

Coral Cay

BOCAS DEL TORO — PANAMA — CENTRAL AMERICA

Twelve over-the-water structures linked by boardwalk above a protected coral garden — Coral Cay is the legendary mandatory stop on the Bocas tour circuit. A turn-key hospitality enterprise with a restaurant, boutique lodging, a retail shop, a snorkel center and a marine fuel station, it is offered 100% ready for business. Twenty minutes by boat from Isla Colón, it sits inside the Isla Bastimentos National Marine Park on the main Zapatilla route.

USD 1,200,000

2.47 ACRES — 12 OVER-WATER STRUCTURES — TURN-KEY — RoP

THE ESTATE

At a Glance

PRICE	USD 1,200,000
LOCATION	Bocas del Toro, Panama, Central America
ACREAGE	2.47 acres (10,000 m ²)
ESTATE	12 interconnected over-water structures
DINING	Full restaurant, kitchen and dining areas
LODGING	A-frame cabin, bungalow, cabana + long-term unit
COMMERCIAL	Store, snorkel shop and marine fuel station
UTILITIES	Backup generator; rainwater catchment
TENURE	RoP (Rights of Possession)
STATUS	Available — for sale

THE BOCAS ICON

A fixture of the Bocas Boteros tour circuit with more than a decade of hospitality history — restaurant, lodging, store and fuel dock over the water, offered 100% turn-key and ready for business.

ISLAND VITALS

COORDINATES

9.243°N, 82.139°W

SHORELINE

Coral reef, mangrove

ELEVATION

Sea level — fully over-water

WATERS

Caribbean Sea





THE ESTATE

A Village Above the Reef

Coral Cay floats above one of Bocas del Toro's signature coral gardens: twelve over-water structures — connected by covered boardwalks — housing a restaurant, kitchen and dining rooms, satellite huts, an A-frame cabin, a bungalow, a cabana and a long-term accommodation unit. Pilings already stand ready for a planned second phase of development.

THE BUSINESS

100% Turn-Key

The cay is offered 100% turn-key: restaurant, retail store, snorkel shop and marine fuel station all operating, with backup power and rainwater catchment. This is not a project — it is an established brand on the Bocas tour circuit, ready for a new owner from day one.

DINING

The Over-Water Restaurant

The restaurant is the cay's beating heart — a destination dining room on pilings where tour boats and day-trippers arrive hungry and leave loyal. A full kitchen and multiple dining areas serve the circuit all day, every day.

LODGING

Boutique Stays Over the Sea

Overnight guests sleep above the reef: an A-frame cabin, a bungalow, a cabana and a long-term unit offer boutique over-water lodging that few Panamanian properties can match.





LAND & WATER

Coral Gardens & Mangrove Shores

The cay sits within a protected coral garden — snorkeling straight from the boardwalk — on the southern shore of Isla Bastimentos, wrapped in mangrove. Everything here is built above white sand on pilings: the terrain is the sea itself.

KNOWN FOR

The over-water icon of Bocas del Toro: restaurant, boutique lodging and a fuel dock on the main Zapatilla tour route — a turn-key brand inside a national marine park.



ARRIVAL

Twenty Minutes From Isla Colón

A 20-minute boat ride from Isla Colón and Bocas Town — the archipelago's international gateway — puts the cay within easy reach of guests, staff and supplies.

THE CIRCUIT

On the Main Zapatilla Route

Coral Cay is a mandatory stop for the Bocas Boteros boats running the Zapatilla circuit — a built-in, self-renewing customer flow that money cannot buy and marketing cannot replicate.

IN THE PARK

National Marine Park Setting

The cay lies inside the Isla Bastimentos National Marine Park — a protected seascape that guarantees the setting's wild beauty in perpetuity.

LOCATION

On the Map

BOCAS DEL TORO — PANAMA — CENTRAL AMERICA

CORAL CAY

Bocas del Toro, Panama • 9.243°N, 82.139°W

DISTANCES

Bocas Town	10 mi
Bocas del Toro Airport (BOC)	10 mi
Isla Zapatilla	7 mi

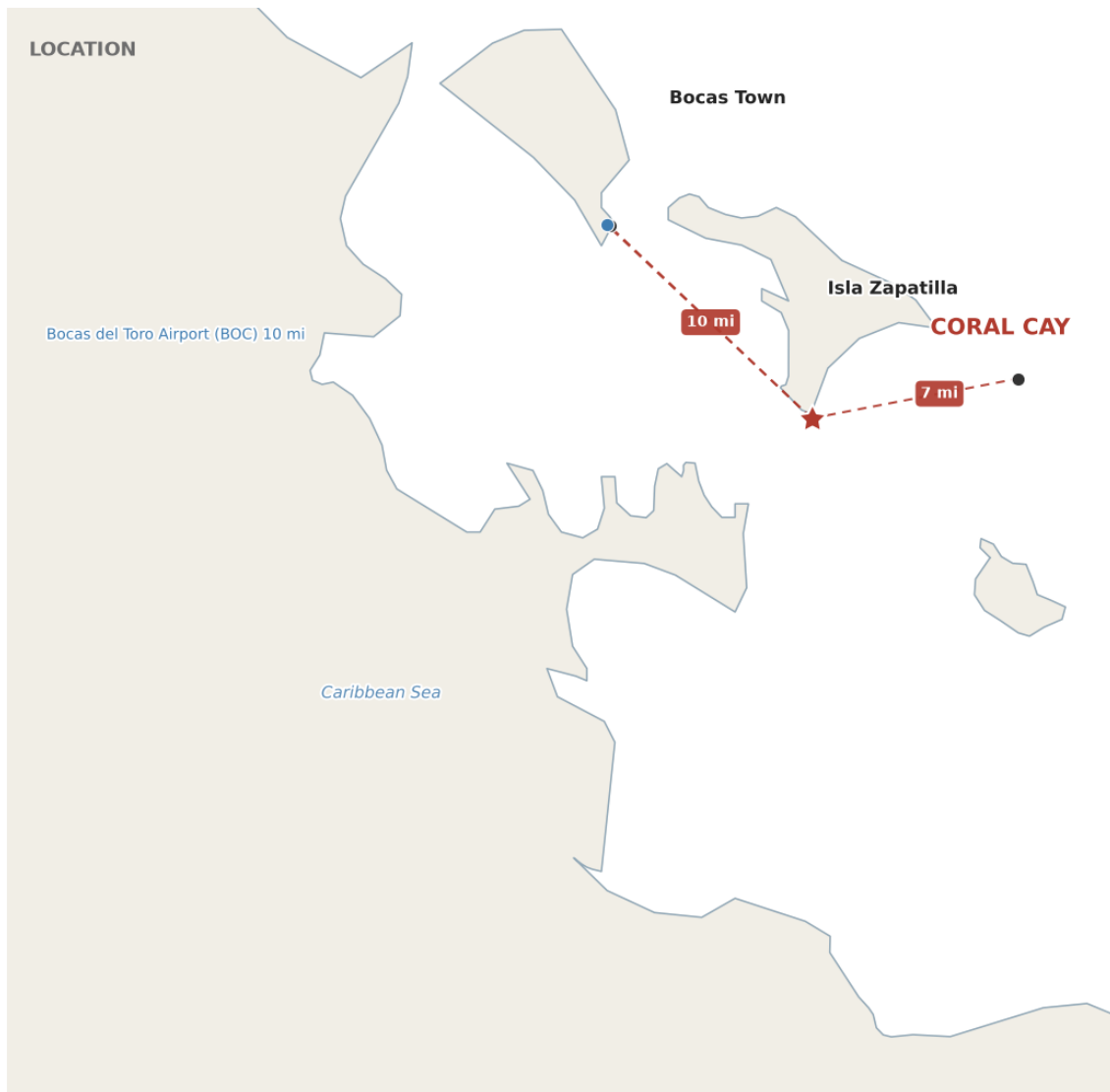
ELEVATION & CLIMATE

Terrain	Sea level — fully over-water estate
Summer high (May avg)	86°F
Winter low (Jan avg)	73°F
Water temp	81-84°F

ACCESS

- 20-min boat ride from Isla Colón
- On the main Zapatilla tour route
- Inside Isla Bastimentos National Marine Park

Straight-line distances, approximate.
Sources: mapcarta/OpenStreetMap, climate
aggregators (see sources.txt).



GALLERY

The Estate in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Coral Cay

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USD 1,200,000

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