PRIVATE ISLANDS INC.

SMALL ISLAND IN BOCAS

TIERRA OSCURA · BOCAS DEL TORO, PANAMA



318.071 M² · LEASEHOLD

RIGHT OF POSSESSION

9.193°N 82.277°W

THE PARCEL

ABOUT 6 FT ABOVE SEA LEVEL

70 × 30 FT OF HARD LAND

BOAT ACCESS ONLY

THE ESTATE

At a Glance

LOCATION	Tierra Oscura, Bocas del Toro
TENURE	Leasehold (Right of Possession)
LAND AREA	318.071 m^2
USABLE LAND	Approx. 70 × 30 ft
ELEVATION	About 6 ft above sea level
STATUS	Non-developed

FEET OF USABLE HARD LAND

Approximately 70 by 30 feet of usable hard land, estimated at about six feet above sea level: a compact, buildable footprint inside a protected mangrove shore.

ISLAND VITALS

PRICE
NOT PRINTED

LAND AREA
318.071 m^2

TENURE
Leasehold (RoP)

ELEVATION
About 6 ft

WATERS
Almirante Bay

ACCESS
Boat only

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REGION — PANAMA — RIGHT OF POSSESSION

In Bocas del Toro, much coastal land is held by Right of Possession: the holder may occupy, use, build on and transfer the land, and the rights can be converted to full registered title through a formal titling process. This parcel is held that way, with a concession application filed.





THE PARCEL

A Clearing in the Mangroves

The listing sells a single small parcel, and this brochure describes exactly that: 318.071 square metres of land in the Tierra Oscura region of the Bocas del Toro archipelago, shown circled in the aerial photograph on the cover. It is a clearing on a mangrove shore, not a whole island, and its scale is its character.

THE HARD LAND

Room to Build, Small by Design

Within the parcel, approximately 70 feet by 30 feet is usable hard land, estimated to sit about six feet above sea level. The listing frames that footprint plainly: ground suited to a compact cottage, an eco-friendly retreat or a minimalist off-grid dwelling.

AS FOUND

Undeveloped, As It Stands

The gallery shows the parcel as it is: a small clearing in the trees, a plank walkway crossing the mangrove water, and twin channels cut through the mangrove from the shore. Nothing here is dressed up, and that is the appeal for a buyer who wants to start from untouched ground.

THE LIFESTYLE

Quiet, Private, Off-Grid

The lifestyle the listing describes is private and nature-focused: off-grid living in a quiet Caribbean setting, with Bocas Town and Almirante close enough by boat for supplies, services and onward travel.





LAND AND WATER

Ringed by Mangroves

The parcel sits within a mangrove shoreline in the Tierra Oscura area, its hard land ringed by the shallow, sheltered water of Almirante Bay. The mangroves are the setting and the shelter at once: they soften the water at the shore and keep the clearing quiet, private and low-impact by design.

KNOWN FOR

A small, honest canvas: buildable hard land in a quiet mangrove bay, close to two working towns yet entirely private.

DAYTIME HIGH ±84°F · NIGHT LOW ±75°F



BY BOAT

Boat Access Only

The parcel is reached by boat only, exactly as the listing describes: approximately 30 minutes from Bocas Town and 25 minutes from the port of Almirante. The village of Tierra Oscura, on the mainland shore of the same bay, lies about half a mile straight-line from the pin.

OFF-GRID BY NATURE

A Self-Sustaining Canvas

There are no utilities on the parcel and none are promised: the listing presents it as an off-grid canvas, suited to a self-sustaining setup built around the hard land above the mangrove water.

DISTANCES — STRAIGHT LINE

Tierra Oscura 0.6 mi · Bocas Town 10 mi · Almirante 11 mi

318.071 M² • ONE CLEARING • BOAT ACCESS ONLY

LOCATION

On the Map

TIERRA OSCURA • BOCAS DEL TORO, PANAMA



GALLERY

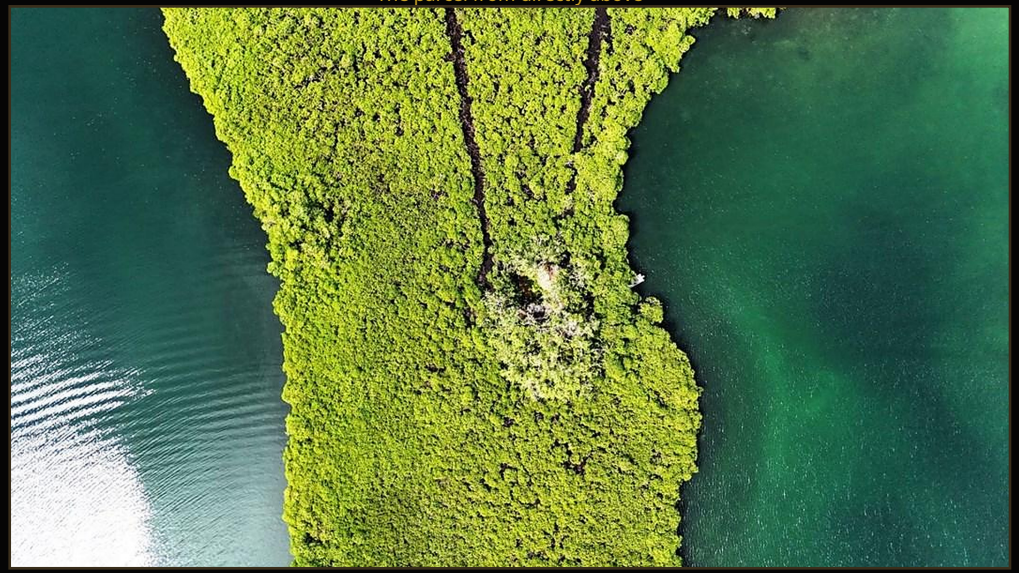
The Estate in Frames



The parcel from directly above



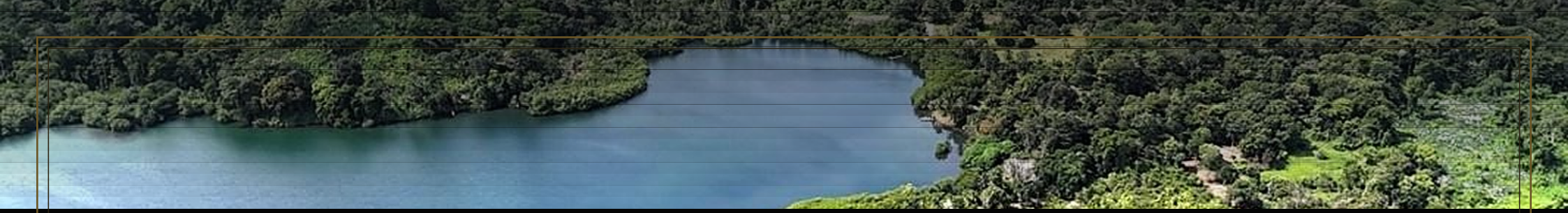
The clearing in the trees



Twin channels cut through the mangrove



Mangrove islets across the cove



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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