

An aerial night-time architectural rendering of Villa Marina. The house features a dark blue tiled roof and a two-story design. The ground floor has large glass windows and an open carport with two cars parked. The second floor has a balcony with a glass railing, showing a dining area and a sofa. To the left of the house is a swimming pool with a circular jacuzzi, surrounded by a stone deck and lush tropical landscaping with palm trees and warm lighting. A dark green fence runs along the perimeter of the property.

# VILLA MARINA

PLAYA VENAO, PANAMA

BY THE OCEAN

## US\$1,595,000

1,262.96 m2 titled lot | 477.98 m2 total construction  
Pool + jacuzzi | Covered parking | Completion Nov. 2026

# VILLA MARINA - CONSTRUCTION PROGRESS



Signature Villa taking shape by the ocean

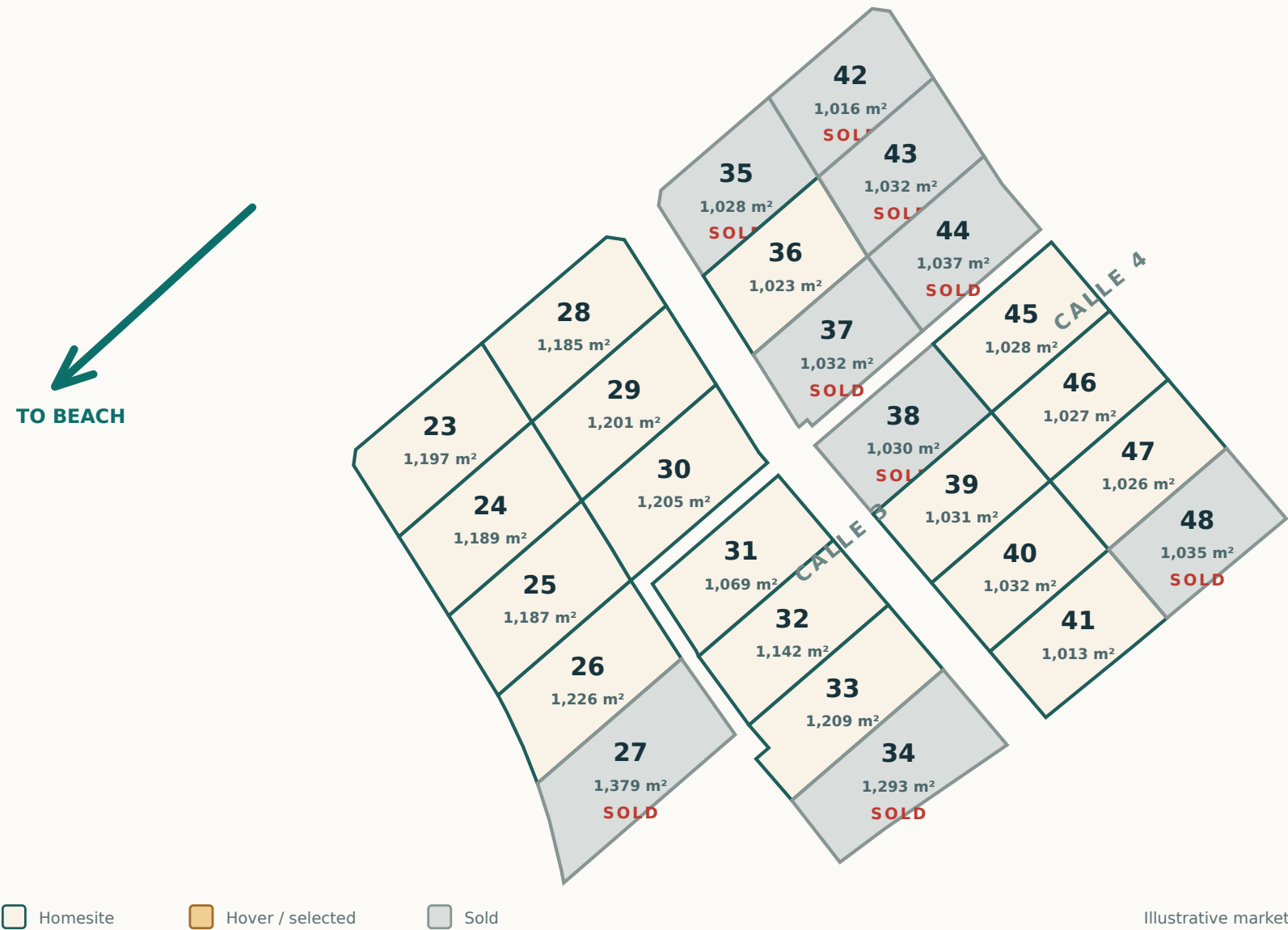
# A rare private estate in Villa Marina

A substantial residence under construction in Playa Venao, designed for generous indoor-outdoor tropical living. The property combines a titled lot of 1,262.96 m² with 477.98 m² of total construction per the architectural plans, including the pool and jacuzzi. Its scale, covered outdoor areas and energy system make it suitable as a private family residence, second home or premium vacation property.

|                      |                           |                     |                    |
|----------------------|---------------------------|---------------------|--------------------|
| ASKING PRICE         | \$1,595,000               | LOT                 | 1,262.96 m²        |
| TOTAL CONSTRUCTION   | 477.98 m²                 | ENCLOSED AREA       | 289.91 m²          |
| OPEN AREA - LEVEL 1  | 74.13 m²                  | OPEN AREA - LEVEL 2 | 43.35 m²           |
| POOL DECK / WALKWAYS | 32.88 m²                  | POOL + JACUZZI      | 37.71 m²           |
| LOCATION             | Villa Marina, Playa Venao | STATUS              | Under construction |
| EXPECTED COMPLETION  | November 2026             | TENURE              | Titled property    |

Your place by the Pacific starts here.

Lots 23-48 · Areas shown from the supplied civil drawing · Unsold-lot availability and pricing subject to confirmation



# Designed for coastal living

|                           |                                                                                                                                                         |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Six-bedroom configuration | Architectural plan labels five principal bedrooms plus an employee/staff bedroom. Market-facing bedroom wording should be finalized before publication. |
| Pool & jacuzzi            | A dedicated pool and jacuzzi zone is shown on the architectural plans, with 37.71 m² allocated to pool and jacuzzi.                                     |
| Covered parking           | Parking is integrated with the residence rather than treated as a detached exterior carport.                                                            |
| Energy resilience         | 32 kW solar array and 96 kWh battery storage, as provided by the owner.                                                                                 |
| Climate control           | VRF air-conditioning design is provided for the residence.                                                                                              |
| Ocean setting             | Ocean-view property in Villa Marina, Playa Venao, approximately 100 m from the beach as provided by the owner.                                          |

# Construction progress

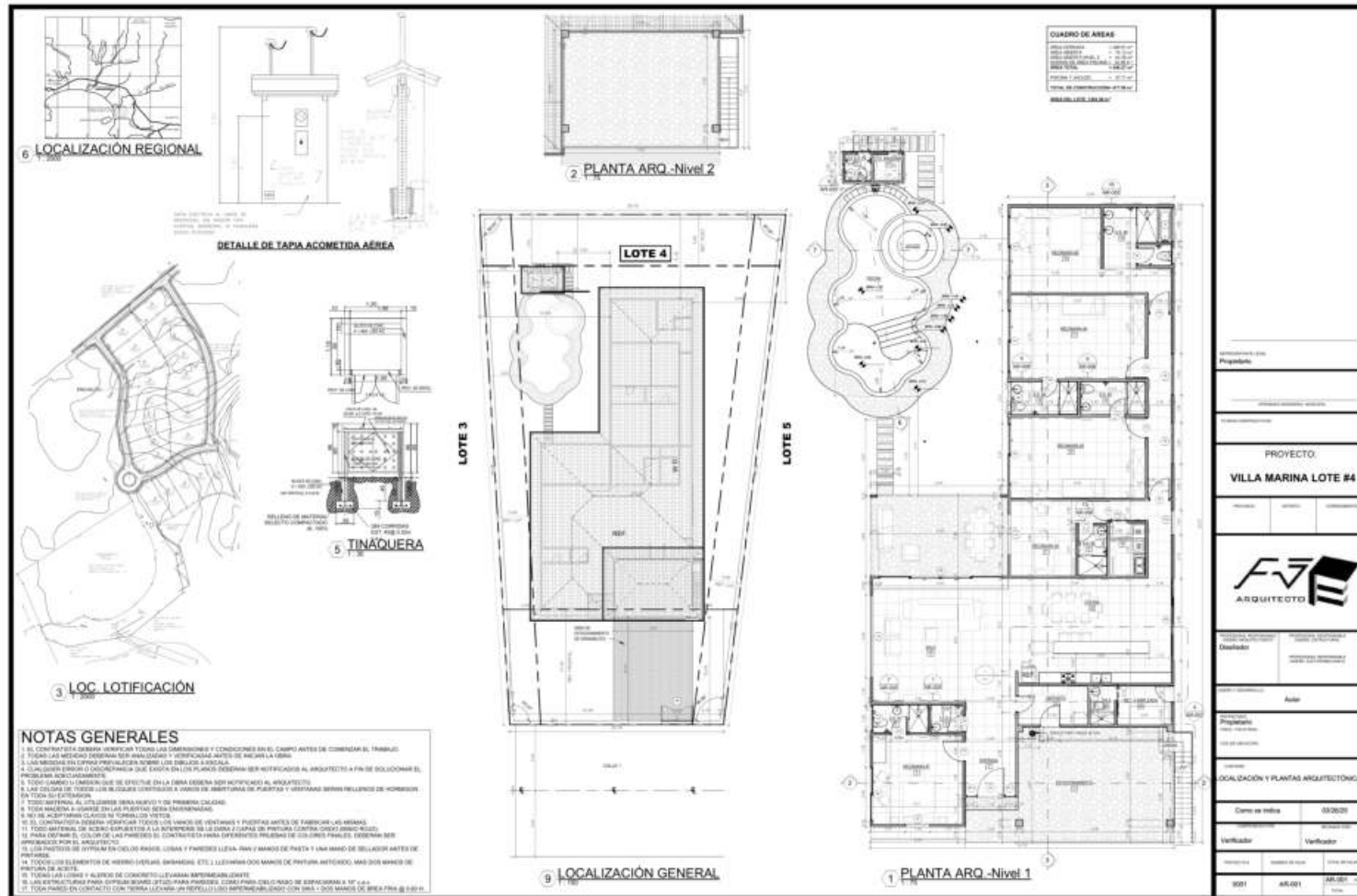
Real construction imagery should remain a core part of the sales presentation: it establishes that the project is active and allows buyers to compare progress with the architectural plans.



Current construction photographs. Final finishes and landscaping may differ.

# Architectural plan - Lote #4

The plan below is the controlling reference for layout and orientation. Marketing renderings should follow this geometry rather than reinterpret the building footprint.



Plan data: enclosed area 289.91 m²; open area 74.13 m²; level-2 open area 43.35 m²; pool-area walkways 32.88 m²; pool and jacuzzi 37.71 m²; total construction 477.98 m²; lot 1,262.96 m².

# Technical advantages

|                             |                                                                                                                                                                                                                        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SOLAR + STORAGE</b>      | <p><b>32 kW solar system</b><br/>96 kWh battery storage</p> <p>A major differentiator for a large coastal residence, particularly for buyers who value energy resilience.</p>                                          |
| <b>VRF AIR CONDITIONING</b> | <p>The supplied VRF design includes multiple indoor units and outdoor equipment sized for the residence. This should be presented as an engineered comfort system rather than simply 'air conditioning'.</p>           |
| <b>TITLE &amp; PLANS</b>    | <p>The property is represented by the owner as titled. Architectural documents identify the project as <b>Villa Marina Lote #4</b>. Title documentation should be placed in the buyer data room for due diligence.</p> |

# The opportunity

This residence should be positioned above the standard condominium and compact-villa market in Playa Venao. The sales story is not simply price per square meter: it is the combination of a large titled parcel, substantial private residence, six-room sleeping configuration, pool environment, covered parking, ocean setting and unusually robust solar-plus-battery infrastructure.

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## PRIVATE FAMILY ESTATE

Space for extended family and guests, with large indoor-outdoor areas and a private pool environment.

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## SECOND HOME

A coastal base in Playa Venao with the scale and systems expected by an international buyer.

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## HYBRID INVESTMENT

Potential for owner use plus premium vacation rental. Any rental-income projection should be supported by a separate operating model before being advertised.

# PRIVATE SALES PRESENTATION

## VILLA MARINA - PLAYA VENAO

**\$1,595,000**

Titled 1,262.96 m<sup>2</sup> lot

477.98 m<sup>2</sup> total construction

Pool + jacuzzi

32 kW solar | 96 kWh battery storage

VRF climate-control design

Expected completion November 2026

Contact details to be added before public distribution.