PRIVATE ISLANDS INC.

ISLA POPA PARCEL

BOCAS DEL TORO, PANAMA



1.62 ACRES · LEASEHOLD

6,550 M² SURVEYED PARCEL

9.174°N 82.050°W

ELEVATION — HILLTOP 141 FT



THE ESTATE

At a Glance

LOCATION	Near Isla Popa, Bocas del Toro, Panama
TITLE	Leasehold (Right of Possession)
LAND AREA	1.62 acres (6,550 m²)
HILLTOP	141 ft (island high point)
FRONTAGE	Shoreline on two sides
STATUS	Undeveloped — cleared, off-grid

OF SURVEYED HIGH GROUND

The parcel takes the island's elevated plateau — surveyed, cleared and described by the listing broker as ready to build on, with the mangrove canopy falling away below to open water and distant ridges.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
1.62 acres

TITLE
Leasehold (Right of Possession)

HILLTOP
141 ft

PARCEL
6,550 m² surveyed

WATERS
Bocas del Toro

www.privateislandsonline.com/central-america/panama/isla-popa-parcel-bocas-del-toro

REGION — PANAMA — BOCAS DEL TORO

Most Bocas del Toro island land is held by Right of Possession (Derechos Posesorios) rather than registered title: 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.





THE SETTING

High Ground, Ready to Build

On a small, privately owned island near Isla Popa, this parcel is one of three cleared lots — roughly 6,550 square metres (about 1.6 acres) of surveyed high ground, cleared and ready to build on. From the building area the land looks out over the mangrove canopy to open water and distant ridges, with shoreline on two sides.

THE LAND

A Plateau Above the Mangroves

The parcel occupies the island's high ground. The cleared plateau takes in both the mangrove-fringed shoreline below and the open water beyond, and views run across the channel to the far shore. As an off-grid location, services are by solar power and rain catchment, as is standard across the archipelago.

SHORELINE AND ACCESS

Deep Water at the Shore

Access is by boat only — about 45 minutes from Bocas Town and 35 minutes from Chiriquí Grande. Deep-water anchorage lies just off the parcel, and a low sand bank on the channel side forms a natural place for a dock. Showings are by appointment, with 24 hours' notice.

TENURE

Rights of Possession, Stated Plainly

The parcel is held under Rights of Possession, as stated by the listing broker — the customary tenure for island land in Bocas del Toro — rather than titled fee-simple land. Full details are available to serious inquiries through Private Islands Inc.







LAND AND WATER

Where the Canopy Meets the Channel

Mangrove shoreline guards the island on every side, and from the parcel's high ground the canopy drops away to the channel and the open water beyond. It is the Bocas del Toro pattern at its purest — green island, still water, and the far ridges of the mainland coast on the horizon.

KNOWN FOR

A surveyed, elevated building parcel on a small private island near Isla Popa — cleared high ground, shoreline on two sides and deep-water anchorage, held under Rights of Possession.

DAYTIME HIGH ±85°F · NIGHT LOW ±73°F



BY WATER

Forty-Five Minutes from Bocas Town

There is no road and no airstrip — the parcel is reached the Bocas way, by boat: about 45 minutes from Bocas Town and 35 minutes from Chiriquí Grande, with deep-water anchorage just off the shore and a low sand bank on the channel side as the natural dock site.

THE GATEWAY

Bocas Town Stands Behind It

Bocas Town, on Isla Colón, is the archipelago's hub — the international airport with flights from Panama City, plus supplies, dining and services. Chiriquí Grande, the mainland port across the water, ties the islands to the highway network.

DISTANCES — STRAIGHT LINE

Cayo de Agua 1.5 mi · Bocas Town (Isla Colón) 17 mi · Chiriquí Grande 16 mi · Almirante 26 mi

1.62 ACRES • LEASEHOLD (RIGHT OF POSSESSION) • BOAT ACCESS ONLY

LOCATION

On the Map

NEAR ISLA POPA • BOCAS DEL TORO, PANAMA



GALLERY

The Parcel in Frames



The island's cleared plateaus, from above



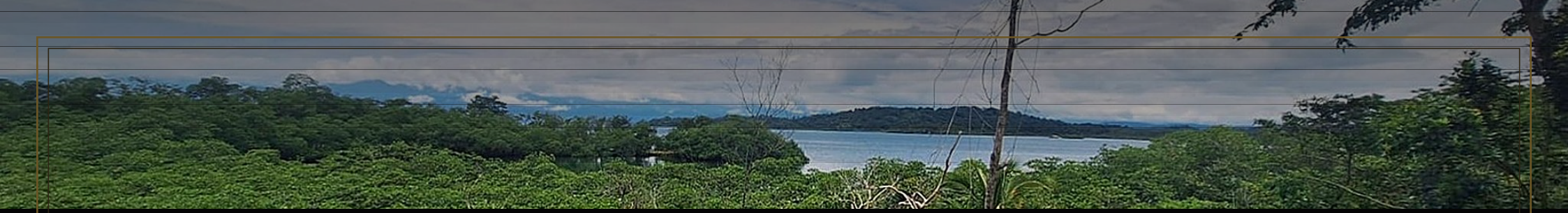
Plantings on the cleared ground



The broker's approximate parcel boundary — 6,550 m² (1.62 acres)



Across the hilltop clearing



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

ISLA POPA PARCEL

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.

www.privateislandsonline.com/central-america/panama/isla-popa-parcel-bocas-del-toro

info@privateislandsinc.com

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