

Isla Cébacó

MONTIJO DISTRICT • VERAGUAS • PANAMA

A 225-hectare private landholding in Panama's Gulf of Montijo — 300 metres of beach, dense primary forest, and freshwater springs, twenty minutes by boat from the Pacific coast's best-known fishing and surf towns.

USD 1,575,000

556 ACRES • 300 M BEACHFRONT • PRIMARY FOREST • UNDEVELOPED

THE ESTATE

At a Glance

PRICE	USD 1,575,000 (\$7,000 per hectare)
ACREAGE	556 acres (225 hectares)
TENURE	Possession rights — ANATI registered, titling underway
BEACH	300 m of beachfront
FOREST	High-density primary forest
WATER	Multiple freshwater springs
STATUS	Undeveloped — direct-owner sale
ACCESS	15-min boat ride from Santa Catalina
DISTRICT	Montijo, Veraguas Province, Panama

A DEVELOPMENT CANVAS

Beachfront, forest and freshwater on a single 556-acre holding — in a country where a holding this size rarely comes to market at this price per hectare.

ISLAND VITALS

COORDS

7.575°N, 81.074°W

CLIMATE

88°F / 75°F avg

ACCESS

15-min boat, Santa Catalina

WATERS

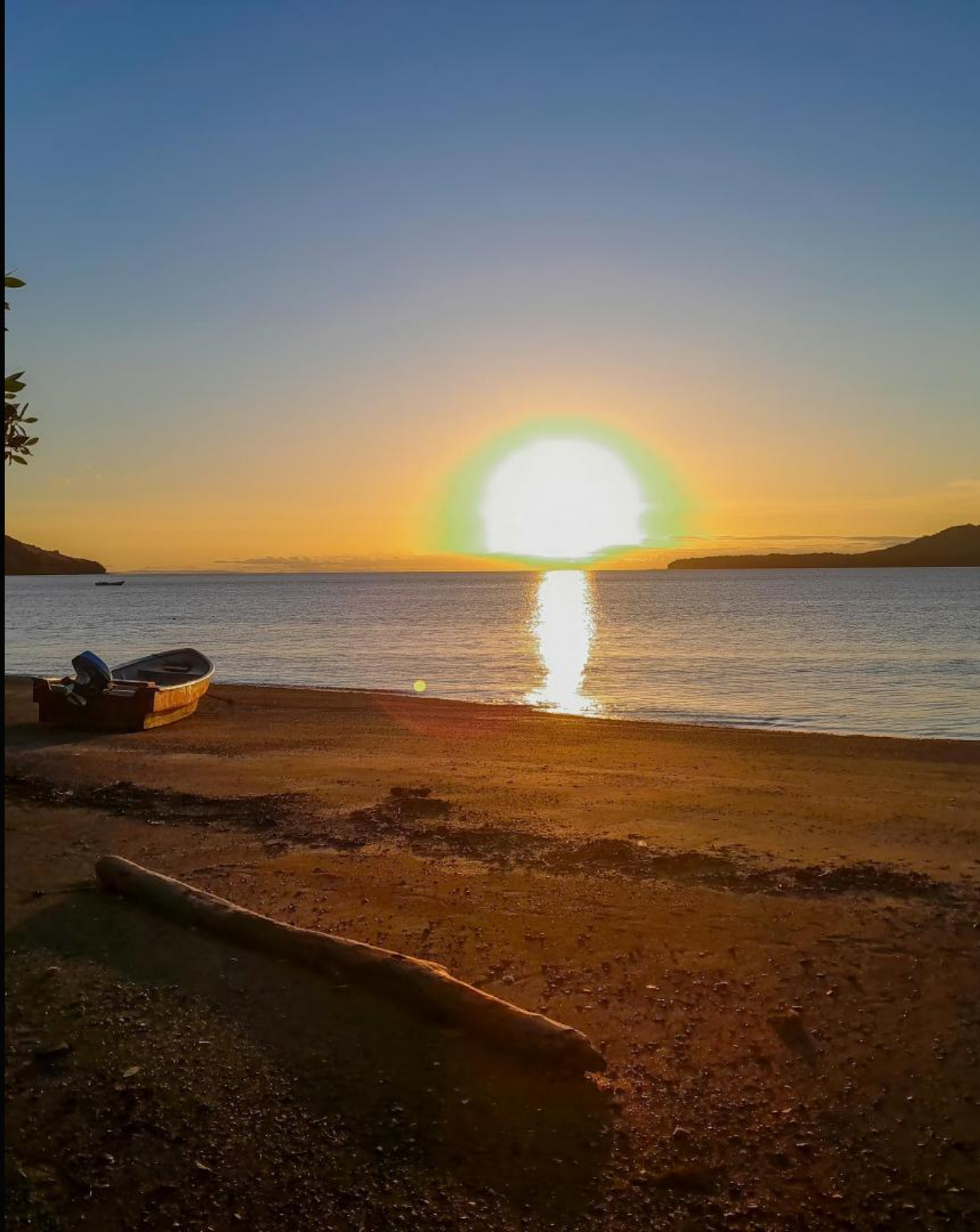
Gulf of Montijo, Pacific

WATER TEMP

82–84°F

TENURE

Possession rights — title pending





THE LANDHOLDING

556 Acres, One Owner

Isla Cébaco is one of Panama's largest Pacific islands, and this 225-hectare holding is one of its most significant private parcels: a single contiguous landmass with beachfront, ridge-line forest and open pasture already in use. The scale puts entire development concepts on the table — a sport-fishing lodge, a retirement community, a boutique resort — rather than a single house site.

THE PAPERWORK

Possession Rights, A Clear Path to Title

The property is held under valid possession rights (derechos posesorios) and is fully registered with ANATI, Panama's national land authority. Survey plans are finalized and the formal titling process is expected to take six to twelve months — an orderly administrative path for a buyer securing a major footprint on the island today.



LAND & SEA

Primary Forest to Beachfront

Three hundred metres of beachfront meet calm, warm Pacific water suited to swimming and vessel mooring. Behind it rises a mosaic of high-density primary forest and open pasture, threaded with freshwater springs — the foundational utility for off-grid living and sustainable development. Higher ground opens panoramic views over the Gulf of Montijo and the surrounding archipelago.

KNOWN FOR

A sovereign-scale landholding on one of Panama's largest Pacific islands — beach, forest and freshwater at \$7,000 a hectare, a short boat ride from Santa Catalina.



ARRIVAL

A Short Boat Ride from the Mainland

Access is efficient and well-established: a 15-minute boat ride from the tourism hub of Santa Catalina, or about 40 minutes from Puerto Mutis. The land is pristine and undeveloped, with freshwater springs on site — and the island's climate suits modern off-grid solutions such as high-capacity solar arrays and satellite-based communication.

REGIONAL INTEL

Panama's Pacific Island Frontier

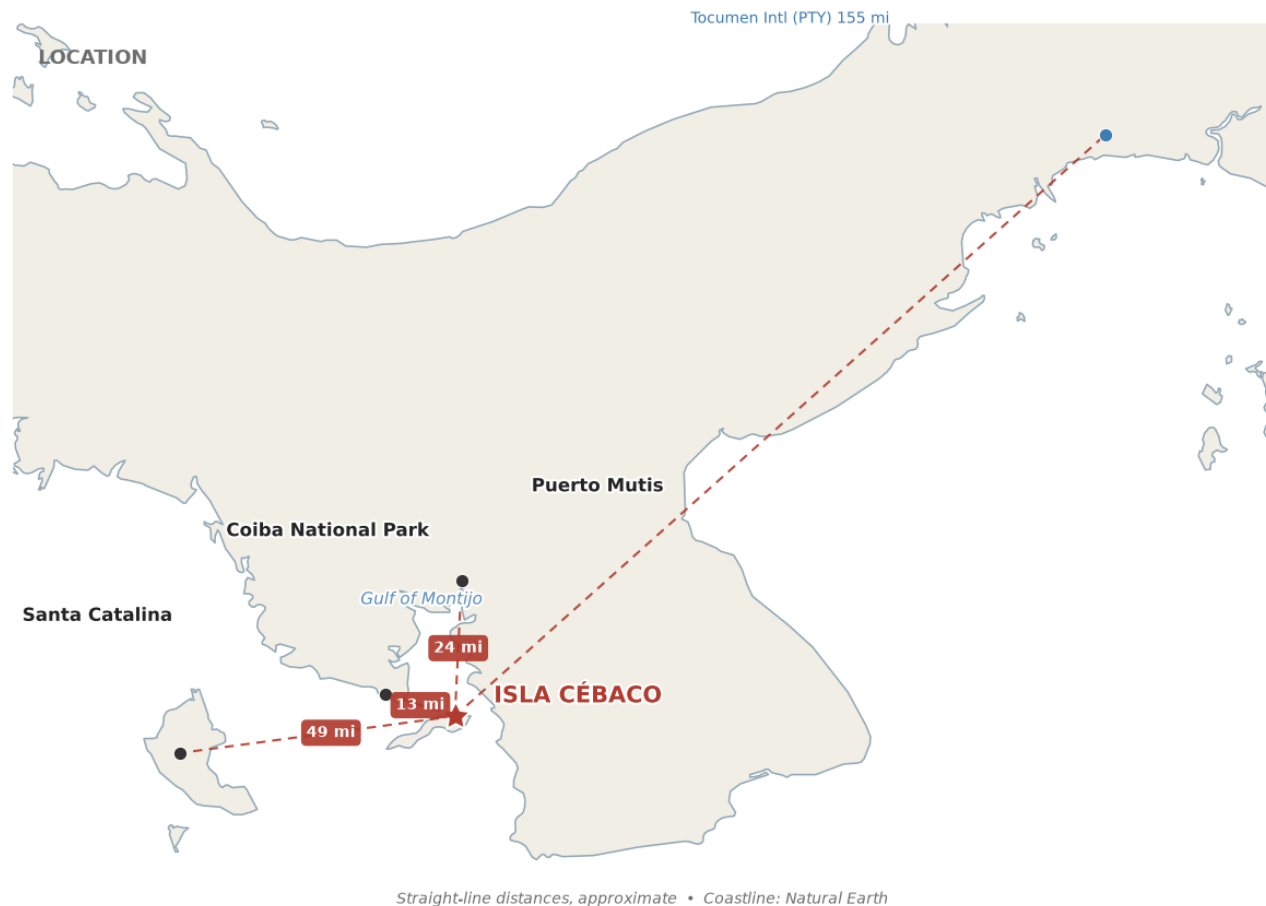
Panama grants foreigners equal property rights with 100% direct titled ownership; buyers should distinguish titled property from right-of-possession (ROP) holdings, which most investors hold through a Panamanian corporation for liability and tax efficiency. Cébaco sits across from Coiba National Park, a UNESCO-listed marine reserve that anchors the region's sport-fishing and diving reputation.

15-MIN BOAT FROM SANTA CATALINA • PTY INTL, PANAMA CITY

LOCATION

On the Map

MONTIJO DISTRICT • VERAGUAS • PANAMA



ISLA CÉBACO

Montijo District, Veraguas • 7.575°N, 81.074°W

DISTANCES

Santa Catalina	13 mi
Puerto Mutis	24 mi
Coiba National Park	49 mi
Tocumen Intl (PTY)	155 mi

ELEVATION & CLIMATE

Avg summer high	88°F (31°C)
Avg winter low	75°F (24°C)
Water temperature	82-84°F (28-29°C)

ACCESS

- 15-min boat ride from Santa Catalina
- 40-min boat journey from Puerto Mutis
- PTY international airport in Panama City

Straight-line distances, approximate.

Sources: listing page (access times); Wikipedia/GéoNames coords; climate-data.org & seatern

REGIONAL INTEL

Panama & the Gulf of Montijo

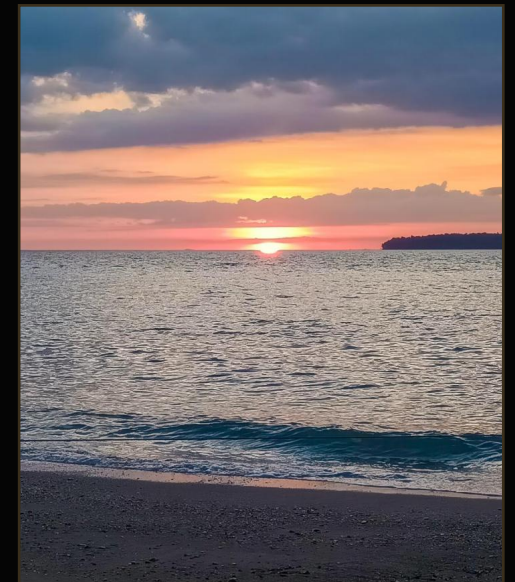
Panama is one of the most open island markets in the region: foreigners enjoy equal property rights and can own titled property outright, and most investors hold island assets through a Panamanian corporation for liability and tax efficiency. The critical 2026 restriction is the 10-km border rule, which bars foreign ownership only near the Costa Rican and Colombian borders — far from Veraguas.

Cébaco lies in the Gulf of Montijo, off Veraguas on Panama's Pacific coast — the same waters as Coiba National Park, a UNESCO World Heritage site known for world-class diving, sport fishing and whale watching. Santa Catalina, the launch point for the island, is itself one of the country's best-known surf and fishing towns. Large, contiguous island holdings here are finite — and increasingly sought after.



GALLERY

The Land in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Isla Cébacó

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USD 1,575,000

info@privateislandsinc.com

www.privateislandsonline.com



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