



CAPIRA · PANAMÁ OESTE · REPUBLIC OF PANAMA

OCEAN RANCHES PANAMA

Approximately 550 hectares of elevated coastal land with panoramic views across Bahía de Chame, offshore islands and surrounding mountains.

550 hectares

5,500,000 m²

~46 mi from Panama City

Scenic paved approach

PROPERTY OVERVIEW

A large-scale land opportunity near Panama City.

Ocean Ranches Panama combines scale, varied topography, natural plateaus, coastal and mountain views, improving on-site access and strong cellular coverage in a quiet rural setting near Bahía de Chame.

550 ha

APPROX. PROPERTY SIZE

5.5M m²

TOTAL LAND AREA

74.1 km

MAPPED PANAMA CITY CORRIDOR

16.9 km

CAPIRA/CERMEÑO TURNOFF TO ENTRANCE



ACTUAL PROPERTY VIDEO PREVIEW

Property introduction

A short on-site introduction is included in the interactive website, followed by the land, access, view corridors and regional context.

- Varied natural topography and elevated viewpoints
- Natural plateaus and open areas
- Improving internal/service-road access
- Strong cellular coverage observed at the property

SIGNATURE VIEWS & NATURAL SETTING

Bahía de Chame, Pacific and mountain outlooks.

From upper elevations, the property offers broad view corridors toward Bahía de Chame, offshore islands, the Pacific horizon, mountain ridges, valleys and river/estuary systems.



ACTUAL REFERENCE IMAGE



John Wayne Island

Isla Taborcillo - widely known as John Wayne Island - is a distinctive offshore landmark visible in the property's coastal viewscape. In the reference image, the island sits in the foreground with the Ocean Ranches Panama landholding rising beyond.

- Bahía de Chame views
- Pacific and offshore island views
- Mountain and valley panoramas
- River / estuary outlooks

SCENIC ACCESS & ACTIVE IMPROVEMENTS

A memorable rural arrival with active access improvements.

The approach from the Capira/Cermeño corridor follows a paved rural road. Closer to the property, mature canopy trees create a shaded and memorable arrival sequence.



- Paved rural approach from the Capira/Cermeño corridor
- Internal/service-road improvements underway
- Gated entrance installation
- Strong cellular coverage observed at the property
- Small traditional fishing village at the end of the road

Actual site material alongside the access story.

The interactive presentation includes the owner-provided annotated road map, the approach near the front gate, actual coastal-edge footage and actual plateau footage.



Service-road reference map

Owner-provided annotated map illustrating the private-road entrance, route and the end of the service road.

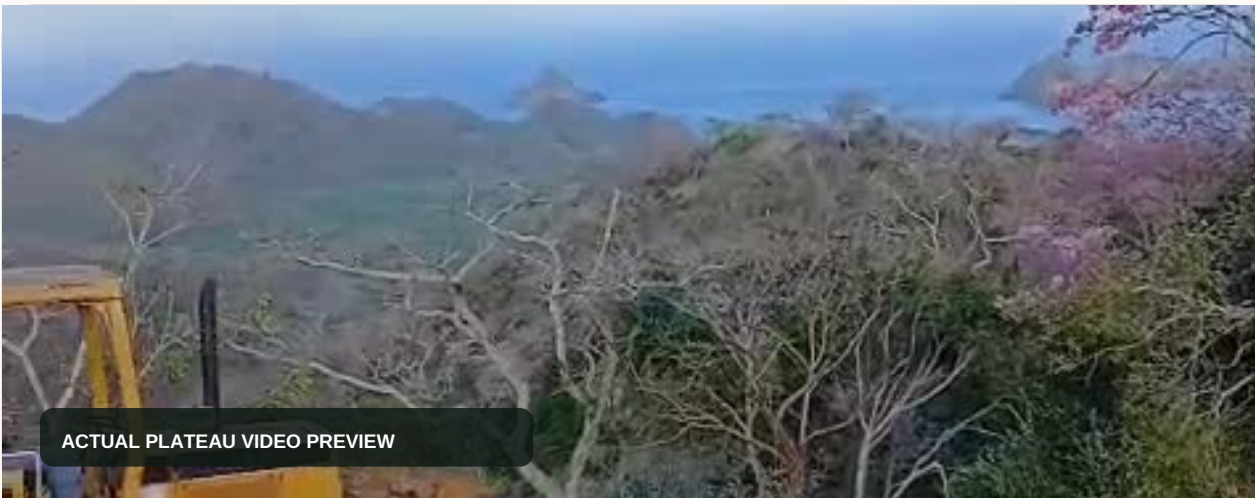


Gate / main-road approach

Actual view of the improved approach near the front-gate area.



ACTUAL COASTAL EDGE / BEACH VIDEO PREVIEW

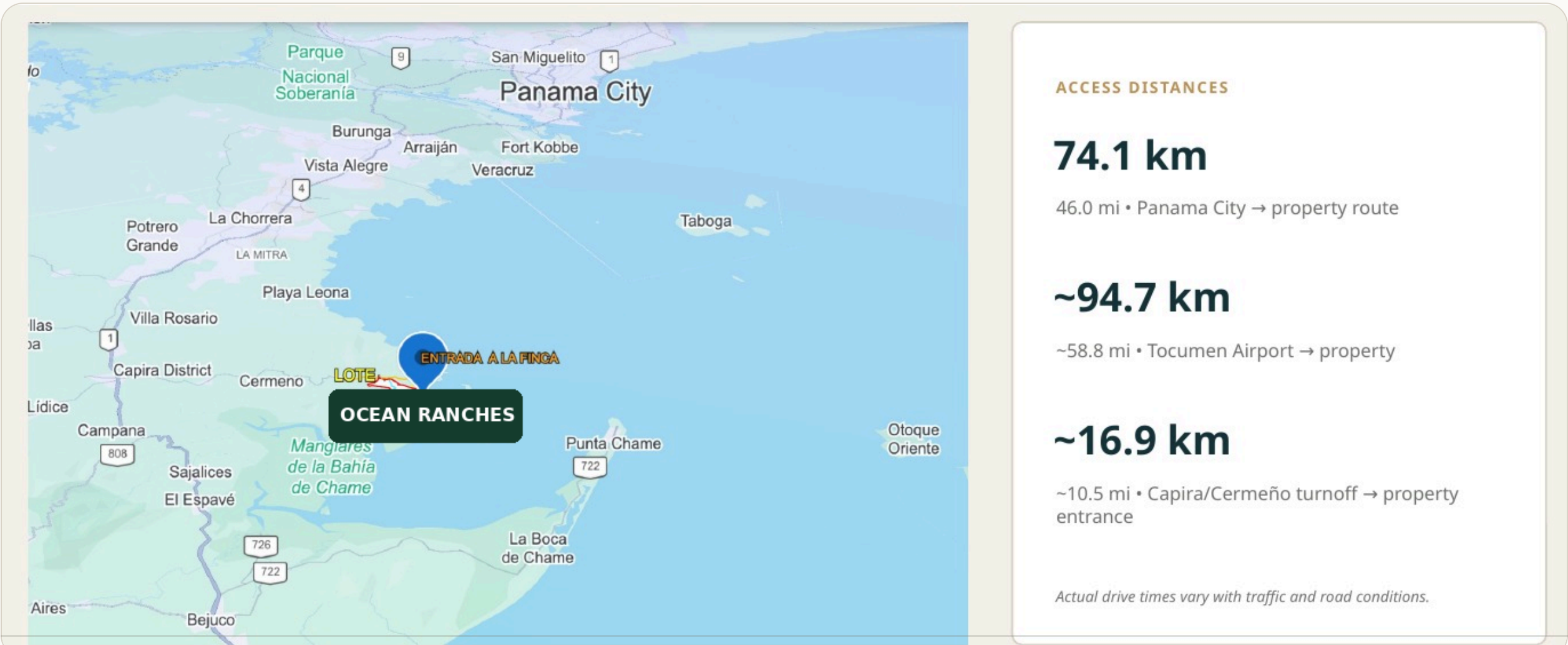


ACTUAL PLATEAU VIDEO PREVIEW

LOCATION & ACCESS

Connected to Panama City through the Panamá Oeste corridor.

Distances are derived from owner-supplied map/KML data and route estimates used in the property mapping. The website contains the interactive topographic access map.



TOPOGRAPHY

Natural plateaus, ridges and broad view corridors.

The site's varied terrain creates multiple distinct environments - from elevated ridgelines and natural plateaus to wooded slopes, valleys and open areas.



Site characteristics

- Elevated viewpoint locations
- Natural plateaus
- Forested hillsides
- Open areas and pasture
- Bay, mountain and valley orientations

Panamá Oeste is benefiting from substantial transportation investment.

These projects do not run through Ocean Ranches Panama, but they improve the broader westbound corridor and regional connectivity.

Official MOP project documents provide for a six-lane Pan-American section and a Capira variant/interchange program through Panamá Oeste.

In 2026, the government issued the order to proceed for approximately 192 km from Loma Campana to Santiago, with stated investment of B/.312 million.

Regional connectivity project for Panamá Oeste. Government reporting in June 2026 placed progress at 77%, with operation targeted for 2028.

Intended to increase road capacity between Panama City and Panamá Oeste and reduce pressure on existing crossings.

POTENTIAL FUTURE POSITIONING

Scale that allows multiple long-term strategies.

The property's scale and natural setting may support multiple long-term concepts. The images below are conceptual only and are not approved plans or existing improvements.



Eco / wellness

Retreat, nature, wellness or low-density hospitality concepts.



Residential

Private estates, branded residences or a low-density residential community.



Land stewardship

Conservation-oriented planning, recreation and long-term land-banking strategies.

Potential uses are subject to zoning, environmental, engineering and governmental approvals.

Basic infrastructure is present in the surrounding area.

Marketing statements distinguish neighborhood availability from utility service across the entire 550 hectares. Final buyer due diligence should confirm exact location, capacity and availability of each utility to the property.

REPORTED AREA FEATURES

- Asphalt road access
- Rural aqueduct / water infrastructure
- Electrical distribution in the area
- Telephone / communications infrastructure
- Septic systems used in the area
- Strong cellular coverage reported by ownership

The neighborhood report also references underground electricity and electric layout. Final buyer due diligence should confirm the exact location, capacity and availability of each utility to the property.

AREA INFRASTRUCTURE & SOURCE NOTES

Existing area services support the access story, subject to verification.

Property information indicates the surrounding rural/residential area has access to basic infrastructure. Final capacity and service availability should be independently verified.

Road access

Asphalt access is identified in the property information, with a scenic paved approach from the Capira/Cermeño corridor.

Utilities

Electric service and rural water/aqueduct infrastructure are identified in the surrounding area.

Connectivity

Strong cellular coverage has been observed at the property.

Source notes & disclosures

- Marketing information should be independently verified.
- Distances are approximate unless stated otherwise.
- Conceptual and AI-enhanced images are expressly labeled.
- Potential uses are subject to zoning, environmental, engineering and governmental approvals.
- No representation is made as to approvals, entitlements, utility capacity or future development rights.

Official regional sources

Ministerio de Obras Públicas - Corredor de las Playas / Capira project documents
Presidencia de la República de Panamá - Pan-American West rehabilitation
Presidencia - Metro Line 3 progress
Presidencia - Fourth Bridge over the Panama Canal

OCEAN RANCHES PANAMA · CAPIRA · PANAMÁ OESTE

550 hectares. One exceptional setting.

A large-scale coastal and mountain-view landholding with improving access,
significant natural character and long-term potential.

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