PRIVATE ISLANDS INC.

CORAL CAY

BOCAS DEL TORO, PANAMA

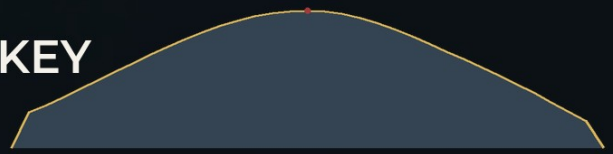


2.47 ACRES · LEASEHOLD

12 OVER-WATER STRUCTURES · TURN-KEY

9.243°N 82.139°W

ELEVATION — LOW-LYING CAYE



THE ESTATE

At a Glance

LOCATION	Cayo Coral, Bocas del Toro
TENURE	Leasehold (Right of Possession)
LAND AREA	2.47 acres (10,000 m²)
STRUCTURES	12, over-the-water
OPERATION	Turn-key hospitality hub
SETTING	Mangrove cay + coral reef

STRUCTURES OVER THE WATER

Restaurant, lodging, retail and a marine fuel station — twelve interconnected buildings on boardwalks above a crystalline reef, operating turn-key.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
2.47 acres

TENURE
Leasehold

STRUCTURES
12 over-water

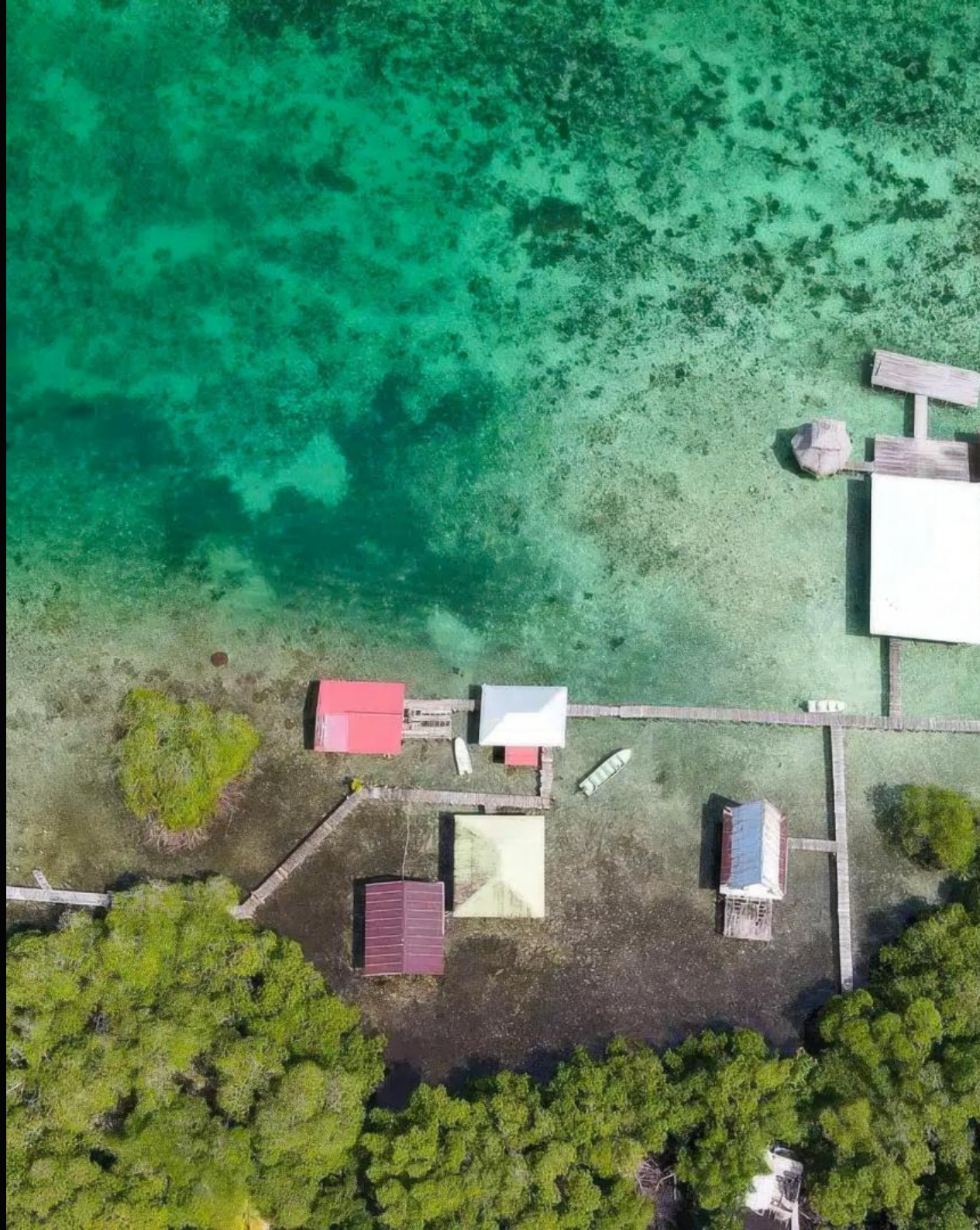
TERRAIN
Low-lying

WATERS
Caribbean Sea

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REGION — PANAMA

Bocas del Toro is Panama's Caribbean archipelago — reef-ringed cays reached by boat from Isla Colón. Its 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 CAY

A Landmark on the Tour Route

Coral Cay is a cornerstone of the Bocas del Toro experience — a mandatory stop for the Bocas Boteros tour circuit and a fixture of the archipelago's itineraries. Built entirely over a vibrant, crystalline reef, the estate offers a 360-degree immersion in Caribbean blue.

THE STRUCTURES

Twelve Buildings, One Boardwalk System

The estate consists of 12 distinct over-the-water structures, meticulously maintained and connected by a system of scenic boardwalks — from the two-level hospitality centre to the owner's private over-the-water home, set behind the retail area for privacy.

STAYING HERE

Cabins Over the Reef

Lodging runs to a two-story A-frame rental cabin, a one-story over-water bungalow and a private Zapatilla-view cabana, plus a twelfth structure with its own kitchen and bath for long-term, self-catered guests.

THE BUSINESS

Retail, Snorkel & Fuel

An active convenience store, a snorkel gear shop and a marine bodega gas station serve the archipelago's boat traffic — established revenue streams behind a ready-to-operate business with a consistent flow of visitors year-round.





LAND AND WATER

Mangrove Cay, Coral Garden

Coral Cay sits at the intersection of a lush mangrove cay and a world-famous snorkelling reef. Steps from the restaurant platform lead directly into a thriving coral garden. All buildings are anchored with sturdy pilings in white sand, and additional pilings are already in place for a ready-to-build Phase II of over-water bungalows. A backup generator and a large-scale rainwater catchment system keep the hub operationally independent.

KNOWN FOR

The archipelago's over-water dining and refuelling stop — a fixture of the Zapatilla tour route, steps from its own coral garden.

DAYTIME HIGH ±86°F · NIGHT LOW ±73°F · SEA 81–84°F



BY BOAT

Ten Miles from Bocas Town

Coral Cay is a boat address. Bocas Town, the archipelago's hub on Isla Colón, lies 10 miles straight-line to the northwest, its international airport much the same — the standard arrival is a flight to Isla Colón, then a boat south past Isla Bastimentos to the cay.

THE GATEWAY

On the Zapatilla Route

The cay sits on the main Zapatilla tour route, with Cayo Zapatilla No. 1 six miles east — the run the Bocas Boteros make daily, which is why the restaurant, the shops and the fuel station sit at the centre of the circuit.

DISTANCES — STRAIGHT LINE

Bocas Town 10 mi · Bocas Airport (BOC) 10 mi · Cayo Zapatilla No. 1 6 mi

12 STRUCTURES • ONE BOARDWALK SYSTEM • TURN-KEY OPERATION

LOCATION

On the Map

BOCAS DEL TORO • CARIBBEAN PANAMA



GALLERY

The Estate in Frames



The structure cluster from the air



The A-frame cabin boardwalk



The hospitality-centre kitchen



The convenience store and snorkel shop



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

CORAL CAY

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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