

Cayo Roldán

BOCAS DEL TORO - PANAMA - CENTRAL AMERICA

Cayo Roldán is a 16-acre off-grid estate covering four-fifths of its namesake bedrock island in Panama's Bocas del Toro archipelago — a turnkey Caribbean stronghold priced at USD 1,200,000. A high central ridge delivers 360-degree views over the Caribbean and the mainland coast; below it, a 3-bedroom residence (built 2014), guest cabana, plunge pool with bar, and deep-water dock are already in place. Ten minutes by boat from Almirante, fully solar-powered and rainwater-fed, it is total seclusion with mainland supplies minutes away — and two-thirds of the land still undeveloped.

USD 1,200,000

16 ACRES - TURNKEY ESTATE - FREEHOLD

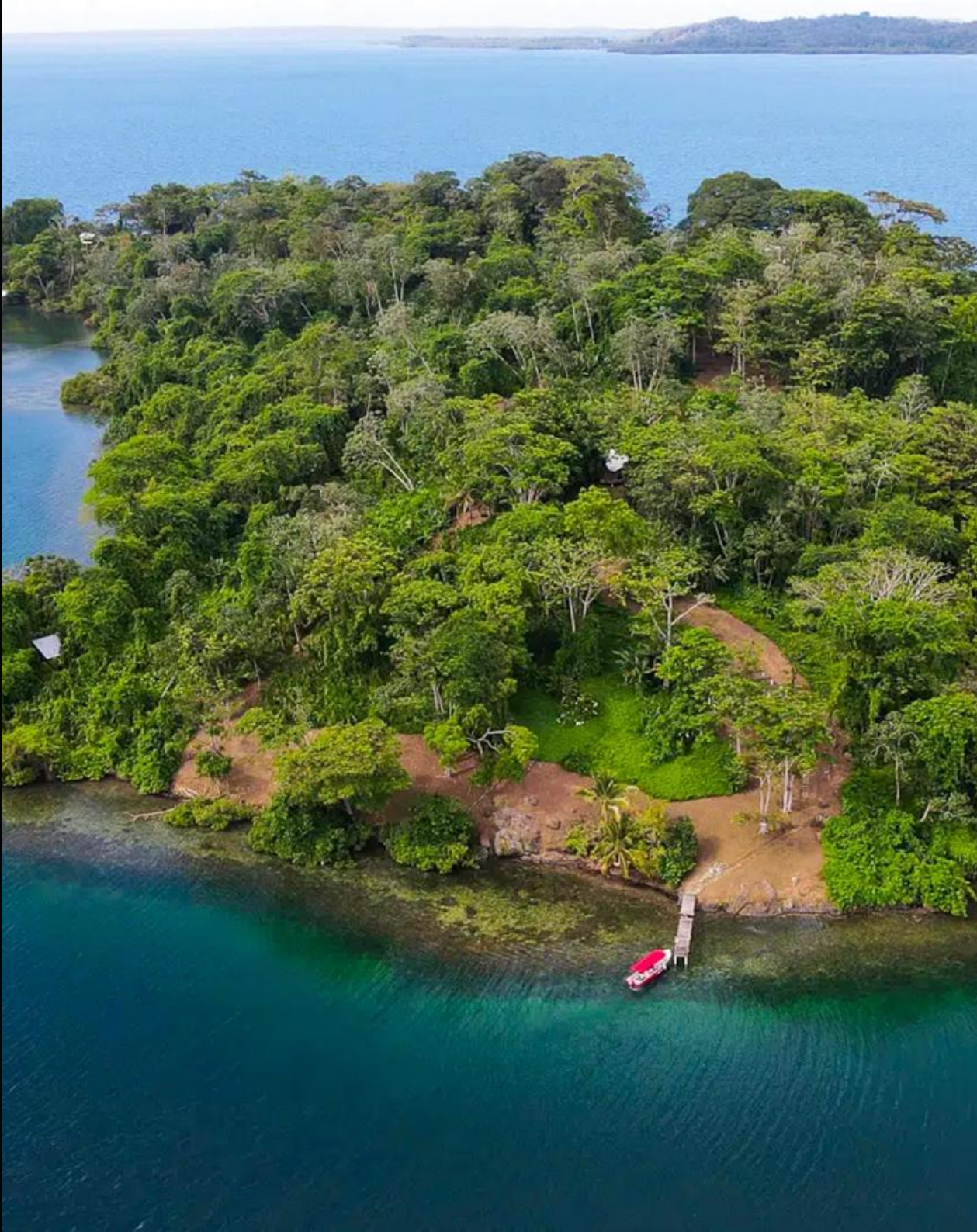
THE ESTATE

At a Glance

PRICE	USD 1,200,000
LOCATION	Bocas del Toro archipelago, Panama
ACREAGE	16.06 acres (~80% of island)
TENURE	Freehold (titled)
RESIDENCE	3 bed / 2 bath (built 2014)
GUEST	Separate ridge cabana
POOL	Plunge pool with built-in bar
DOCK	Covered deep-water dock + boathouse
POWER / WATER	Solar + rainwater (off-grid)
INCLUDED	Boat, ATV, chicken coop
STATUS	Available

ISLAND VITALS

ELEVATION	COORDINATES
128 ft (high point)	9.217°N, 82.323°W
SHORELINE	WATERS
4 sea access points	Caribbean Sea





THE ISLAND

Bedrock Above the Caribbean

In the Bocas del Toro archipelago — Panama's celebrated Caribbean island chain — Cayo Roldán rises from the sea on a foundation of solid bedrock: no shifting sand, no erosion anxiety, just a high forested ridge with 360-degree views. The estate claims the vast majority of the island, and what has been built here since 2014 is a study in off-grid self-sufficiency: solar arrays, rainwater catchment, a deep-water dock, and homes designed around the trade winds.

GEOLOGY

Bedrock, Not Sand

Most Caribbean cayes are coral sand — beautiful, but transient. Cayo Roldán is bedrock: a solid geological foundation that eliminates the erosion concerns shadowing typical coastal holdings. That permanence is the estate's quiet superpower. Combined with titled freehold ownership — available to foreign buyers in Panama — it makes this one of the most structurally secure island investments in the archipelago.

HOMES

Turnkey Tropical

The main residence (2014) is a 3-bedroom, 2-bathroom home kept in meticulous condition: open-concept kitchen and dining, and two oversized covered patios positioned to catch the prevailing trade winds. Along the ridge, a separate guest cabana offers privacy for visitors — or rental income. The social heart is the plunge pool with its built-in bar and extensive lounge seating.

PLAY

Four Ways to the Sea

Boating: sheltered deep-water bay for large vessels; private dock. Snorkeling: a dedicated jetty over vibrant coral reef. Exploration: rocky beachfront, fruit groves, ridge trails. Wildlife: sloths, iguanas, and world-class tropical birding in the mature canopy.





TERRAIN

Land and Water

Sixteen acres of mature tropical canopy on a bedrock foundation, rising along a central ridge with 360-degree Caribbean views. A gravel driveway runs the island's spine past mango, lemon, lime, and orange trees and exotic flowering plants. The shoreline offers four distinct access points — from a sheltered deep-water bay to a coral-reef snorkeling jetty.

KNOWN FOR

A 16-acre turnkey bedrock-island estate in Bocas del Toro — 3-bed residence, guest cabana, plunge pool, deep-water dock — 10 minutes from Almirante.



REGION

The Bocas Effect

Bocas del Toro is Panama's Caribbean calling card — a tourism archipelago with decades of international demand and price appreciation trending upward through 2026. Titled island estates here are finite by definition. Cayo Roldán pairs that scarcity with something rarer still: a turnkey, income-capable compound at a price point the region's larger islands left behind years ago.

ARRIVAL

Access

Logistics are remarkably simple: a 10-minute boat ride from Almirante, with the sale's private boat and ATV handling island-to-mainland and on-island transport. The home is fully off-grid on high-capacity solar and professional rainwater catchment and filtration — yet equipped with reliable WiFi.

VALUE

Best of Both Worlds

Total sovereign isolation with mainland supplies ten minutes away. A developed, off-grid estate with two-thirds of its land still open — room for an eco-lodge, additional villas, or simply the luxury of untouched forest. At USD 1,200,000, Cayo Roldán is the archipelago's honest entry point: bedrock permanence, titled security, and a turnkey home in one of the Caribbean's most beloved destinations.

16 ACRES • TURNKEY • FREEHOLD

LOCATION

On the Map

BOCAS DEL TORO - PANAMA



CAYO ROLDÁN

BOCAS DEL TORO • 9.217°N, 82.323°W

DISTANCES

Almirante	7 mi
Bocas Town	10 mi

ELEVATION & CLIMATE

Island high point	128 ft above sea level
Summer high (May avg)	86°F
Night low (year-round avg)	73°F
Caribbean water temp	81-85°F

ACCESS

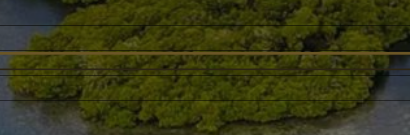
10-minute boat ride from Almirante — boat and ATV included
Fully off-grid: high-capacity solar + rainwater catchment/filtration
Reliable WiFi despite the seclusion

Straight-line distances, approximate.
Sources: mapcarta/GeoNames, weather2travel.com, seatemperature.org (see sources.txt). Exact island position is registration-gated; marker is the documented Cayo Roldán near Almirante.

GALLERY

The Island in Frames





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Cayo Roldán

BOCAS DEL TORO - PANAMA

USD 1,200,000

info@privateislandsinc.com

www.privateislandsonline.com



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