



SANCTUARY  
GARDENS  
PANAMA



VILLA ALMENDRO

Designed for those who seek beauty, balance, and  
belonging.

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# Construction & Infrastructure

**Sanctuary Gardens** is a residential concept that combines the experience of Pacific Coast with architecture specifically designed to create connections with the environment, just 5km from the beach.

**Modern aesthetics, sustainable design** principles, and **locally inspired elements** converge to create homes that not only reflect sophistication but also respect the natural beauty that defines the region.

**Lot size:** 2,792 m<sup>2</sup>

**Construction size:** 335 m<sup>2</sup>

**Exterior terrace:**

## About the Villa

- 3 Bedrooms
- 3 Bathrooms
- Exterior terrace and pool deck
- Pool of 4.5 x 11 meters
- Garden landscaping (basic)
- Mountain and ocean view
- 1 Accessory Dwelling Unit



# About Villa Almendro

Villa Almendro is a **refined tropical residence** designed to elevate everyday living through space, versatility, and connection to nature. With a larger footprint and expanded functionality, this home offers a perfect balance between privacy, comfort, and flexibility.

With a total built area of 335 m<sup>2</sup>, **the villa features 3 bedrooms and 3 full bathrooms**, each designed to maximize natural light, openness, and a seamless relationship with the surrounding landscape.

The main living area follows an **open-concept design**, integrating the kitchen, dining, and living spaces into one continuous environment that extends with the outdoor terrace. Large sliding doors create a fluid transition between indoor and outdoor living, inviting in light, air, and views.

A **defining feature** of Villa Almendro is its **independent Accessory Dwelling Unit (ADU)** located on the lower level. This fully functional space includes 1 bedroom, living and dining area, kitchen, and bathroom, with its own private access, ideal for guests, rental income, or extended family living.

Outdoors, the villa offers a spacious terrace, **infinity pool, and panoramic ocean views**, creating an environment designed for both relaxation and connection.

Equipped with an **integrated solar panel system** and located within a **gated community**, Villa Almendro combines sustainability, security, and thoughtful design.

More than a home, it is a **versatile living experience** designed to **adapt, grow, and reconnect with what truly matters.**



The floor plan shows a rectangular apartment with a total area of 100m². The layout includes:

- Entrance:** A small vestibule (Vestíbulo) leading into the living area.
- Living Area (Salón):** A large open-plan space containing a sofa, coffee table, and a fireplace.
- Dining Area (Comedor):** Adjacent to the living area, featuring a dining table and chairs.
- Kitchen (Cocina):** Located at the rear, equipped with a sink, stove, and refrigerator.
- Bathrooms:** Two bathrooms, one of which is labeled "Baño con ducha" (bath with shower).
- Bedrooms:** Two bedrooms, one of which is labeled "Dormitorio con armario" (bedroom with wardrobe).
- Storage:** A "Guardarropa" (wardrobe) area near the entrance.
- Swimming Pool:** An outdoor pool (Piscina) with a depth of 1.20m, situated on a terrace (Terraza) with a railing (Barandilla).
- Other Features:** A "Vestíbulo de entrada" (entrance vestibule), "Vestíbulo de salida" (exit vestibule), and "Vestíbulo de acceso al garaje" (access to garage).

The plan also includes architectural details such as doors, windows, and furniture placement.







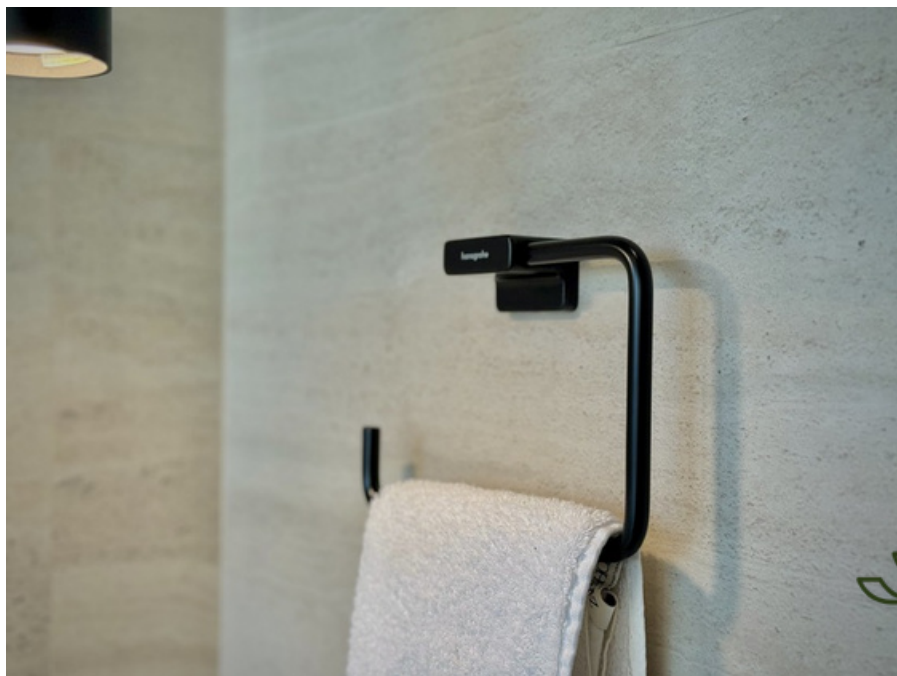
















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# What's Included - Villa Almendro



## Modelo: Villa Almendro

| 1 Kitchen                           |                        | Qty |
|-------------------------------------|------------------------|-----|
| <input checked="" type="checkbox"/> | Stove                  | 1   |
| <input checked="" type="checkbox"/> | Oven                   | 1   |
| <input checked="" type="checkbox"/> | Dishwasher LG          | 1   |
| <input checked="" type="checkbox"/> | Wine fridge            | 1   |
| <input checked="" type="checkbox"/> | Extractor              | 1   |
| <input checked="" type="checkbox"/> | Sink with black faucet | 1   |
| <input checked="" type="checkbox"/> | Fridge side by side    | 1   |
| <input checked="" type="checkbox"/> | Kitchen furniture      | 1   |

| 2 Laundry room                      |                               | Qty |
|-------------------------------------|-------------------------------|-----|
| <input checked="" type="checkbox"/> | Washing machine and dryer     | 1   |
| <input checked="" type="checkbox"/> | Laundry room sink with faucet | 1   |
| <input checked="" type="checkbox"/> | Water heater                  | 1   |

| 3 Doors                             |                                         | Qty |
|-------------------------------------|-----------------------------------------|-----|
| <input checked="" type="checkbox"/> | Doors for bedroom made of wood          | 3   |
| <input checked="" type="checkbox"/> | Door for laundry room                   | 1   |
| <input checked="" type="checkbox"/> | Doors for bathroom made of wood         | 3   |
| <input checked="" type="checkbox"/> | Principal door made of wood             | 1   |
| <input checked="" type="checkbox"/> | Sliding doors for the terrace - Crystal | 2   |
| <input checked="" type="checkbox"/> | Sliding doors for bedrooms - Crystal    | 2   |

| 4 Bathrooms                         |                                               | Qty |
|-------------------------------------|-----------------------------------------------|-----|
| <input checked="" type="checkbox"/> | Large double washbasin unit with black taps   | 1   |
| <input checked="" type="checkbox"/> | Medium washbasin unit with black taps         | 1   |
| <input checked="" type="checkbox"/> | Small washbasin unit with black taps          | 1   |
| <input checked="" type="checkbox"/> | White toilets                                 | 3   |
| <input checked="" type="checkbox"/> | A fixed glass panel as a divider              | 3   |
| <input checked="" type="checkbox"/> | Black rain shower head for hot and cold water | 3   |
| <input checked="" type="checkbox"/> | Bathtub                                       | 1   |

| 5 Furnitures                        |                                                                  | Qty |
|-------------------------------------|------------------------------------------------------------------|-----|
| <input checked="" type="checkbox"/> | Basic furniture for living room                                  | 1   |
| <input checked="" type="checkbox"/> | Basic outdoor patio furniture (bedrooms and living room)         | 3   |
| <input checked="" type="checkbox"/> | Chairs for kitchen island                                        | 1   |
| <input checked="" type="checkbox"/> | Decor plants + cover pots                                        | 6   |
| <input checked="" type="checkbox"/> | One big black mirror on the entrance with a wood style furniture | 1   |

| 6 Infrastructure                    |                                       | Qty |
|-------------------------------------|---------------------------------------|-----|
| <input checked="" type="checkbox"/> | Water management system               | 1   |
| <input checked="" type="checkbox"/> | Solar panels                          | 30  |
| <input checked="" type="checkbox"/> | Infiniti pool                         | 1   |
| <input checked="" type="checkbox"/> | Technical room for pool system        | 1   |
| <input checked="" type="checkbox"/> | Batteries room                        | 1   |
| <input checked="" type="checkbox"/> | Exterior trash can                    | 1   |
| <input checked="" type="checkbox"/> | Accessory dwelling unit (guest house) | 1   |

# What's Included – Villa Almendro

| 7 Parking                           |                                                                                        | Qty |
|-------------------------------------|----------------------------------------------------------------------------------------|-----|
| <input checked="" type="checkbox"/> | Gravilla parking lots                                                                  | 2   |
| 8 Lighting and ventilation          |                                                                                        | Qty |
| <input checked="" type="checkbox"/> | Lighting with spotlights                                                               | 1   |
| <input checked="" type="checkbox"/> | LG air conditioner                                                                     | 4   |
| <input checked="" type="checkbox"/> | Lamps for terrace                                                                      | 4   |
| 9 Garden                            |                                                                                        | Qty |
| <input checked="" type="checkbox"/> | Basic garden (includes zoysia toro grass)                                              | 1   |
| <input checked="" type="checkbox"/> | Outdoors plants + plastic pots                                                         | 8   |
| 10 Windows                          |                                                                                        | Qty |
| <input checked="" type="checkbox"/> | Large floor-to-ceiling windows with fixed windows and sliding doors in dining & living | 4   |
| <input checked="" type="checkbox"/> | Large sliding windows with door in bedroom                                             | 4   |
| <input checked="" type="checkbox"/> | Large windows in the bathroom                                                          | 2   |



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## WHY SANCTUARY GARDENS

- **Eco-conscious development** with integrated solar solutions
- **Exclusive community** surrounded by tropical forest
- Modern **tropical architecture** inspired by balance and wellbeing
- **Close proximity to beaches, restaurants, and holistic experiences**



# FIND YOUR SANCTUARY

CASA ALMENDRO ISN'T JUST A HOME, IT'S A **NEW RHYTHM OF LIFE.**  
A PLACE TO **SLOW DOWN, BREATHE DEEPLY, AND RECONNECT** WITH  
WHAT TRULY MATTERS.

