PRIVATE ISLANDS INC.

CAYO ROLDÁN

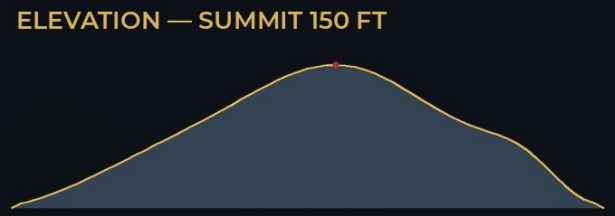
BOCAS DEL TORO, PANAMA



16.06 ACRES · FREEHOLD

3-BED RESIDENCE · BUILT 2014

9.217°N 82.324°W



THE ESTATE

At a Glance

LOCATION	Bocas del Toro, Panama
TITLE	Freehold
LAND AREA	16.06 acres
RESIDENCE	3 bed · 2 bath, built 2014
SUMMIT	150 ft
WATERS	Bahía de Almirante

FEET OF BEDROCK RIDGE

A solid-rock ridge runs the island's spine — high, dry ground with 360-degree views over the bay and the Bocas coastline.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
16.06 acres

TITLE
Freehold

SUMMIT
150 ft

RESIDENCE
3 bed · 2 bath

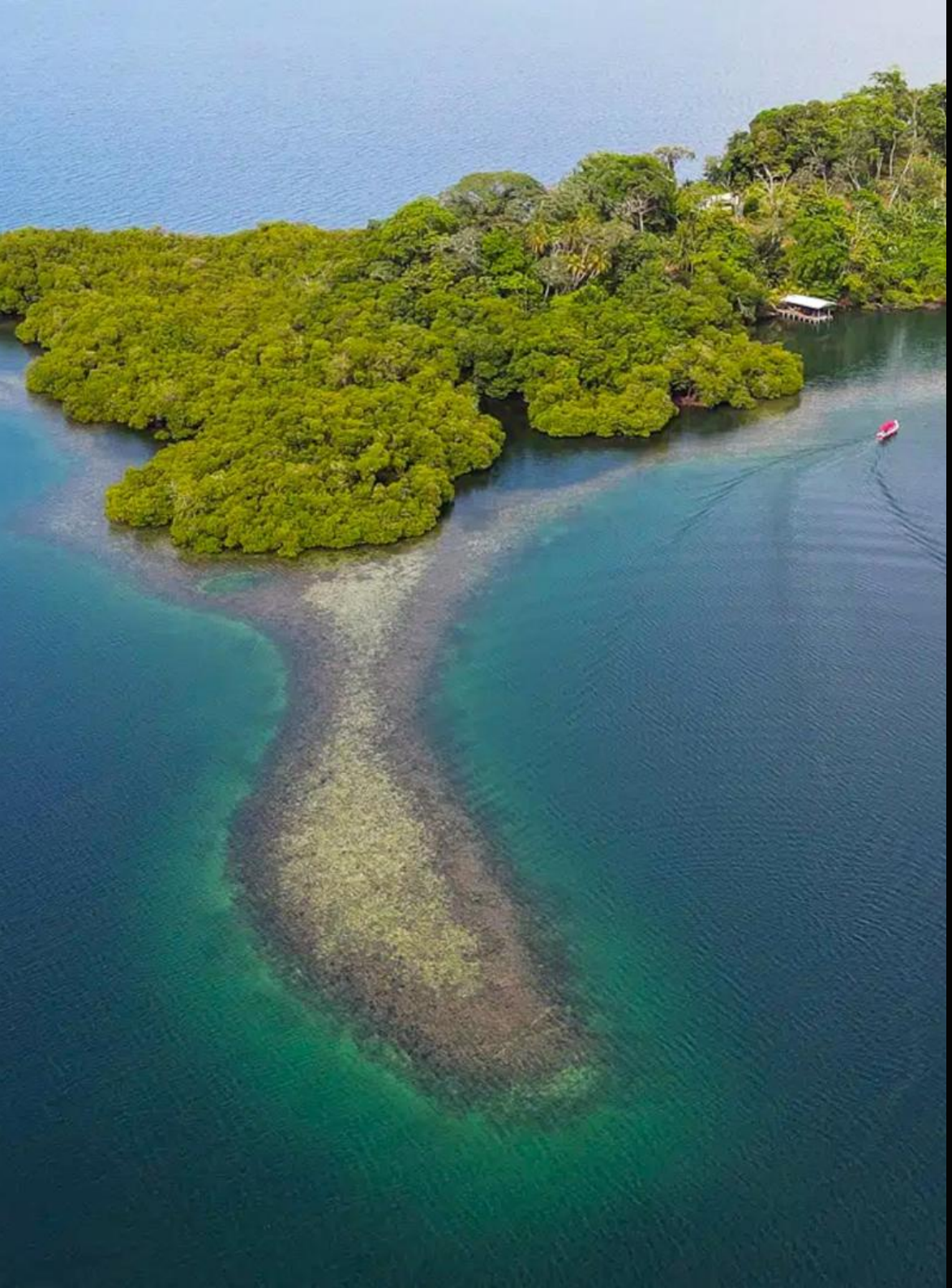
ACCESS
10 min by boat

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REGION — PANAMA

Bocas del Toro is Panama's Caribbean archipelago, a chain of forested islands off the mainland port of Almirante. Panama is one of the few Caribbean-facing countries where island land can be held under titled freehold, open to foreign buyers on the same terms as Panamanians.





THE ISLAND

Bedrock, Not Sand

Most Caribbean cayes are coral sand. Cayo Roldán is bedrock — a solid geological foundation that removes the erosion concerns of a sand caye, carrying a high central ridge with 360-degree views of the Caribbean and the lush Bocas del Toro coastline.

THE LAND

A Ridge Above the Bay

A gravel driveway runs the length of the island's spine through mature canopy and fruit trees — mango, lemon, lime and orange — with exotic flowering plants along its edges. Two-thirds of the property remains undeveloped, leaving room for an eco-lodge or further guest villas.

THE RESIDENCE

Built for the Trade Winds

The main residence, built in 2014 and meticulously maintained, holds three bedrooms and two bathrooms around an open-concept kitchen and dining area. Two oversized covered patios are angled to the prevailing trade winds, and the social heart of the house is a private plunge pool with a built-in bar.

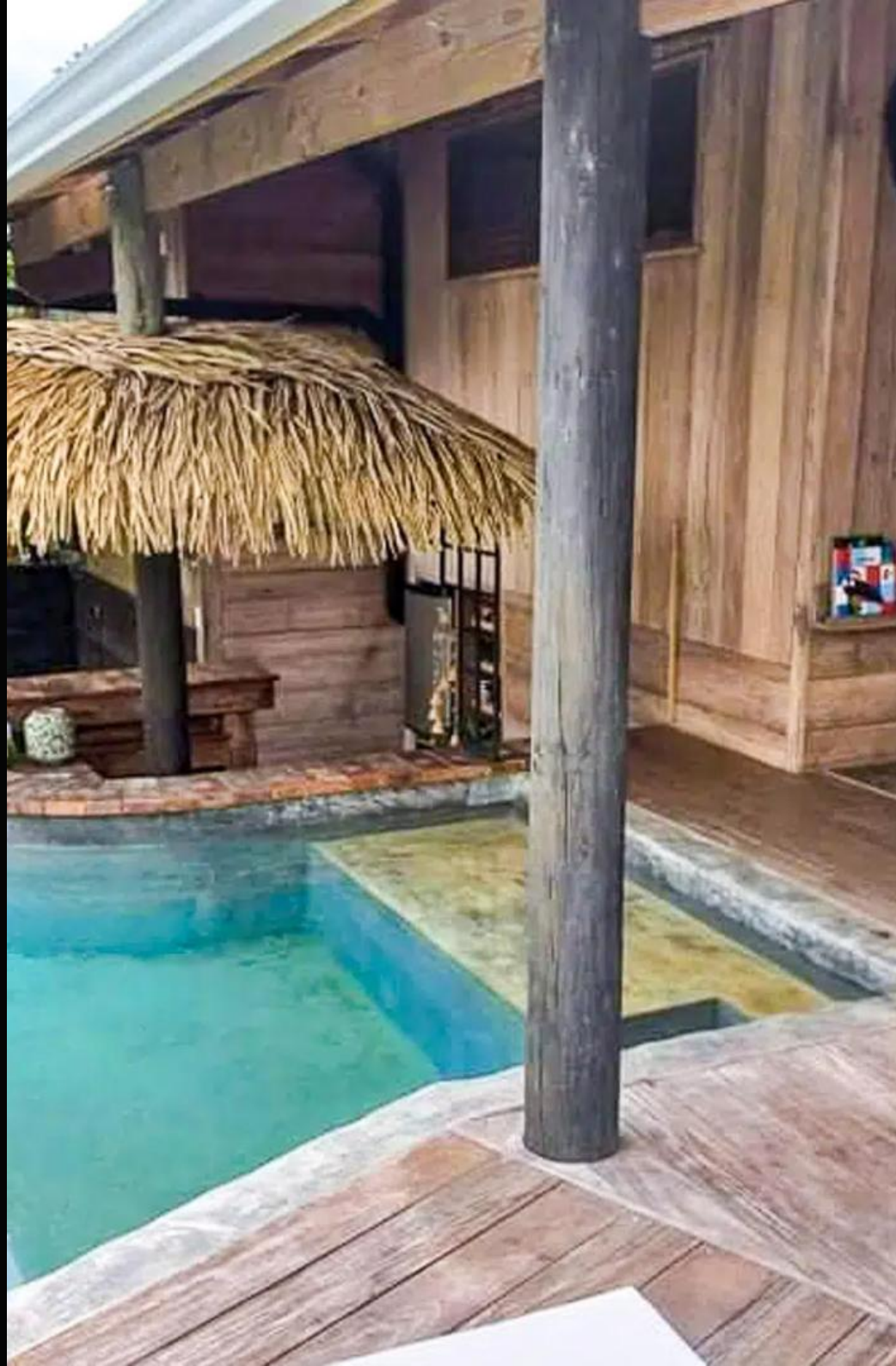
THE CABANA

Guests on the Ridge

A separate guest cabana sits along the ridge, private from the main house — room for visitors, or a starting point for rental income. The sale is turnkey: a covered boat dock with storage, a boathouse and an ATV garage are already in place.

A NOTE ON IMAGERY

The listing gallery includes one still taken from an AI-generated video clip. It was excluded from this brochure; every photograph shown here is a straight photograph of the island and its buildings.





LAND AND WATER

Four Ways Into the Water

The shoreline offers four distinct sea access points: a sheltered deep-water bay that takes large vessels, a rocky beachfront for exploration, and a specialised jetty reaching over a vibrant coral reef for immediate snorkelling, with mangrove inlets threading the island's quieter shores. On land, the island is a natural sanctuary — sloths, iguanas and tropical birdlife thrive in the mature fruit groves.

KNOWN FOR

Bedrock — a solid-rock island estate in Bocas del Toro with a ridge residence, guest cabana, plunge pool and deep-water dock.

DAYTIME HIGH ±86°F · NIGHT LOW ±73°F



BY WATER

Ten Minutes from Almirante

Logistics are remarkably simple for a private island of this scale: a 10-minute boat ride from Almirante, seven miles straight-line across the bay. The sale includes a private boat for the crossing and an ATV for on-island transport, landed at the island's covered deep-water dock.

OFF-GRID

Solar, Rainwater, WiFi

The home is fully off-grid, run on a high-capacity solar power system with a professional-grade rainwater catchment and filtration system — and, despite the seclusion, equipped with reliable WiFi. A functional chicken coop and the fruit groves complete the self-sufficient picture.

DISTANCES — STRAIGHT LINE

Almirante 7 mi · Isla Pastores 2 mi · Bocas Town 10 mi

ONE BEDROCK ISLAND • FOUR SEA ACCESS POINTS • FULLY OFF-GRID

LOCATION

On the Map

BAHÍA DE ALMIRANTE • BOCAS DEL TORO, PANAMA



GALLERY

The Estate in Frames



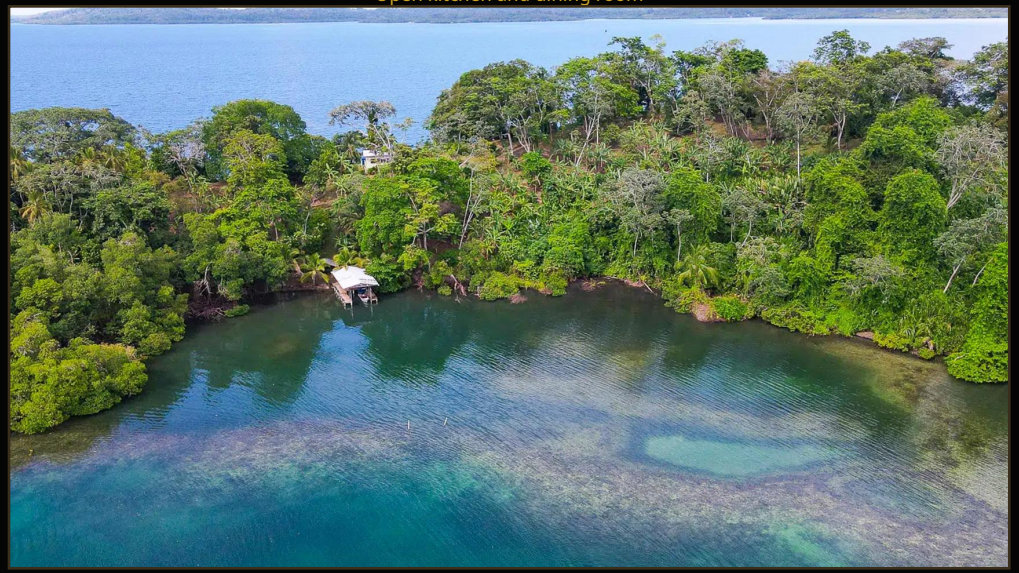
The residence clearing from above



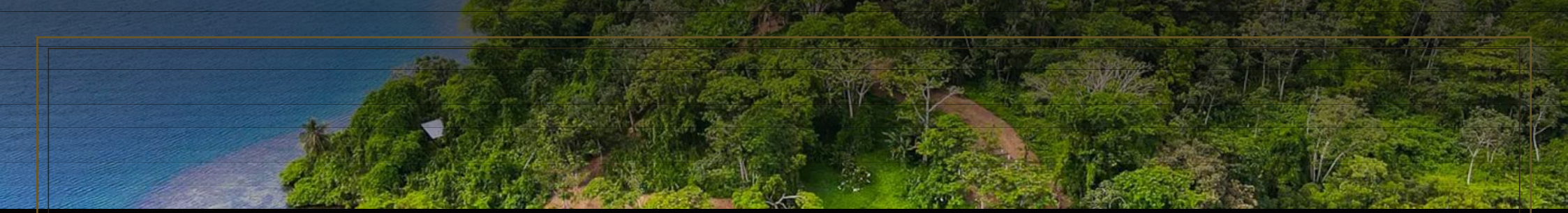
Open kitchen and dining room



The guest cabana



The sheltered bay shore



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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