

VILLA MARINA

PLAYA VENAO, PANAMA

PRIVATE OCEAN-VIEW ESTATE

US\$1,595,000

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

ARCHITECTURAL VISUALIZATION

Villa Marina - Playa Venao | Concept visualization based on project information



Visualization for marketing purposes. Architectural plans remain the controlling reference.

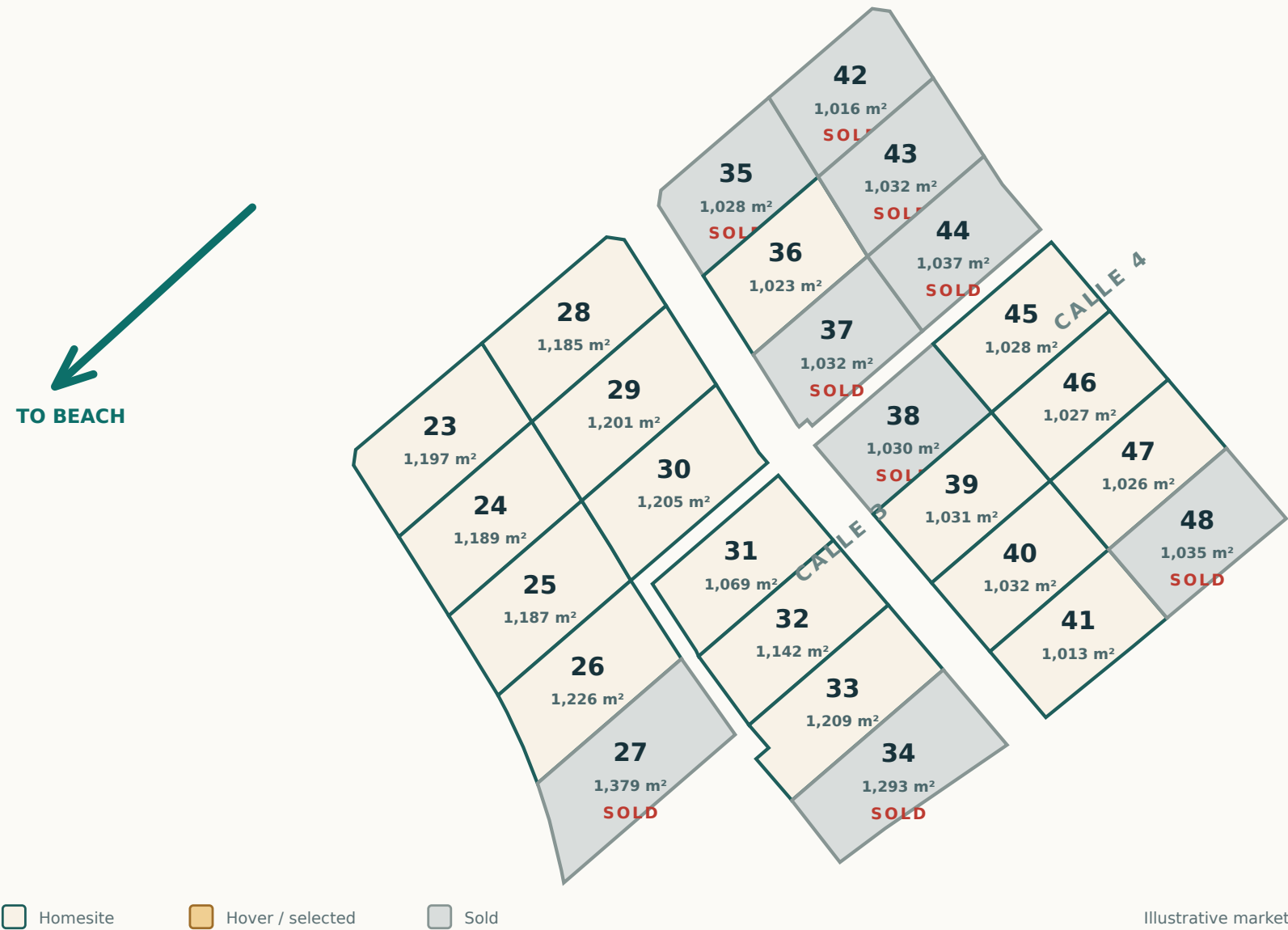
A rare private estate in Villa Marina

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



Illustrative marketing map. Official survey documents control.

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

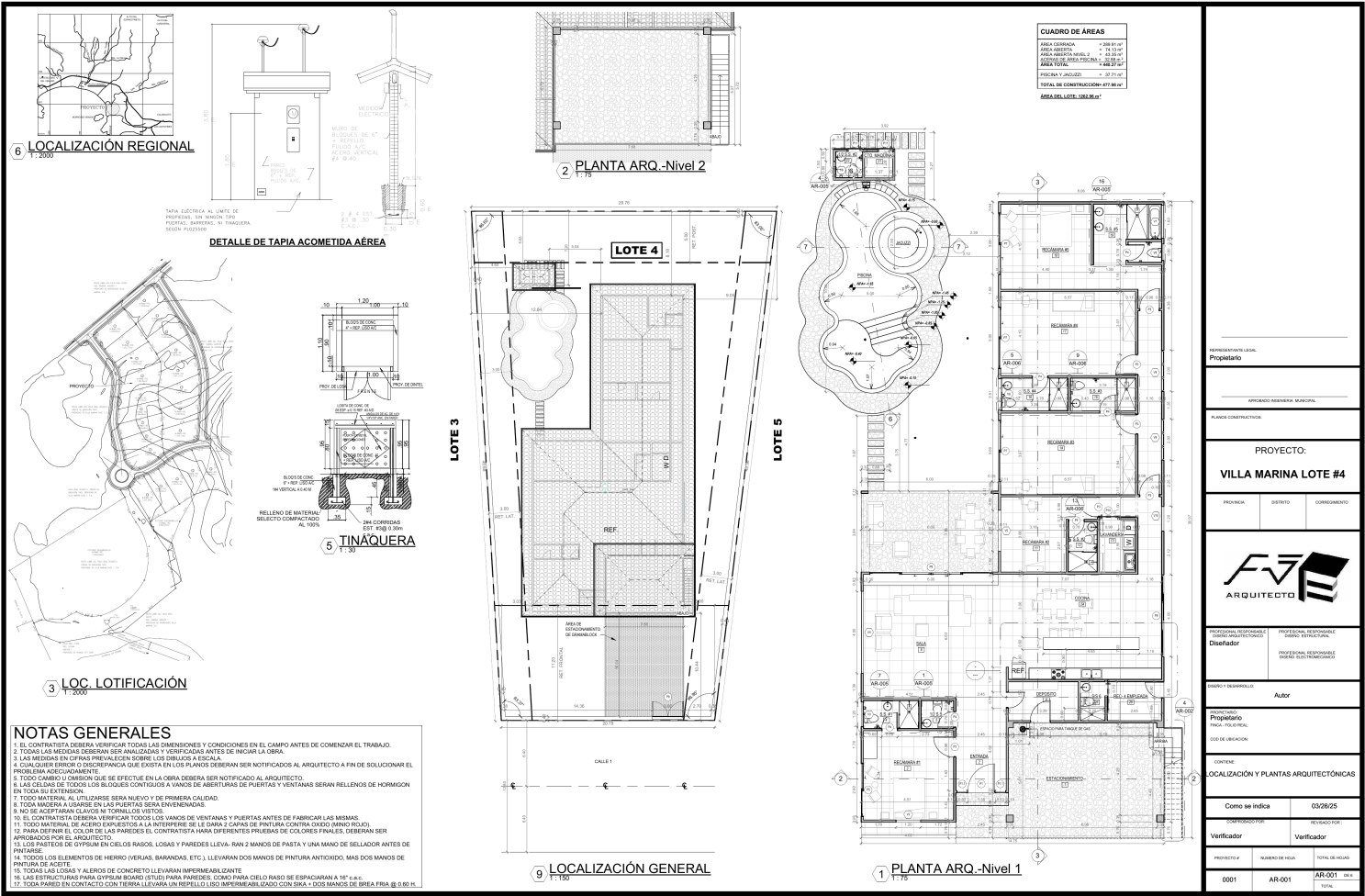
Real construction imagery should remain a core part of the sales presentation: it establishes that the project is active and allows buyers to compare progress with the architectural plans.



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

SOLAR + STORAGE	32 kW solar system 96 kWh battery storage A major differentiator for a large coastal residence, particularly for buyers who value energy resilience.
VRF AIR CONDITIONING	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'.
TITLE & PLANS	The property is represented by the owner as titled. Architectural documents identify the project as Villa Marina Lote #4. Title documentation should be placed in the buyer data room for due diligence.

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.

PRIVATE FAMILY ESTATE

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

SECOND HOME

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

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 m² lot

477.98 m² 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.