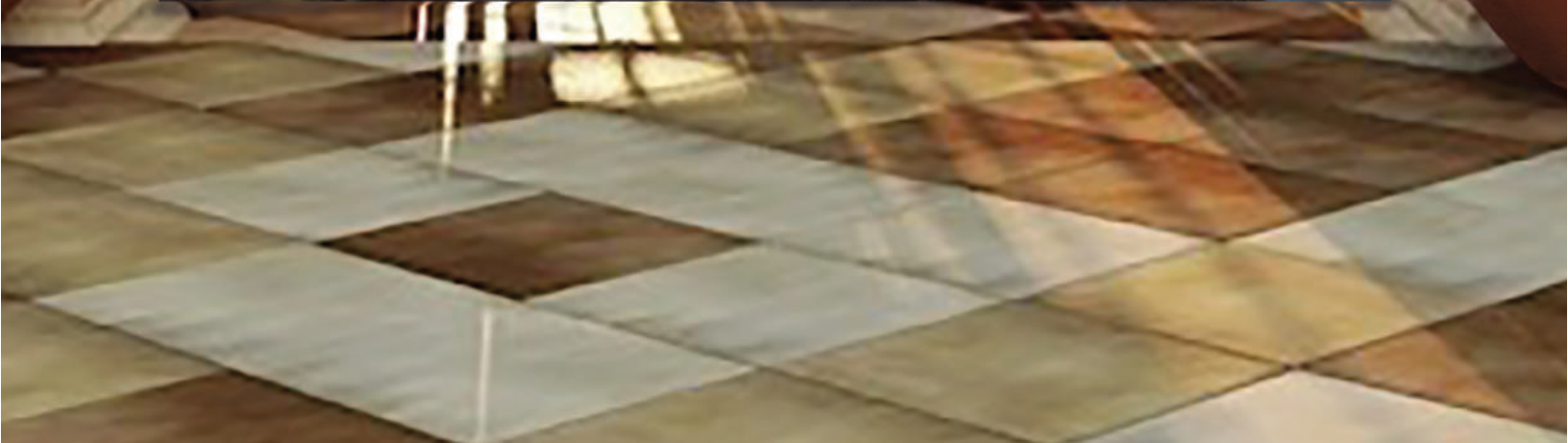


los Islotes





The next big thing in Panama...



This Is Los Islotes

Los Islotes, on the western Pacific coast of Panama's Azuero Peninsula, is 425 acres along the Pacific Ocean with two separate beaches, one stretching for 9 kilometers to the south, allowing for long, uninterrupted walks on the sand. The other is in a secluded cove where the waters of the Pacific are calmed and warmed... perfect for swimming.



Just offshore Los Islotes are three small islands, from which the property takes its name. Beyond them, each evening, is the sunset. This coast is the only place in Panama where you can watch the sun set over the water, for it's the only developed stretch of Panama's coast that faces west.

Lief Simon and Kathleen Peddicord, the developers, with more than 30 years' experience living and investing overseas, have chosen to focus their efforts very long term here on this coast, one of the world's most beautiful, the best Mother Nature serves up anywhere.



Over these rolling hills they're layering the best of our age, creating a community for themselves, their family, their friends, and like-minded folks who appreciate what this special corner of Panama has to offer.

Lief and Kathleen are working with top-tier talent from the United States, Costa Rica, Panama, and beyond to master plan a private, gated, residential community in the charming Spanish-colonial style.

Some areas of the property will be given over to individual homes, others to low-rise condos and townhomes.



Planned community amenities will include a Clubhouse, a beach bar, swimming pools, a fitness center, an Equestrian Center, a Town Centre, hiking trails, gardens, a guarded gatehouse, and around-the-clock security.

The plan calls for underground utilities, central wastewater treatment, high-speed Internet, and all the other amenities of top-tier 21st-century living.

Los Islotes will be the preeminent private residential community not only on this coast but in all Panama. Nothing else in the country compares.

The vision for Los Islotes is not development, but, again, a private community that will carry on for generations to come.

Los Islotes is your chance to take a position in safe haven Panama while also securing your place in the country's premier coastal community.

We at Los Islotes value beauty, history, and tradition. We also prize privacy, security, freedom, independence, and elbow room.

And, yes, we like to be comfortable.

If these ideas appeal to you, as well, we invite you to join the community at Los Islotes, the preeminent private beachfront community on Panama's Azuero Sunset Coast.



Why Panama?




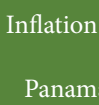
Los Islotes enjoys a unique and beautiful situation on Panama's Azuero Sunset Coast.

Moreover, Los Islotes is in Panama, one of the safest havens imaginable in today's world. This is a peaceful, stable, welcoming country that is prospering and growing, tumult and uncertainty in the rest of the world notwithstanding.

With its pro-business, pro-investor focus, Panama continues to make significant investment in infrastructure and real progress in pursuit of developed world status.

Offering many different visa options, including one of the world's premier retiree visa programs and also one of the world's only residency programs that can lead to a work permit, Panama is a destination of choice among North Americans and Europeans of all ages

looking for second homes, retirement reinvention, and escape and safe haven for themselves, their families, and their financial futures.

Panama By The Numbers	
	Panama's location has allowed it to develop as an international business and logistics hub.
	In 2016 11,684 ships transited through the Panama Canal for total fees of more than US\$1.9 billion.
	More than 70 banks operate from Panama, including 27 banks with international licenses.
	While Panama is mostly a services-based economy, it also exports over US\$12.8 billion worth of goods each year.
Inflation has been historically low in Panamá, averaging 4.10% from 2008 to 2016. Panama has shown itself to be one of the most stable countries, financially and politically, in Latin America.	

Welcome To The Azuero Golden Coast



Panama's Azuero Sunset Coast is one of the most dramatically beautiful stretches of coastline anywhere on earth.

The Azuero Sunset Coast runs from Mariato to the southern tip of the peninsula. Here the geography is unique in all Panama. The terrain is gently sloping hills offering ocean views at every turn, including, in spots, 240-degree views of the Pacific.

This is also the only easily accessible coastline in Panama that is western facing, meaning direct views of the spectacular

sunsets.

This beautiful region is also notable for its wildlife. Los Islotes is visited by howler monkeys and populated with rabbits, iguanas, and armadillos, toucans, and other delightful creatures.

On the beaches are small crabs and snails and even turtle nesting sites. Offshore, whales and dolphins are common.



Master Plan



Phases Of Development

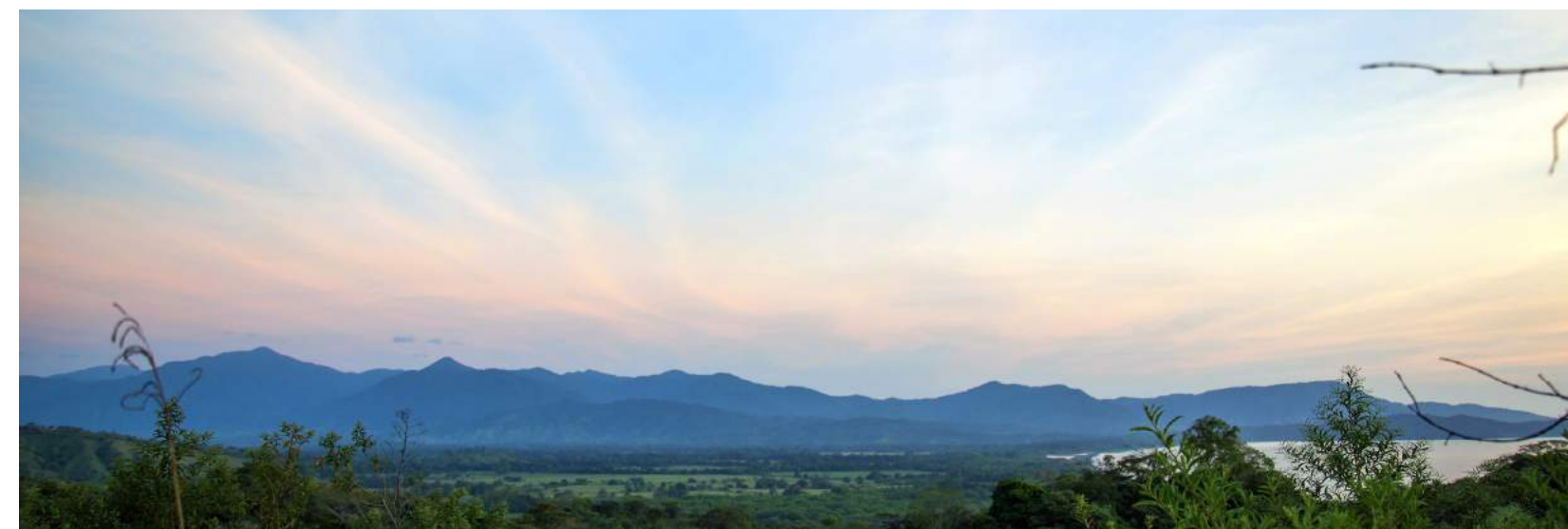
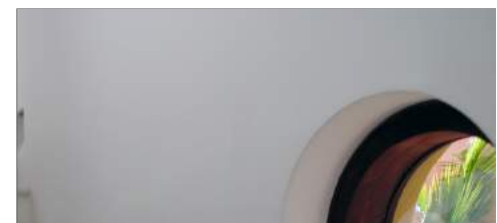
Los Islotes is a fully master-planned community being developed over a series of “village” areas. Each village area has its own look and feel while conforming within the style and vision of Los Islotes as a whole. In some cases, village areas have local amenities, though, of course, all owners are invited to enjoy all central amenities.

The look and feel of each village changes subtly in terms of the textures and colors used for the paving, for example, the landscaping, or the lighting. Some villages will have squares and parks, gardens and monuments, cobblestoned courtyards and shaded plazas, all conceived and designed to accentuate the natural beauty of each setting while also contributing to the Old World feel and genteel elegance of the community overall.

Tiburones Estates

Tiburones Estates is one of the most exclusive areas in all Los Islotes. This private enclave enjoys privileged ocean views from many vantage points.

Lots in Tiburones Estates are ideal for private custom homes of value.

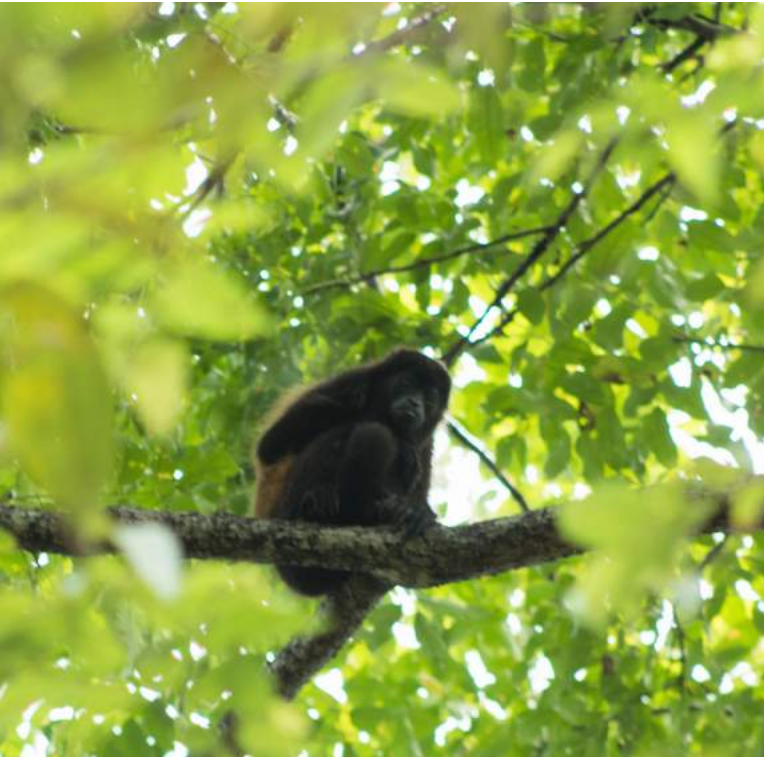


Ocean And Mountain Views



Ocean View lots showcase the rolling topography unique to this Pacific coastline. The lots have all been laid out to take advantage of the long-range ocean views and sea breezes, and the topography guarantees that your neighbors won't obstruct your vistas. And, in most cases, your ocean view is complemented by a brilliant mountain view. In green is your preference, we offer a small number of Mountain View lots where you can embrace the glorious mountain terrain.

Toucan Forest



The Toucan Forest village area is perfect for the person looking for privacy in a gated community at a very affordable cost. Most of the lots in Toucan Forest are heavily wooded, giving a jungle feel, yet you will only be steps away from a full range of amenities and just a few minutes from the beach.

Toucan Forest is an ideal Los Islotes opportunity for buyers on a limited budget who still want to be part of a fully master-planned beachfront community.

Mango Village

Mango Village is a charming Los Islotes neighborhood surrounded by nature on three sides.

Mango Village offers very affordable lots for the construction of your own home. In addition, in Mango Village we're building turnkey two-bedroom, two-bath "Casas," available in two models.

Mango Village owners will have a clubhouse and pool as part of their private neighborhood, plus a central park area defined by mango trees and direct access to the estuary where you can launch kayaks and small boats.



Ocean View Condos

Los Islotes first condos will have impressive ocean views and provide the ideal lock-and-leave option for becoming part of the Los Islotes community.



Ready To Build Home Models

At Los Islotes you have the opportunity to build your dream custom home. If you are not up for building your own home on Panama's Azuero Sunset Coast, we also offer ready-to-build model home options.

Cristobal



Our biggest model home is at once spacious, elegant, and comfortable. Private and elevated master suite allows for beautiful ocean views from the master bedroom windows.

In total, our Cristobal model is 3 bedrooms and 3 ½ baths plus maid's quarters. This two-level home is 2,400 square feet of interior space and 3,000 square feet of combined indoor and outdoor living space around a central courtyard.

You can choose to build with or without a swimming pool.

Coiba

Our Coiba and Cebaco models, both 2 bedrooms and 2 bathrooms, offer single-level living in a comfortable 1,000 square feet of interior space and 1,650 square feet of combined indoor and outdoor living space. Our Cebaco model features a central courtyard.

All of our model homes are ideal for both comfortable year-round living and part-time or even full-time rentals.



Cébaco



Community Amenities

Lief Simon and Kathleen Peddicord searched for more than two decades to find the ideal stretch of coast for the beachfront community they wanted to establish. From the Americas to Europe, Asia to the Caribbean, this couple considered the whole world map to identify the best possible oceanside location.

When they discovered the western coast of Panama's Azuero Peninsula, they knew they'd found their spot. The couple chose this Azuero Sunset Coast for its extraordinary, untouched natural beauty, for the diversity of the natural environment here, and for the exclusive private setting.

Los Islotes will also feature the following community amenities:

- Clubhouse and Pool
- Town Centre
- Gardens and Hiking Trails
- Equestrian Centre
- Fitness Centre
- Beach Bar



Potential Return On Investment



Panama's Azuero Sunset Coast is attracting increased attention, including from Panama's President Juan Carlos Varela, his Minister of Tourism, and his administration in general. The result is a focused investment of government funds and resources in improving infrastructure and developing tourism in the area.

For the past 15-plus years, the path of progress along Panama's Pacific coast has drawn tourists, retirees, second home owners, and investors steadily west. Now, with the full support of the Panamanian government, all these folks are discovering the western coast of the country's Azuero Peninsula.

This is very good news for our Los Islotes community. We are benefitting in practical ways (improved access, for example) and also from appreciating property values.

Ocean-view condos along the Pacific coast in the City Beaches area outside Panama City have appreciated in value 4% to 5% per year on average since 2010. Ocean-view condos in private communities along the eastern coast of the Azuero Peninsula (in Pedasi, for example) have enjoyed appreciation rates of as much as 2% to 3% per year during that same period.

The western coast of the Azuero Peninsula—the Azuero Sunset Coast where Los Islotes is located—could also be compared with the northern Pacific coast of Costa Rica, where prices can be four times greater.

Or compare Los Islotes with private communities along California's Pacific coast, where prices are many times greater... as are property taxes and all other associated costs of ownership.

Rental Cashflow

The demand for quality rentals is expanding rapidly on the Azuero Sunset Coast, especially in the targeted region around Los Islotes. A home or condo in the Los Islotes community would make an ideal and a sought-after rental property.

Rentals yields in Panama average 5% to 9% net per year.



Legendary Fishing



The waters around Coiba Island and nearby Hannibal Bank are legendary for their fishing. The large populations and tremendous variety of fish, including cubera snapper, rooster fish, black marlin, and yellow fin tuna, make fishing these reefs and banks a year-round delight.



Within sight of Isla Coiba, marlin, tuna, sailfish, and wahoo are routinely landed. In addition, the mangroves and surrounding smooth waters make for world-class fly fishing for large snapper, snook, and jacks.

Just a few miles farther west, the cliff soars from thousands of feet below the ocean surface to plateau within 120 feet to create the famed Hannibal Bank. This area offers one of the most productive oceanic fish habitats in the world. Marlin exceeding 1,000 pounds and clouds of 300-pound tuna are found here regularly.



So Much To Do...

In addition to enjoying all of the world-class amenities on site at Los Islotes, here on this coast you'll never lack for fun and rewarding ways to fill your days.

Very nearby Los Islotes are Cerro Hoya and Coiba national parks, both natural wonderlands.

Every day a new adventure!

Whale And Dolphin Watching



For those who prefer to keep their feet on dry land while enjoying the marine life of this coast, whale and dolphin watching in the bay directly in front of Los Islotes is an ideal adventure.

Whale season begins mid-July and continues through mid-October, while dolphins can be seen all year long.

Up for a 5D experience? You can arrange a one-on-one tour.

World Class Surfing

Panama boasts some of the world's best surf breaks, and two of this country's best surfing locations are close to Los Islotes.

Across the bay is Santa Catalina, which has hosted the World Master Championship of the International Surfing Association, and around the corner is Playa Venao, which regularly hosts international competitions. Just up the coast from Los Islotes is Morrillo Beach, an emerging favorite among surfers, and the break off Los Islotes' own beach is gaining recognition among top surfers.



Turtle Watching... And More

From July to November, turtle season is in full swing along this coast. Come October and November, turtles arrive at nearby Malena beach to lay their eggs daily... and every night more hatchlings are released.

Five species of turtles lay their eggs at Malena beach: Olive Ridley, Green, Loggerhead, Hawksbill, and Leatherbacks.

In addition to surfing, fishing, and helping to protect the turtles, nature lovers at Los Islotes can fill their days with kayaking, horseback riding, bird watching, hiking, and more.

Diving And Snorkeling

The scuba diving around Coiba ranks among the best in the world, with one of the main attractions being shark encounters. Hammerheads and tiger sharks are not uncommon sightings, but the real star is the massive whale shark. Weighing in at up to 21 tons and measuring as long as 30 feet, the whale shark is the largest fish in the ocean. Swimming with one is a real possibility in the waters offshore Coiba National Park.

The waters of this park feature a multitude of tropical fish, dolphins, whales, turtles and rays. The coral is healthy and colorful, and the water offers superior visibility.



The Development Team

Los Islotes is the vision of Lief Simon and Kathleen Peddicord.

Lief Simon has been living and investing overseas for more than 20 years. Kathleen Peddicord, the founder and publisher of the Live and Invest Overseas group, has more than three decades of experience scouting and investing in property markets around the world.



The couple has been doing business in Panama since 2000, and they and their family have been living in Panama City full time since 2008. Lief and Kathleen know Panama well, and they, like so many, are more bullish on all this country has to offer today than ever. The many benefits of being based in Panama include currency, business, and tax advantages the likes of which are harder and harder to find in our world.

Lief and Kathleen know Panama, and they also know international real estate. The couple has bought, sold, managed, developed, and profited from property investments in 24 countries.

To help make their vision for Los Islotes a reality, Lief and Kathleen have enlisted the help of professional designers, architects, and builders with long experience developing the kind of product being created at Los Islotes, including:



Alfa Company is a full-service construction, design, and development group with a decade of experience building custom homes of value on the northern Pacific coast of Costa Rica.

The professionals at Alfa Company understand the importance of attention to detail in creating the caliber of homes, townhomes, and condos called for at Los Islotes.



LandDesign.
CREATING PLACES
THAT MATTER.

Founded in 1978, LandDesign is a collaborative group of landscape architects, civil engineers, planners, and urban designers that approach projects with unique expertise and diverse perspectives but with a shared goal to create places that matter. This is the context that LandDesign brings to Los Islotes.



Since 1994, Ingemar has been recognized as a top environmental planning and impact consultant in Panama and has worked with some of the biggest and most respected development projects in the country.

CARSON - MAGNESS
LANDSCAPES

Carson-Magness Landscapes is an award-winning California-based landscape design group that blends artistry and ecology to bring art and elegance to every project they undertake. This is a full-service landscape design, installation, and maintenance group with more than 20 years of experience bringing their passion for art and the environment to bear transforming communities and private homes into Edens of delight, serenity, and escape.



F.G. Guardia is an engineering and architectural design company with more than three decades of experience. F.G. Guardia specializes in several sectors—infrastructure, water, transportation, inspection, and the environment and is at the forefront of wet infrastructure in Panama, having been responsible for several important local projects, from complex water distribution and sewage systems to water treatment plants and the conservation, maximization and protection of water resources.



AROSEMENA & SOUNDY
ARQUITECTOS

Arosemena & Soundy is a Casco Viejo-based architectural design firm of passionate professionals with a broad array of experience from New York, Chicago, London, Panama, and beyond. The architectural design professionals believe that good architecture is timeless, not a passing fashion. Their work is driven by a commitment to beauty, propriety, and permanence.

Frequently Asked Questions

Q: What does it cost to build a house?

A: Between \$100 and \$200 per square foot, depending on the house design, the standard of finishes, and the lot.

Q: Are there building restrictions?

A: Los Islotes is being designed in the Spanish-colonial style. This means white stucco exterior walls and red clay tile roofs, for example. Los Islotes Architectural Guidelines provide further details of construction expectations and establish a set of required measures and standards for the design of all buildings within the community.

Q: When must I begin building my house?

A: Building must begin within three years of water, wastewater, and electricity reaching your lot. Construction must be completed within 18 months from the start date.

Q: How much are HOA fees expected to be?

A: HOA fees will begin once water, wastewater, and electricity reach your lot, and they are estimated to be \$150 per month.

Q: Are there any Covenants, Codes, and Restrictions (CC&R's)?

A: Yes. Every owner is provided with a copy of these prior to title transfer.

Q: Where are the nearest medical facilities?

A: The largest hospital is located in Santiago, 96 kilometers from Los Islotes. The clinic in Mariato, 42 kilometers away, can handle small emergencies and basic care.

Q: Where is the closest airport?

A: Santiago, 96 kilometers from Los Islotes, has an airport, available for use by private planes.

Panama City's main international airport, Tocumen Airport, is 368 kilometers from Los Islotes.

Q: Where is the nearest grocery store?

A: You'll find U.S.-standard groceries in Santiago, 96 kilometers away.

Mariato, 42 kilometers from Los Islotes, has three convenience stores where you can shop for basic supplies, including meat and vegetables.

Q: Can you recommend a builder?

A: We can provide a list of builders available to build at Los Islotes.

Q: Will I have to pay property tax?

A: Yes, the rate ranges from 0% (for lots costing less than \$30,000) to 2.1% (for lots costing more than \$75,000).

New construction enjoys a tax exemption, again depending on the cost of construction. Construction of \$100,000 to \$250,000 enjoys a 10-year tax exemption; construction of more than \$250,000 enjoys a 5-year tax exemption.

After the exemption period, the total value of the improved land (land and construction) will be taxed at the rates referenced above.



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