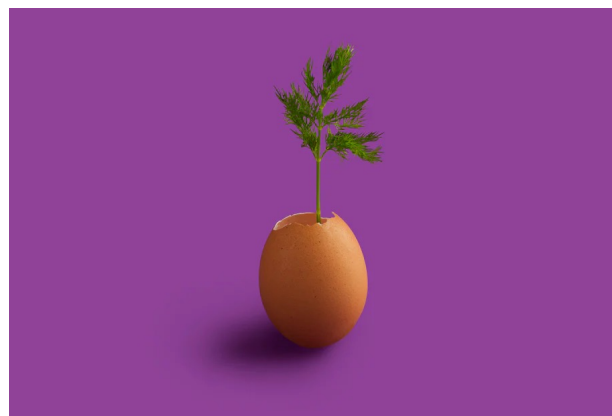
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A life full of bright colors make you feel happy!

Make sure you have the colors inside your home that give you a sense of happiness.

Don't Forget to take all your family into consideration.



Capture your Memories

When you build a family, you want to capture every moment in your mind.

Costa Sur Village has the areas and spaces to share with your family and capture the best moments of your life.

Everyone is looking for Instagram pictures. Costa Sur Village gives you areas where you could take physical pictures but also memorable moments in your mind. You choose how you capture your memories, but the important thing is to have the place to live them.





Where brotherhood begins

Who did not have a pillow fight in their childhood

Costa Sur Village Has plenty of bedrooms to have pillow fights and start building memorable moments among the children.

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Trending

Home School



Even if kids start going back physically to school, the right space for doing homework or focusing on assignments, it must be quite and private. Costa Sur Village gives you the space that you need.

Play, Build & Art

The center of a good mindset

is to play build and do art at an early age. Your home should be the place where you do these activities with the appropriate spaces. Costa Sur Village has it!



Kids can be KIDS

A **good community** give the kids a place to meet, bond and start their first friendships. Costa Sur Village has a good community to give them that experience.





ART Walls

Many people care about them

Art Walls in modern architectural spaces normally are nonexistent.

Costa Sur Village since is a 3-story house has the possibility of putting nice pieces of art in your walls. Seeing art around is very good for your wellbeing and positive mindset.

PETS

Are you dog or cat lover?

It does not matter what type of domestic animal lover you are; you may feel safe that you have the necessary space to have it at Costa Sur Village.

Pets are great companions for every member of the family and in the common grounds of Costa Sur Village they will have the space to walk and socialize with their fellow pets in the neighborhoods.

It is proven that pets are very important in the lives of children and great companions for adults.

Moreover, pets are stress relievers for humans that are seriously considered for bringing you wellbeing.

We encourage you to have a pet!



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Nature Revolves

Costa Sur Village, where you are surrounded by nature

Costa Sur Village is a community with green walls among houses. You could use the green fences to build your vertical garden and cultivate organic products that you could use for giving more wellbeing to your family with a healthy meal.



Clubhouse

The community has a multipurpose-clubhouse

Costa Sur Village share a clubhouse that has many different spaces to accommodate for sports, meeting rooms, ballroom, administrative office and parties.

The resort-style swimming pool is the center and live of the development where you can gather to take the sun, have a barbecue, use the children pool or watching people do jogging in the large sidewalk that is paved around the community.

The playground area for the kids is also a nice area to start building relationships.

GREEN WALLS



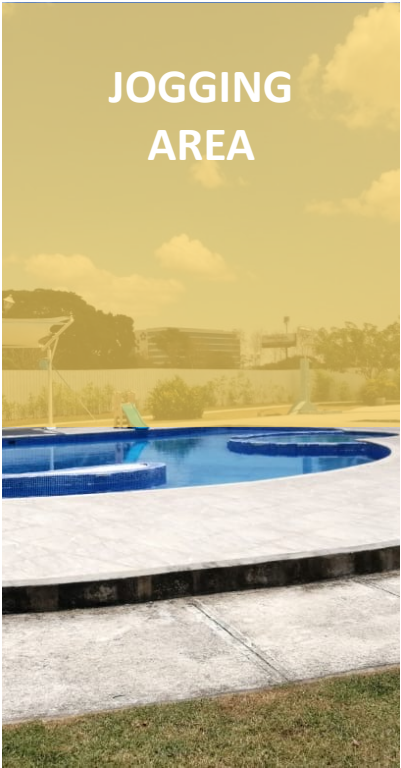
PLAYGROUND



**SWIMMING
POOLS**



CLUB HOUSE



**JOGGING
AREA**

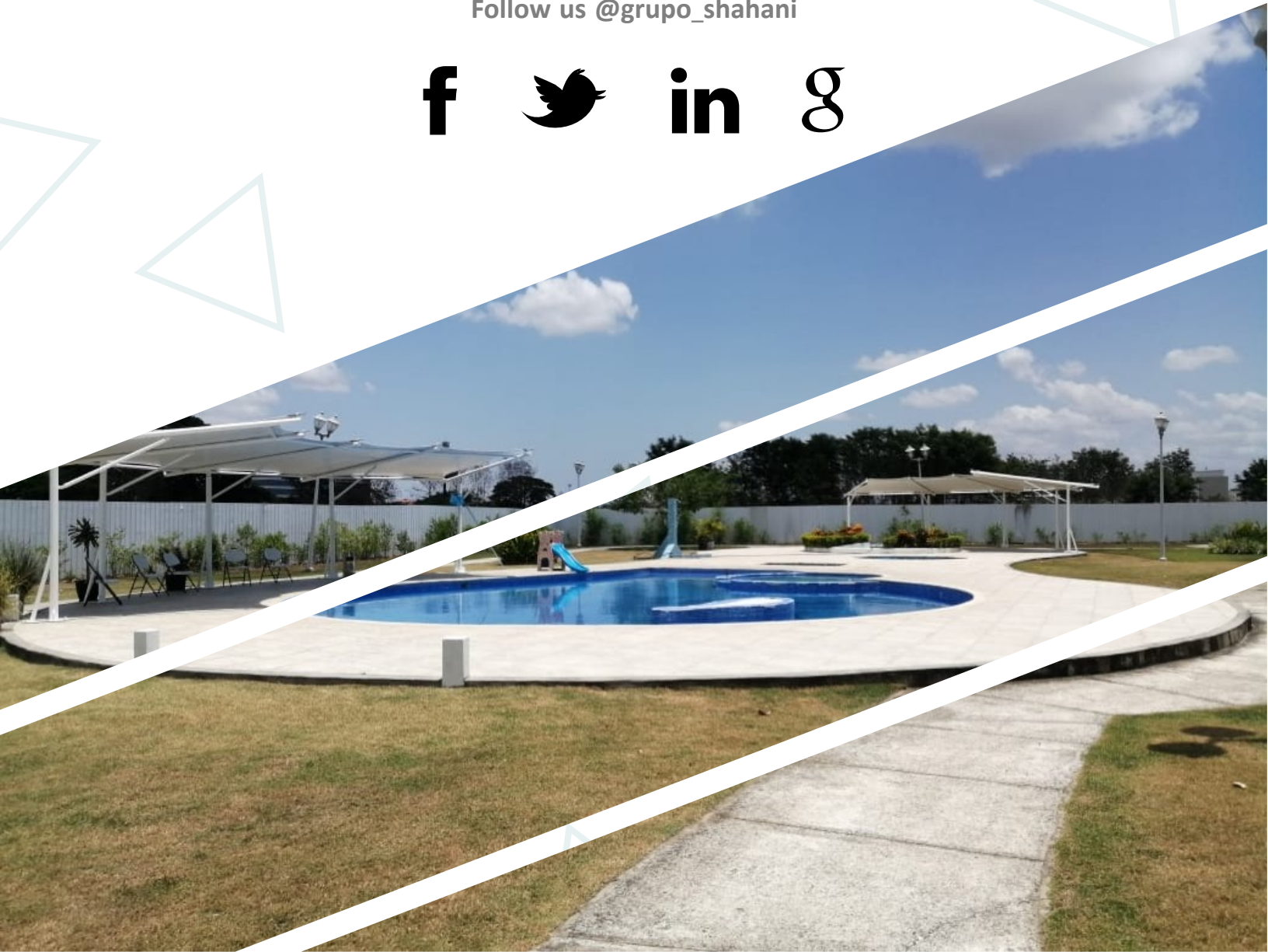
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A Community for your Wellbeing

Costa Sur Village has a community for your wellbeing since having outdoor spaces strengthens your immune system.

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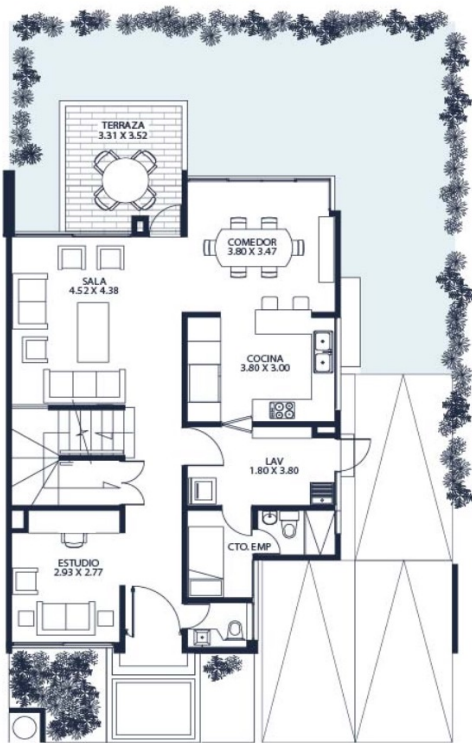


MODELOS CASAS

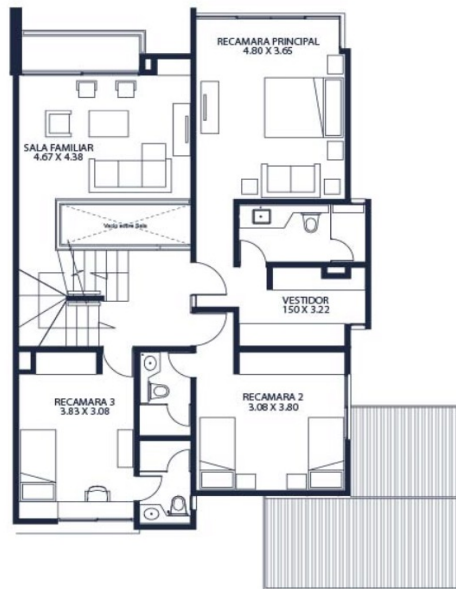
Your short description for slide

MODELO ROQUES

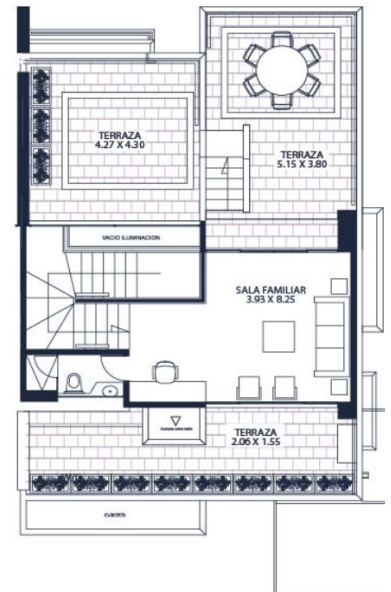
Las imágenes son una representación artística del proyecto y pueden sufrir variaciones con respecto a lo entregado.



Nivel 01



Nivel 02



Nivel 03

Total Construction Area:

Ground Level: 156.02

Second Level: 113.78

Top Level: 97.54

Total Area: 367.34 m²

Includes Terraces: 128.02 m²

Optional 3 or 4-bedrooms

Bedroom or den option in top Level

5.5 baths

4 Terraces

Garden

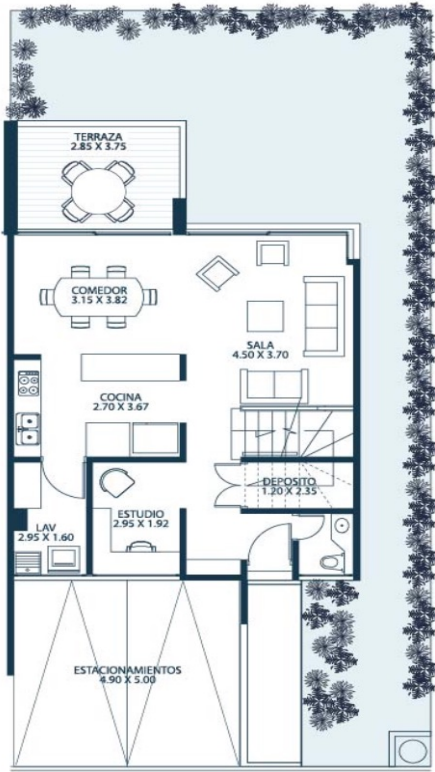
Open kitchen

Office

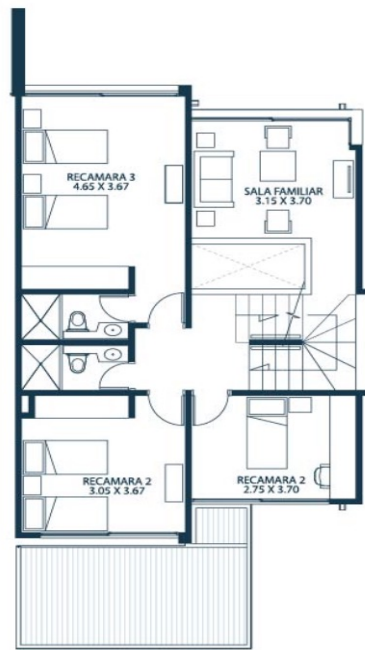
Maids quarter

MODELO TORTUGA

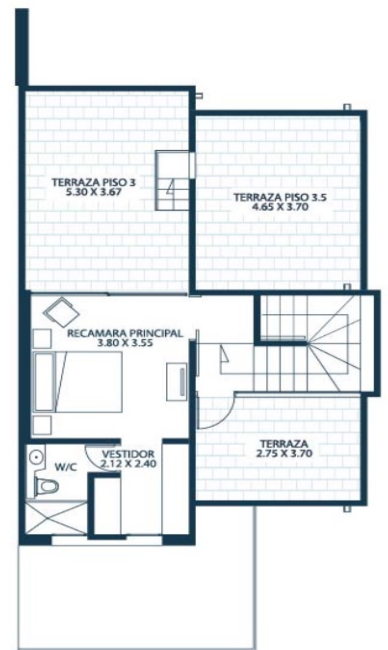
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Nivel 01



Nivel 02



Nivel 03

Total Construction Area:

Ground Level: 116.49

Second Level: 86.50

Top Level: 89.25

Total Area: 292.24 m²

Includes Terraces: 94.10 m²

4-bedrooms

3.5 baths

Den on second level

4 Terraces

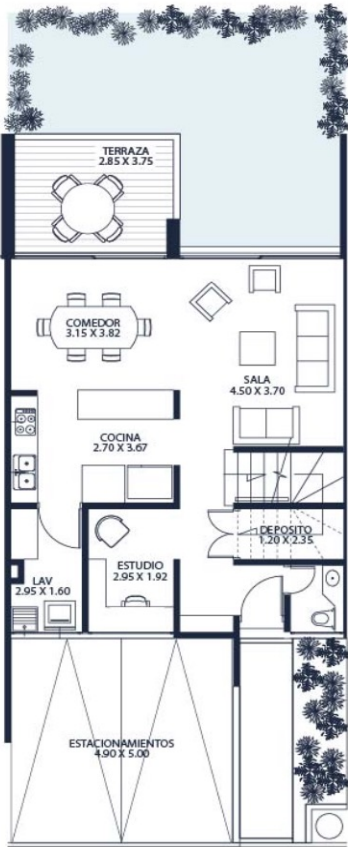
Garden

Open kitchen

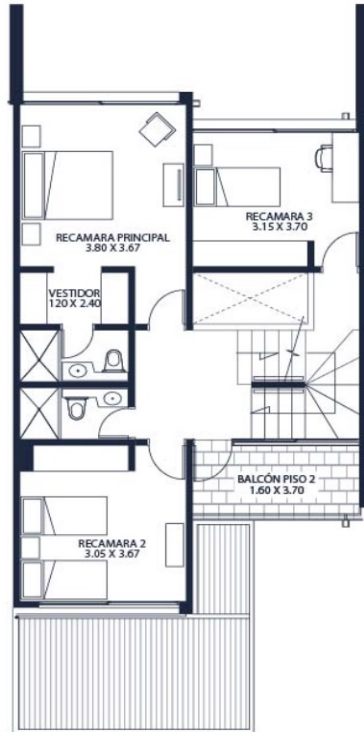
Office or maid quarter

MODELO MORRO

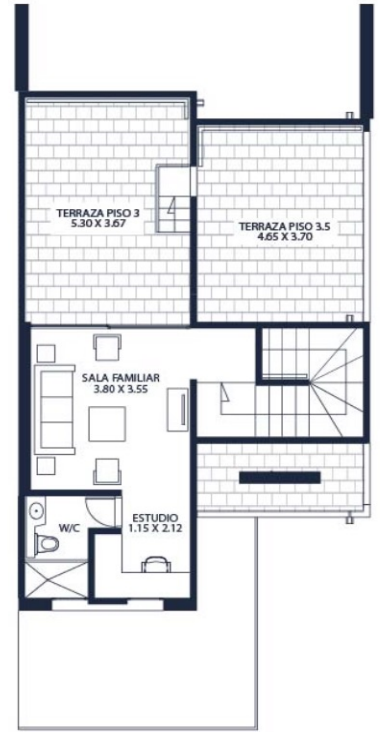
Las imágenes son una representación artística del proyecto y pueden sufrir variaciones con respecto a lo entregado.



Nivel 01



Nivel 02



Nivel 03

Total Construction Area:

Ground Level: 116.19

Second Level: 80.51

Top Level: 76.66

Total Area: 273.36 m²

Includes Terraces: 89.19 m²

Optional 3 or 4-bedrooms

Bedroom or den studio option in top Level

3.5 baths

5 Terraces

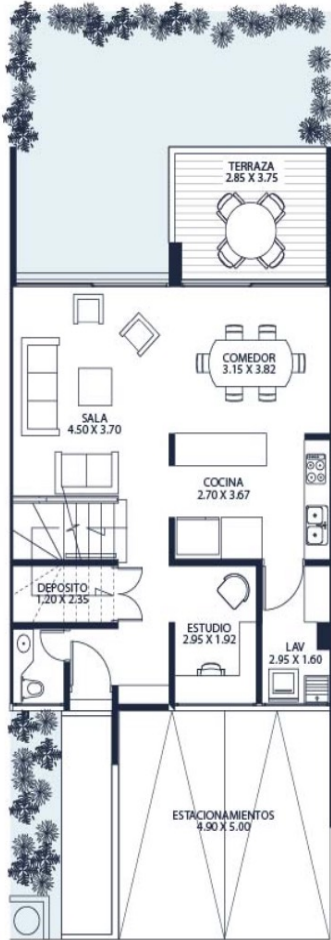
Garden

Open kitchen

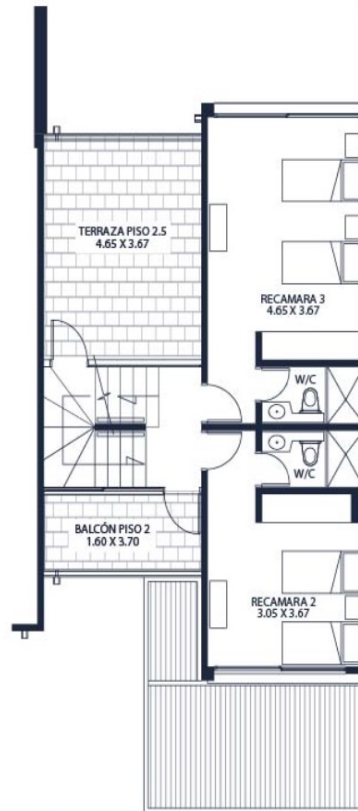
Office or maid quarter optional

MODELO AVES

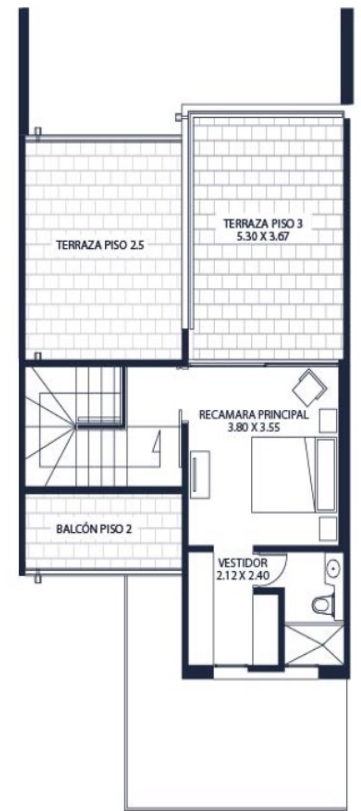
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Nivel 01



Nivel 02



Nivel 03

Total Construction Area:

Ground Level: 116.19

Second Level: 83.57

Top Level: 58.54

Total Area: 258.30 m²

Includes Terraces: 89.18 m²

3-bedroom

3.5 baths

4 Terraces

Garden

Open kitchen

Office or maid quarter optional



Costa Sur VILLAGE

A community for people that prioritize the wellbeing

If you are interested on living at Costa Sur Village calls us to book an appointment today and start living at your maximum potential.

GrupoShahani.com

Grupo Shahani

WE BUILT COMMUNITIES THAT CHANGES LIVES



A +45 year of experience translated into building communities with purposes.

Grupo Shahani is a family-owned Panamanian company that has changed the façade of the city through real estate developments and construction industrial materials contributing to the progress of Panama.



**Grupo
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