



OCEAN
PROPERTIES

OP CAPITAL



TECHNICAL FACT SHEET

Beachfront land Playa Destiladeros

Titled beachfront land at Playa Destiladeros, Pedasí, Los Santos, Panama.

AREA	BEACH FRONTAGE	BUILDABLE FOOTPRINT	PRICE
2,025.01 m ² finca 30125195-7401	~60 m to the south, the beach shoreline	1,215 m ² at the 60% UECT1 permits	USD 660,000 list price · USD 325.92 per m ²

LOCATION

Playa Destiladeros, Pedasí, Los Santos, Panama

ZONING

UECT1

ISSUED

5 October 2026 · v1.0

FINCA · PUBLIC REGISTRY

30125195-7401

TITLE

Recorded at the Public Registry of Panama, free of mortgages and liens

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01

Overview

Titled beachfront land at Playa Destiladeros, Pedasí, Los Santos, Panama. The finca is recorded at the Public Registry under number 30125195-7401. What follows is the complete picture: what it costs, what the closing adds, what the zoning invites you to build, and the published document behind every legal statement.

Every legal reference carries its Gaceta Oficial or decree number. Section 09 exists for exactly that.

A sale becomes binding through a promise-to-purchase agreement and a public deed; this document is the step before, and it stands as information.

02

The land

FINCA	AREA	BEACH FRONTAGE	ROAD FRONTAGE	BUILDABLE FOOTPRINT, UP TO	PRICE	\$/M ²
30125195-7401	2,025.01 m ²	~60 m	~43 m	1,215 m ²	USD 660,000	USD 325.92

To the south it borders the beach shoreline (ribera de playa) and to the west the El Limón road down to the beach. It also has an additional access through a registered private right of way (easement) of 742.28 m², which the landowners can adapt to their future buildings.



FIG. 1 — Outline of 2,025 m² of beachfront land at Playa Destiladeros, Pedasí

03

What you pay

Price of the land	USD 660,000
List price	
Signing the promise-to-purchase agreement	20% of the agreed price
Public deed and balance	The balance of the price
Recording at the Public Registry completes the transfer	
Transfer tax (ITBI) and capital gains	Paid by the seller
Attorney, notary and registry fees	Paid by the buyer
Water well	Buyer
The buyer arranges the drilling and its permit, as is standard at Destiladeros	

Utilities: electricity 50 m away; fibre optic up to 1 Gb available with +Móvil.

04

Ways to buy

The finca can be acquired directly or through the purchase of the owning company.

05

Residency in Panama

The Qualified Investor Programme grants permanent residency for qualifying investments, under Executive Decree 17 (8 September 2026). The minimum real-estate amount depends on the property's history:

First sale (new, unoccupied property, sold by the developer) USD 300,000

Secondary market (previously sold, occupied or let) USD 500,000

Whether titled land without construction counts as a first sale is for the Ministry of Commerce and Industry to determine, with the guidance of an attorney. Residency extends to the immediate family under the applicable requirements. The investment must be held for five years, with an annual confirmation to the Ministry, and the funds must come from abroad and be traceable.

06

Land use

The land falls under UECT1 zoning, classified as medium-density ecotourism land. Residential, hotel and aparthotel uses are permitted.



With 2,025.01 m² and a minimum lot size of 1,000 m², the buyer can choose, according to their needs, to develop the land as a whole or divide it into two lots of at least 1,000 m² each. The zoning allows, on the land or on each lot, residential, hotel and aparthotel uses: one or two residences, a hotel or an aparthotel. Division remains subject to applicable requirements and approvals.

07

Closing process

1 Signing the promise-to-purchase agreement

In Spanish, before an attorney, with a 20% deposit.

2 Public deed and payment of the balance

Recording at the Public Registry completes the transfer.

Title: finca recorded at the Public Registry of Panama, free of mortgages and liens.

Panama uses the US dollar; foreign investment is permitted, with the standard procedures for the entry and repatriation of capital.

08

Land gallery

[View the photos and video of the land](#)

09

Sources

Every link below opens the official document itself, at the page where it lives.

PROPERTY

Public Deed N.° 5138 of 2 October 2017

Notaría Segunda del Circuito de Coclé (Second Notary Office of the Coclé Circuit), recorded at the Public Registry.

Registered plan 70501-35539 of 29 September 2017

ZONING

Gaceta Oficial Digital N.° 30412-A · 25 November 2025, 79 pages

Contains Municipal Agreement N.° 28 of 18 November 2025, of the Municipal Council of the District of Pedasí, approving the Local Land-Use Plan. This is the primary source for the UECT1 classification of the land.

https://www.gacetaoficial.gob.pa/storage/gacet as/2025/11/30412_A/GacetaNo_30412a_20251125.pdf

<https://www.gacetaoficial.gob.pa/documento/99388>

MIVIOT · PLOT Pedasí, Report 5, Plan Formulation

The technical document behind the Agreement. It is where UECT1 is defined, at minimum lot 1,000 m², coverage 60%, and height of ground floor plus three or 20 m.

https://www.miviot.gob.pa/wp-content/uploads-new/miviot/pot_distrito_pedasi/05_%20Informe%205.%20Formulacion%20de%20un%20PLOT/

MIVIOT · PLOT Pedasí, Report 2, Territorial Analysis

The survey the plan was built on, for anyone who wants the reasoning behind the rule.

https://www.miviot.gob.pa/wp-content/uploads-new/miviot/pot_distrito_pedasi/02_%20Informe%202.%20Analisis%20Territorial/

MiAmbiente · Land-Use Plan for the District of Pedasí

<https://miambiente.gob.pa/plan-de-ordenamiento-territorial-para-el-distrito-de-pedasi/>

One practical note: Agreement 28 lives in the Gaceta's own advanced search, which is where municipal agreements are catalogued.

RESIDENCY, THE FULL CHAIN IN ORDER

Executive Decree 17 of 8 September 2026 · Gaceta Oficial N.º 30613 of 16 September 2026	The governing text. It subrogates Decrees 722, 109 and 193 in full (article 20) and replaces the single threshold with two, set by the property's history: USD 300,000 for a first-sale property, USD 500,000 on the secondary market (article 4). In force from its publication (article 21).	https://www.gacetaoficial.gob.pa/pdfTemp/30613/GacetaNo_30613_20260916.pdf https://legispan.asamblea.gob.pa/tabloids/d2abc67a-9b8b-4050-9662-04704190d738
Executive Decree 722 of 15 October 2020	Created the Qualified Investor Programme. Set the real-estate threshold at USD 500,000, with a transitional USD 300,000 for 24 months. Subrogated by Decree 17.	
Executive Decree 109 of 13 October 2022	Extended the transitional threshold from 24 months to 48. Subrogated by Decree 17.	https://mici.gob.pa/wp-content/uploads/2024/07/Decreto-ejecutivo-N%C2%B0109.pdf
Executive Decree 193 of 15 October 2024 · Gaceta Oficial N.º 30140-B	Made USD 300,000 the permanent amount from that date until 16 September 2026. Subrogated by Decree 17; kept here for the record.	https://www.gacetaoficial.gob.pa/pdfTemp/30140_B/GacetaNo_30140b_20241015.pdf https://www.migracion.gob.pa/wp-content/uploads/DECRETO-EJECUTIVO-193-DE-15-DE-OCTUBRE-DE-2024-QUE-MODIFICA-Y-ADICIONAL-DE-DECRETO-172-DE-15-DE-OCTUBRE-DE-2020.pdf
MICI · Qualified Investor Programme	The administering ministry, and the authority on requirements, amounts, timeframes and documentation.	https://mici.gob.pa/inversionista-calificado/

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This document stands as information. A sale becomes binding through a promise-to-purchase agreement and a public deed. The figures use list price as their reference. © 2026 Ocean Properties Group.