



INVESTOR DECK

Seaside Oasis Development Project

INVESTING IN PROSPERITY

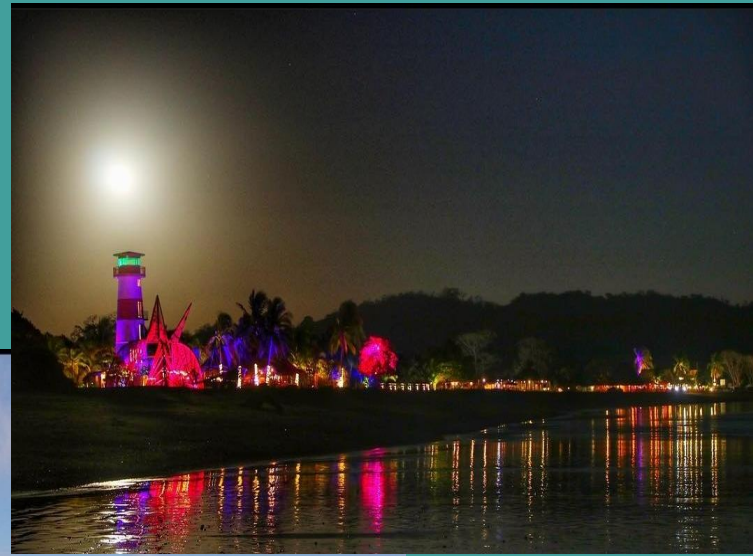


SEASIDE OBJECTIVE

TO CREATE A BEACH OASIS WITH 10-12 HOMES, ALL HAVING A POOL DECK THAT OVERLOOKS THE PACIFIC OCEAN, RICE FIELDS AND UNOBSTRUCTED SUNSET VIEWS. SEASIDE IS LOCATED IN AZUERO POINT AKA PLAYA MADROÑO, A GATED COMMUNITY WITH ACCESS TO TWO (2) PRIVATE BEACHES, PLAYA RAYA and PLAYA MADROÑO - ONLY 5 MIN DRIVE TO THE CENTER OF THE MAIN TOWN, PLAYA VENAO.

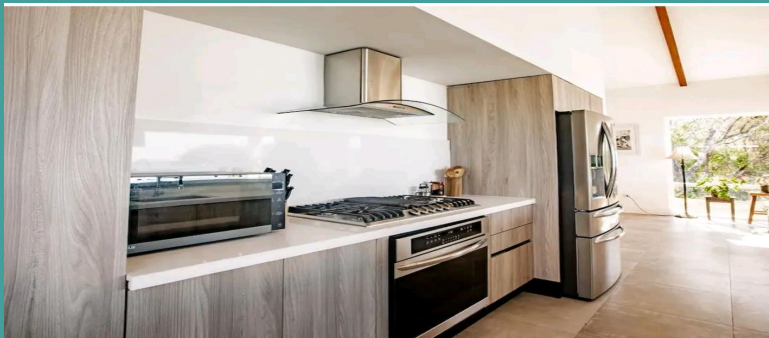
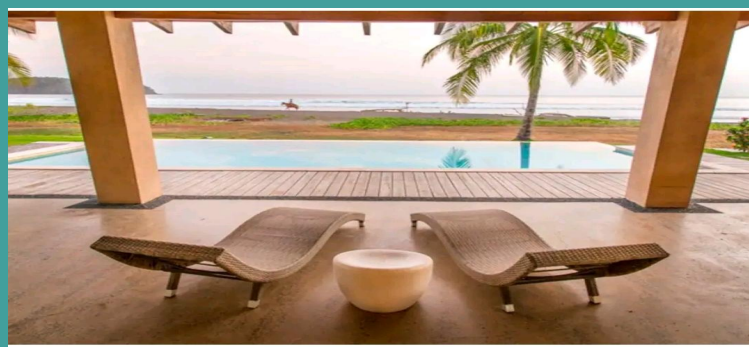
The Community

Be a part of building this fast-growing community



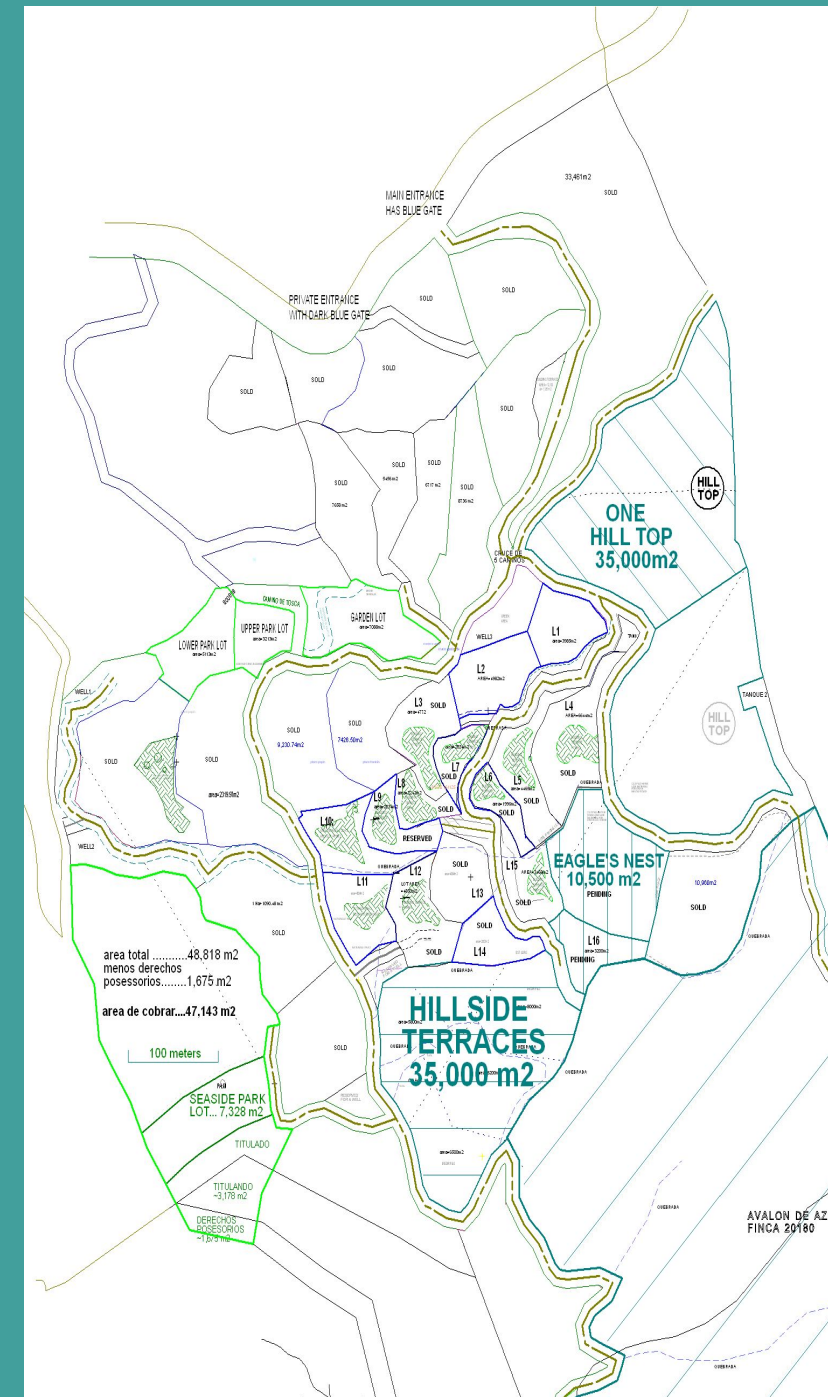
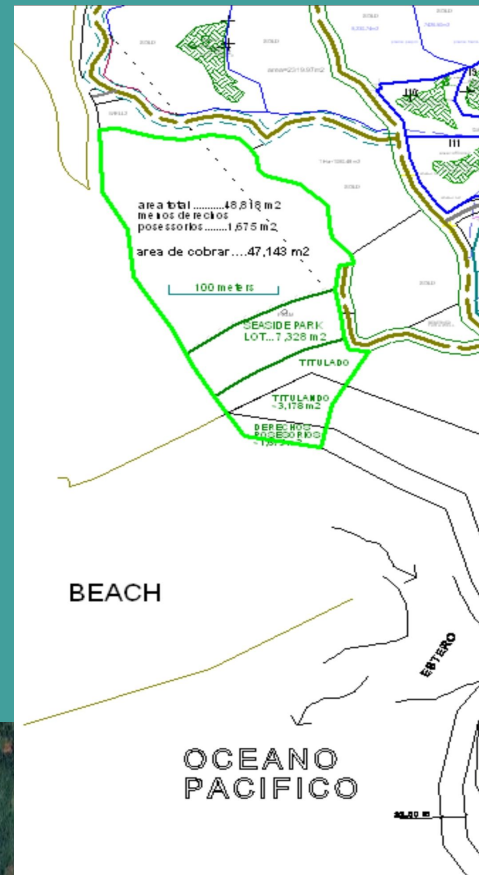
The Homes

Modern luxury in a tropical oasis



THE SITE

- ❖ Best lot on the hill
- ❖ Lots selling very fast
- ❖ Gated community
- ❖ Two semi-private beaches
- ❖ 12 acres
- ❖ 10-12 luxury homes





The Opportunity

ABOUT PLAYA VENAO

Located at the tip of the Azuero Peninsula on the Pacific coast is the historic province of Los Santos in the district of Pedasi, one of the most authentic and picturesque places in the country. This region is recognized as the most traditional of Panama, and is also recognized as the “Tuna Coast” due to its fishing, dolphin sightings, and for being one of the best places to witness the annual migration of the humpback whale.

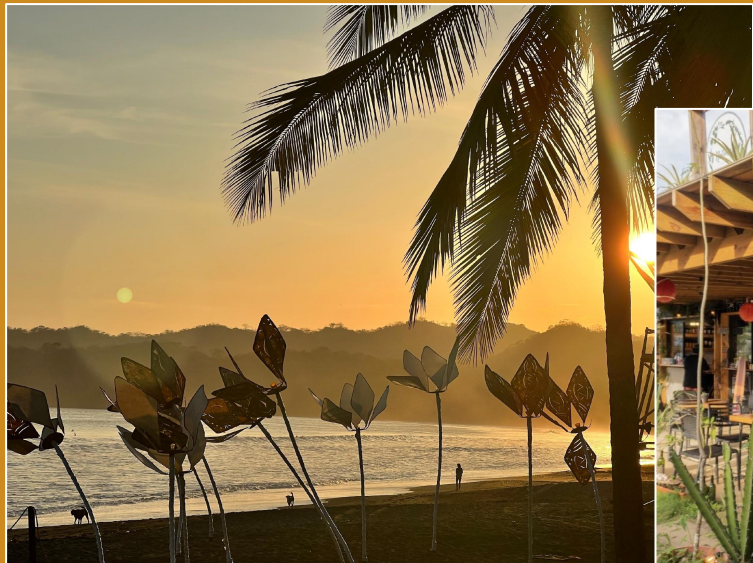
Playa Venao is now an up-and-coming beach destination that had once been one of Panama’s best-kept secrets. Until about 20 years ago, the only roads to the beach were dirt roads. Locals will tell you stories of spending upwards of 10 hours getting there in search of surf and snacking on handmade ceviche made by local fishermen. The area has always been home to ranchers and fishermen, but there had been no actual “town” at this beach until about 10 years ago, when a group of investors fell in love with the area and opened beachfront hotels and restaurants. Since then, the country has made significant investments in infrastructure including fiber optic internet connectivity and paved interstates and highways connecting it to major towns.

These investments have enabled Playa Venao to host world surfing events which has put it on the map for professional athletes. Playa Venao is home to the first Selina, a global co-working/living company that just filed for its IPO, and is a favorite stop for digital nomads around the world. These advancements give Playa Venao incredible momentum to continue its growth and provides investors a unique opportunity to realize income and capital appreciation through investment.



[PLAYA VENAO](#)
[El Sitio Resort](#)
[WAO Venao](#)
[Playavenao_panama](#)





The Opportunity

INVESTING NEAR PLAYA VENAO

The Playa Venao real estate market has emerged as one of the hottest in all of Panama, and at an incredible pace.

Homes are often purchased right as they come to market, leaving little available finished inventory at Playa Venao. Residential communities such as Blue Venao and Villa Marina are now expanding their developments due to the extreme popularity.

The town is expanding its commercial services with a local grocery store, dentist, urgent care, and gas station – all of which have started development in the last 12 months. It's becoming a hub for expats where work-life balance means everything. Wifi is healthy and creating a growing demand which has fueled the need for additional developments, and more are on the way. The rapid growth at Playa Venao is spilling over into neighboring El Ciruelo, Pedasí, Tonosí and Cañas, which is bringing more high-end residential units and condominiums to market. These luxury units tend to sell pre-construction, well before they're completed. Playa Venao beachfront is almost completely sold, so construction is starting into the mountains behind the beach and down into the other areas mentioned above. This is where we are seeing the most opportunity.

Playa Venao and the surrounding areas represents an excellent investment opportunity for those looking for ROI, Real Estate with appreciation potential and good income from rental opportunities.

The Opportunity

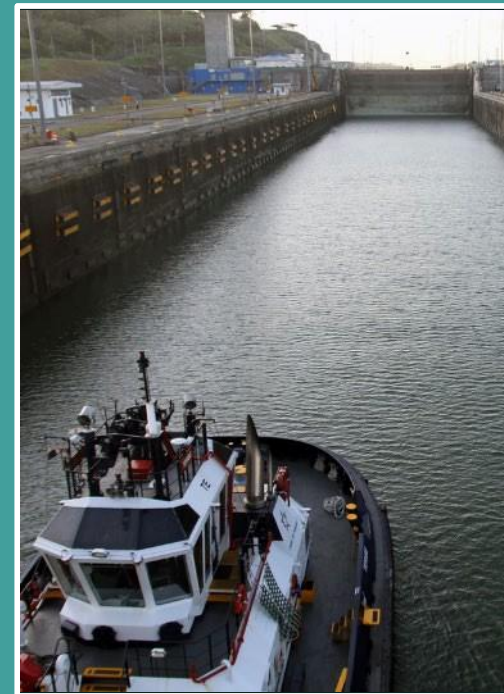
BENEFITS OF INVESTING IN PANAMA

As the home of the Panama Canal, the world's second largest free trade zone, and sophisticated logistics and finance operations, Panama attracts high levels of foreign direct investment (FDI) from around the world.

Panama remains in the first position in attracting FDI in Central America, closing 2019 with \$4.835 billion, according to Panama's National Institute of Statistics and Census (INEC). Panama, over the last decade, has been one of the Western Hemisphere's fastest growing economies, benefiting from investment-grade credit, a strategic location, and a stable, democratically elected government.

Panama depends heavily on foreign investment and has worked to make the investment process attractive and simple. With few exceptions, the Government of Panama makes no distinction between domestic and foreign companies for investment purposes. Panama benefits from stable and consistent economic policies, a large English speaking population, a dollarized economy, and a government that consistently supports trade and open markets.

Panama was recently awarded the number one spot in *International Living's* 2022 Annual Global Retirement Index.



Strategic Partnerships

PROJECT TEAM



Matt Brower | General *Partner*



Kate Edelstein | General *Partner*

BUILDER



Marais Leon | *Builder*
Christian Ortega Gonzalez | *Engineer*

ARCHITECT



Balitecture | BalitectureRealty.com

DEAL STRUCTURE



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