PRIVATE ISLANDS INC.

BOCAS DEL TORO

PANAMA, CENTRAL AMERICA



42 ACRES · LEASEHOLD

17 HECTARES · UNDEVELOPED

9.204°N 82.148°W



THE ESTATE

At a Glance

LOCATION	Bocas del Toro, Panama
TENURE	Leasehold (Right of Possession)
LAND AREA	42 acres (17 ha)
STATUS	Undeveloped
SHORELINE	Sand and mangrove edges
TERRAIN	Low-lying mangrove island

ACRES OF ONE ISLAND

Seventeen hectares of forest, shore and lagoon held under one Right of Possession — a scale of holding rarely offered in Bocas.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
42 acres

TENURE
Leasehold

TERRAIN
Low-lying

WATERS
Caribbean Sea

SETTING
Bocas del Toro archipelago

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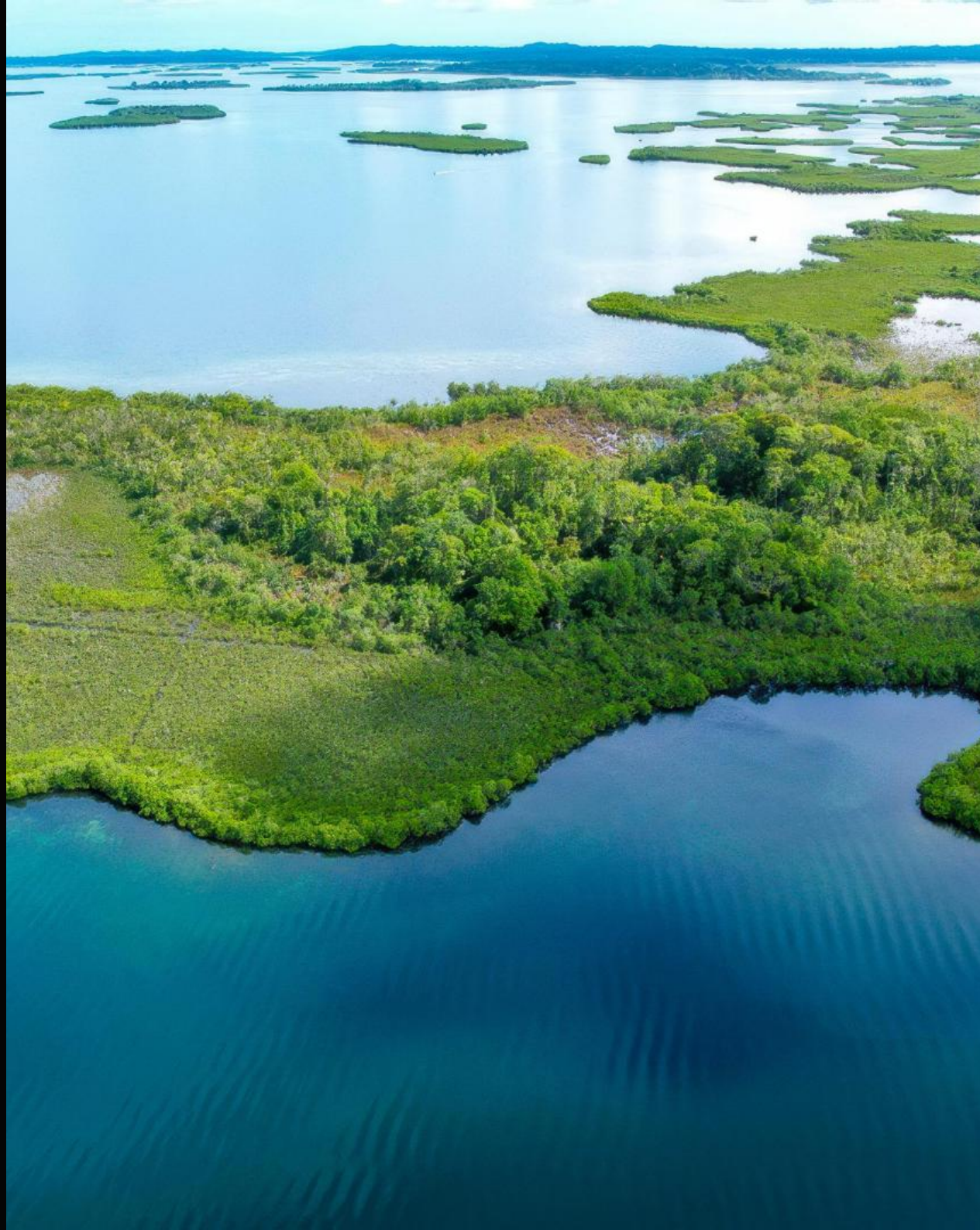
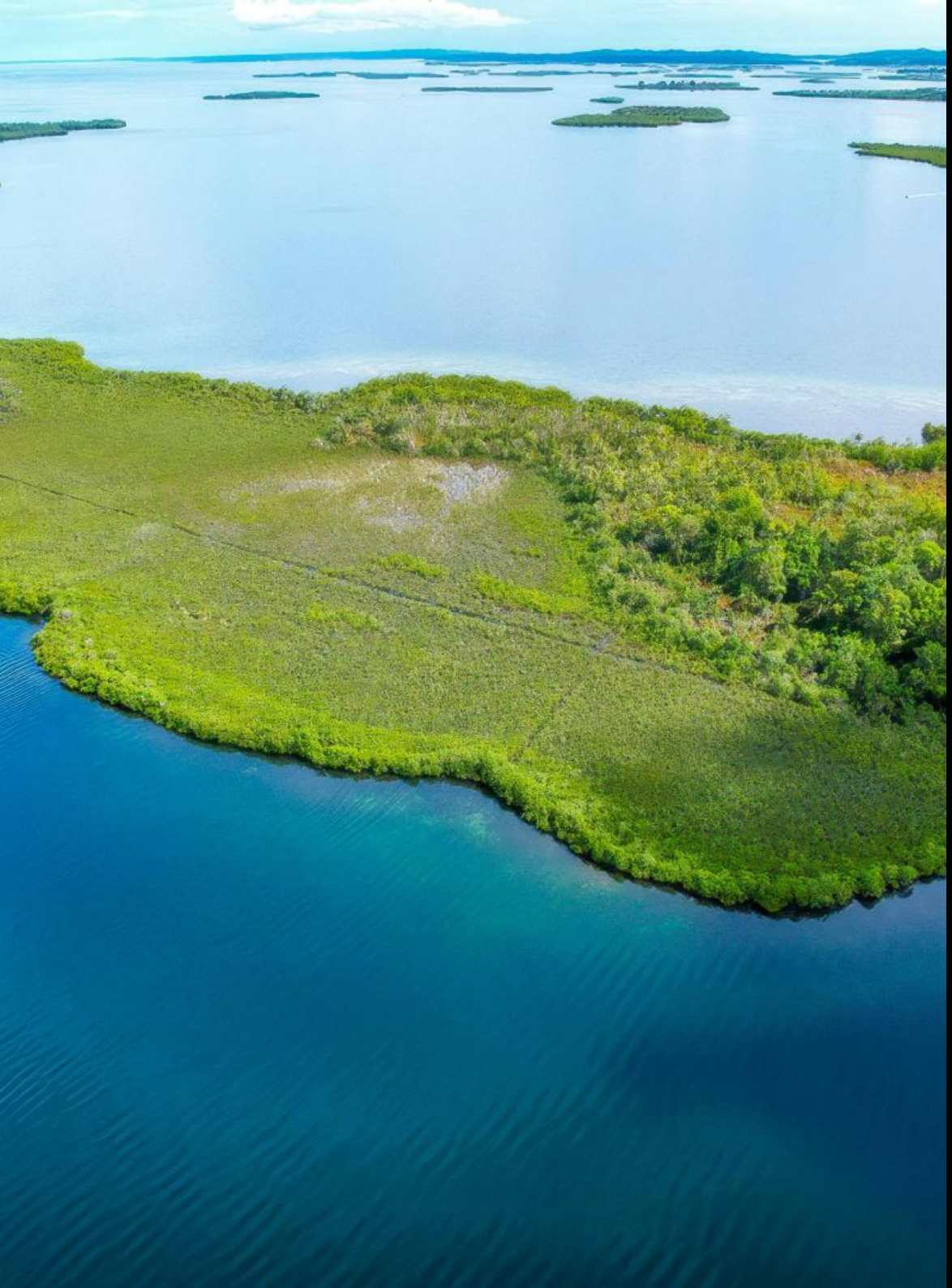
REGION — PANAMA

Panama's Caribbean archipelagoes are the country's island frontier. In Bocas del Toro, most island land is held by Right of Possession (Derechos Posesorios) — leasehold tenure: the holder may occupy, use, build on and transfer the land, and the rights can be converted to full registered title.





THE ISLAND

A Blank Canvas at Scale

This 42-acre island is one of the most significant landholdings currently offered in Panama's premier Caribbean destination — a vast, untouched landmass with the scale and flexibility to serve as a private retreat or a signature luxury hospitality project.

THE LAND

Forest, Shore and Lagoon

The island's heart is pristine tropical forest, home to diverse flora and indigenous bird species. Around it the shoreline runs from white-sand frontage to lush mangrove edges, and an interior lagoon sits at the forest's edge — an old-world Caribbean landscape, entirely undeveloped.

THE VISION

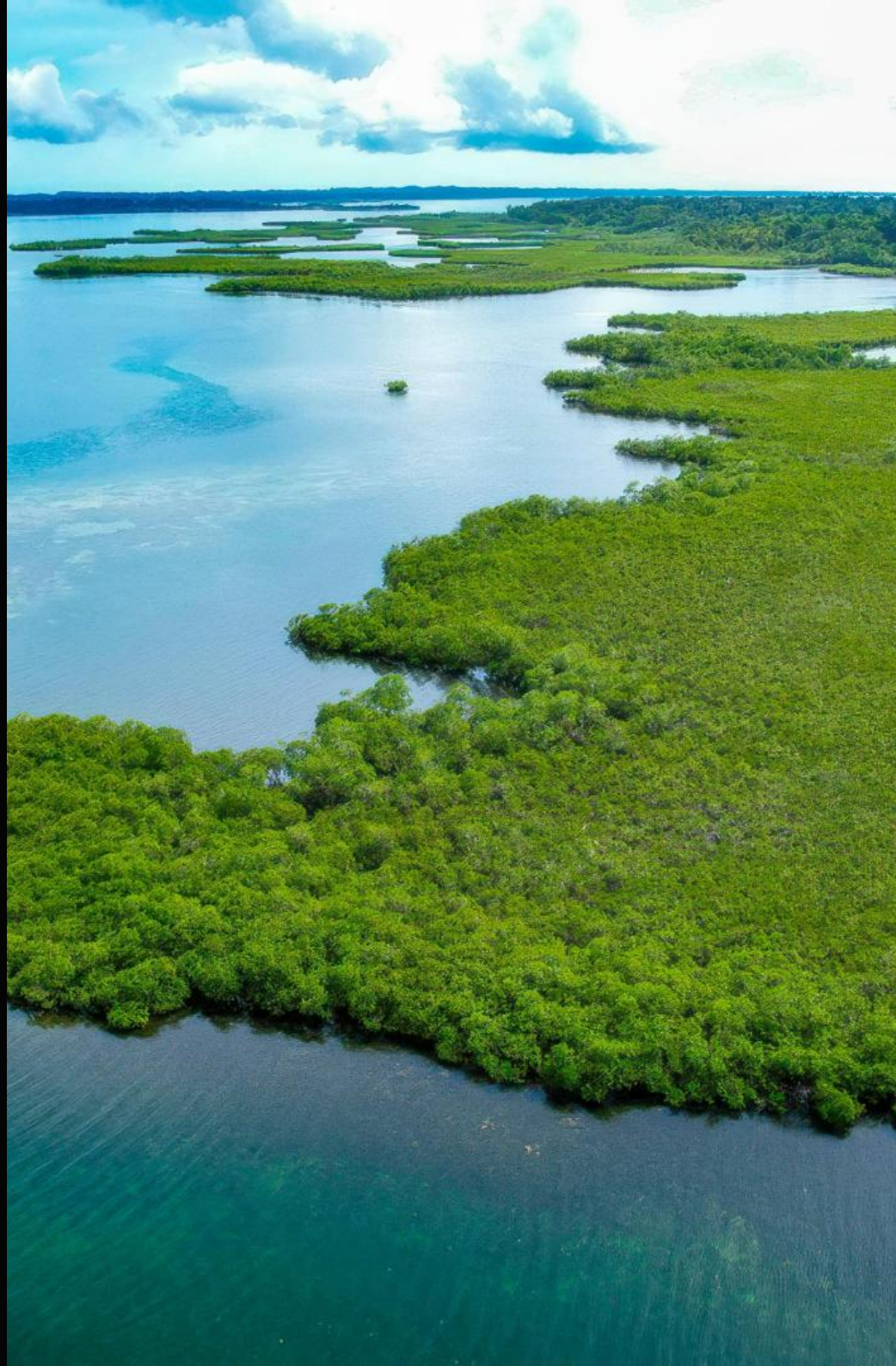
Built in Phases

The 17-hectare footprint allows a phased master plan: begin with a central eco-lodge or private villa and expand into a multi-phase resort while keeping a low-density, high-privacy environment. As a non-developed site it is a prime candidate for fully off-grid green infrastructure — high-capacity solar and advanced rainwater harvesting.

OVERWATER

The Bocas Signature

The island's extensive water frontage offers the rare opportunity to secure concessions for overwater bungalows, floating villas and dining pavilions — the immersive architecture that is this region's most sought-after feature for high-yielding luxury rentals.





LAND AND WATER

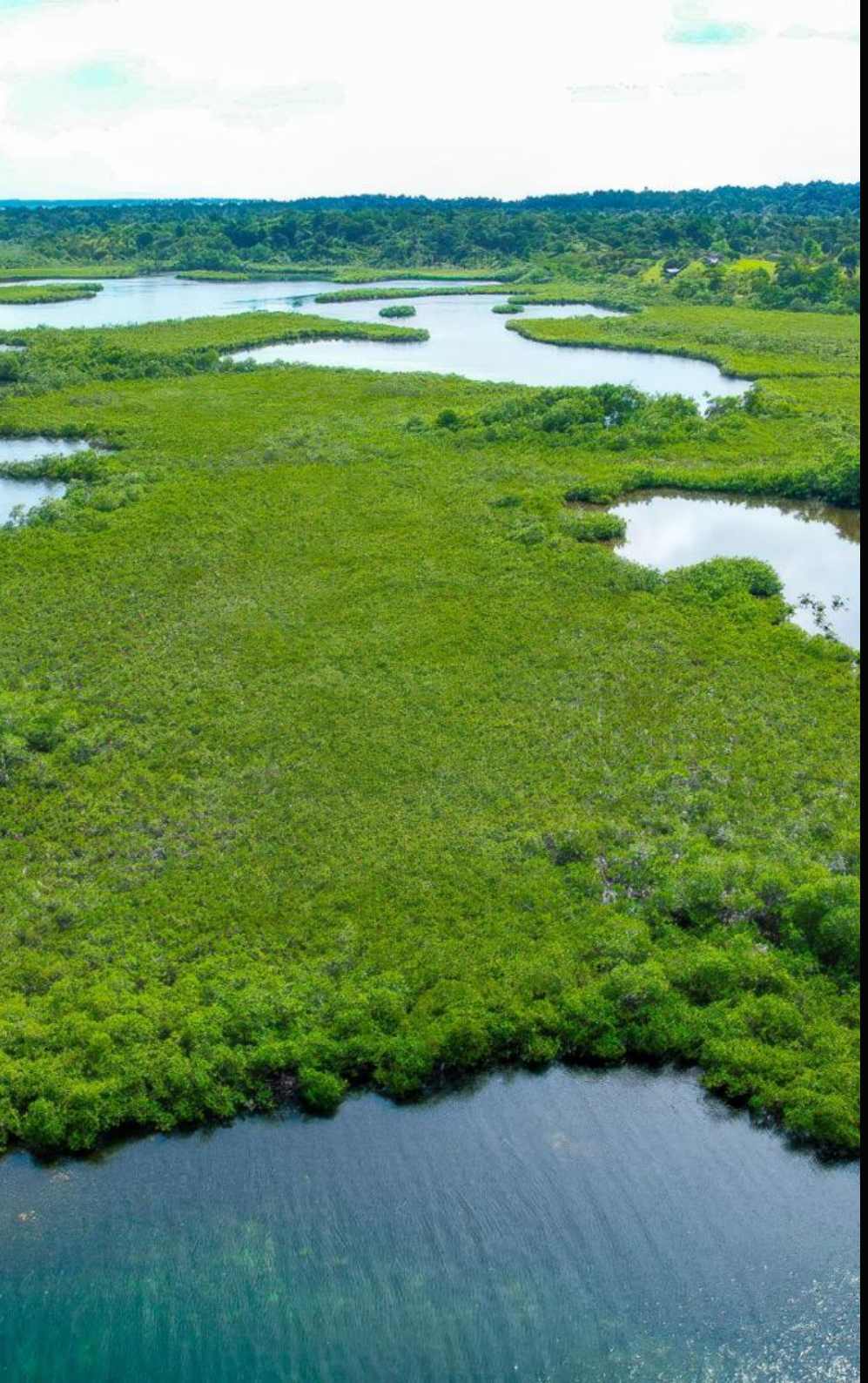
An Island Shoreline

The island is defined by its extensive coastline and the legendary overwater potential that has made Bocas del Toro famous. The perimeter mixes white-sand frontage with lush mangrove edges — a diverse habitat for marine life that also gives natural storm protection — while beyond the shore lie the crystal-clear turquoise waters and vibrant coral reefs the archipelago is known for.

KNOWN FOR

Scale — 42 undeveloped acres with the water frontage for Bocas del Toro's signature overwater development.

DAYTIME HIGH ±89°F · NIGHT LOW ±70°F



BY WATER

The Boat from Bocas Town

Bocas Town is just 35 minutes away by boat. That proximity keeps the movement of construction materials, staff and provisions efficient and cost-effective compared with more remote Caribbean atolls — seclusion without isolation.

THE GATEWAY

Isla Colón & Panama City

From Bocas Town it is a short hop to Bocas del Toro 'Isla Colón' International Airport (BOC). Daily flights connect the archipelago to Panama City in approximately 50 minutes, putting the island within easy reach of international arrivals.

DISTANCES — STRAIGHT LINE

Bocas Town 11 mi · Isla Popa 2 mi · Loma Partida 4 mi

ONE ISLAND • 42 ACRES • LEASEHOLD

LOCATION

On the Map

PUNTA LAUREL • BOCAS DEL TORO, PANAMA

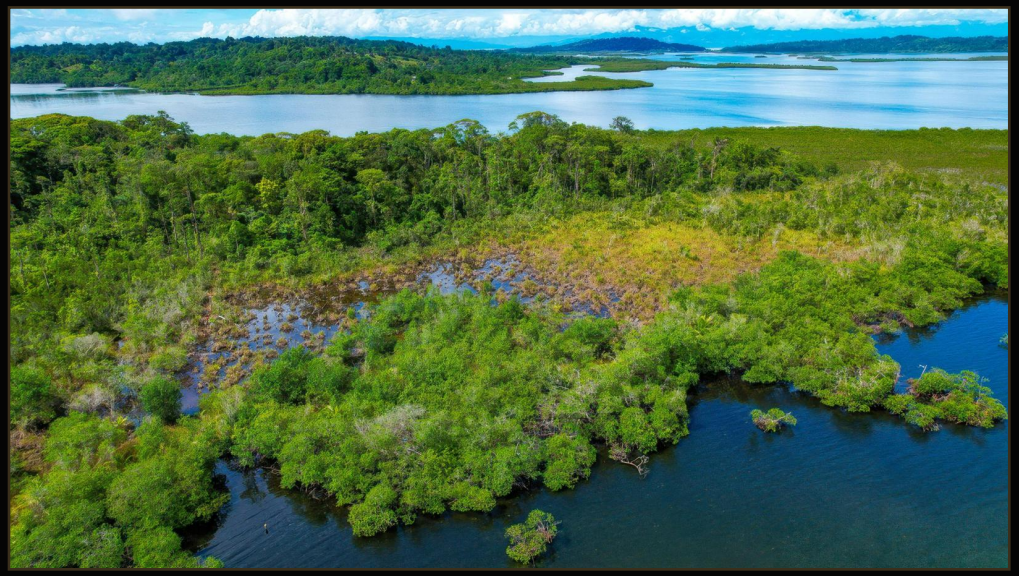


GALLERY

The Estate in Frames



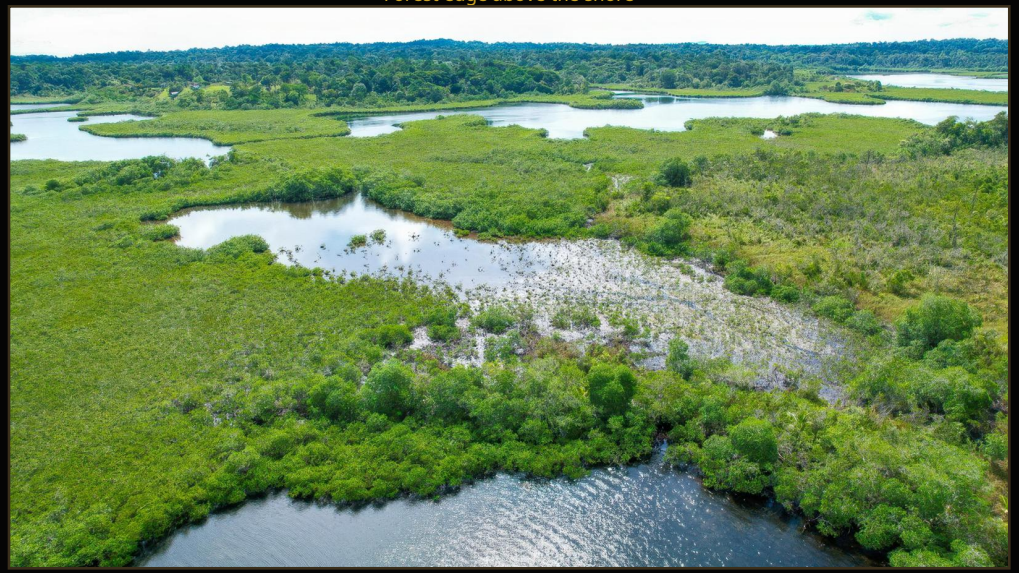
The island's interior lagoon



Forest edge above the shore



Mangrove shore and tidal flats



Lagoon, flats and channels



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BOCAS DEL TORO

BOCAS DEL TORO, PANAMA

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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