

## Casa 32

### Villa Ocean Front Ranch

San Marino Ocean Front, Mechi, Republic of Panama

**\$475,000 USD**

**3**

Bedrooms

**4**

Bathrooms

**257 sqm**

(2,766 sq ft)

**1,306 sqm**

(14,049 sq ft) lot



A rare opportunity to acquire a titled, ocean front villa in one of Panama's most exclusive gated communities. Not just a luxury lifestyle property — a strategic financial investment in a dollarized, growing, tax-advantaged market.

## Property Overview

### Specifications

|                  |                                                |
|------------------|------------------------------------------------|
| Property name:   | Villa Ocean Front Ranch — Casa 32              |
| Address:         | Casa 32, San Marino Ocean Front, Mechi, Panama |
| Asking price:    | \$475,000 USD (negotiable, max 5% discount)    |
| Interior size:   | 257 sqm (2,766 sq ft)                          |
| Lot / land size: | 1,306 sqm (14,049 sq ft)                       |
| Bedrooms:        | 3                                              |
| Bathrooms:       | 4                                              |
| Floors:          | 1 (ranch style)                                |
| Year built:      | 2010                                           |
| Condition:       | Excellent                                      |
| Parking:         | 3 spaces + 2-car garage with door opener       |
| Storage:         | 3 storage rooms                                |
| HOA:             | \$385/quarter                                  |
| Title status:    | Titled (fully)                                 |
| Occupancy:       | Available immediately                          |
| Furniture:       | Included — turnkey                             |

### Features & Amenities

- Grand ocean front views — beach a few feet from your door
- 24/7 security with guarded entrance and on-site maintenance
- Air conditioning in every bedroom and living room
- Fibre optic internet
- 2,100 gallon / 7,950 L water storage (city + well water)
- Garage with automatic door opener
- Furniture and appliances included in sale
- Garden with tropical landscaping
- Space available to install a pool in front
- Titled property, taxes paid annually
- Propane stove, generator capability
- Direct water access

Location & Lifestyle

San Marino Ocean Front is a walled beachfront community in Mechi, Panama, on the Caribbean coast — 37 km from Colon city and just 12 km from the historic town of Portobelo. This is one of very few gated, beachfront communities on the Caribbean side of Panama — most development has concentrated on the Pacific coast, making this location exceptionally rare.

Distances & Access

|                                  |                |
|----------------------------------|----------------|
| Distance to beach:               | A few feet     |
| Distance to shops / restaurants: | ~6 km (4 mi)   |
| Distance to marina / port:       | ~13 km (8 mi)  |
| Distance to airport:             | ~1 hour        |
| Distance to Portobelo (UNESCO):  | 12 km (7.5 mi) |
| Distance to Colon city:          | 37 km (23 mi)  |
| Distance to Panama City:         | 74 km (46 mi)  |

Portobelo — UNESCO World Heritage Site

Just 12 km from Casa 32 lies Portobelo, one of the most historically significant towns in the Americas. Founded by the Spanish in 1597, Portobelo was the primary Atlantic port where gold and silver from South America was loaded onto galleons bound for Spain. Today it is a UNESCO World Heritage Site (inscribed 1980), featuring well-preserved colonial fortifications, centuries-old churches, and the famous Black Christ pilgrimage.

Key attractions include Fort San Jeronimo, Fort Santiago, the Customs House ruins, and the Church of San Felipe (1814). The bay offers excellent diving and snorkeling with coral reefs. Each October 21, tens of thousands of pilgrims visit for the Festival of the Black Christ — one of Panama's most important cultural events.

Living at San Marino means having a UNESCO World Heritage Site practically in your backyard — a 15-minute drive through coastal scenery to 500 years of history.

Nearby Activities

- Boating and sailing
- Snorkeling and diving in crystal-clear Caribbean waters
- Sport fishing
- Hiking in tropical rainforests
- Touring historic Colon and the Panama Canal
- Exploring coral reefs and natural reserves

Climate Advantage

Panama is located south of the hurricane belt — zero hurricane risk. Year-round tropical climate with Caribbean trade winds keeping the coast comfortable.

## Why This Is an Investment

This is not just a home. It is a dollar-denominated, scarce-asset investment in a growing, tax-advantaged tropical economy. Here are the key investment fundamentals:

### — 1. Dollarized Economy — Zero Currency Risk

Panama uses the US Dollar as legal tender since 1903 — the first country outside the US to adopt it. No exchange rate fluctuations affect property values or rental income. Inflation: -0.19% (2024) — effectively zero, preserving real asset values.

### — 2. Fastest-Growing Economy in Latin America

GDP: \$95 billion (2026, IMF). GDP growth: 3.8% (2026) — among the highest in Latin America. GDP per capita (PPP): \$46,405 — classified as high-income economy by World Bank. Growth fueled by construction, transportation, Panama Canal, port activities, tourism, and banking.

### — 3. Territorial Tax System

Panama operates a territorial tax system — income earned outside Panama is NOT taxed in Panama. This is highly advantageous for international buyers whose income comes from other jurisdictions. HOA is only \$385/quarter — extremely low carrying costs.

### — 4. Foreign Investor Protection

Law 54 of 1998: foreign investors have the same rights as Panamanian nationals. Titled property uses the same deed system as the US and Canada — Casa 32 is fully titled, the strongest form of ownership.

### — 5. Pensionado Program — Retiree Benefits

- 25% discount on utility bills
- 25% discount on airline tickets
- 20% discount on professional services
- 15% discount on hospital and medical services
- 50% discount on entertainment
- Import tax exemptions for household goods and a vehicle

Requirements: minimum monthly pension of \$1,000 (or \$750 + property purchase).

Investment Thesis (continued)

6. Scarcity of Caribbean Ocean Front

Most Panama real estate development has been in Panama City (Pacific coast) and select Pacific beach areas. Caribbean ocean front with gated security is extremely scarce. San Marino Ocean Front is one of very few walled, beachfront communities on the Caribbean side — this scarcity creates intrinsic value appreciation potential.

7. Proven Rental Income

The property already generates rental revenue on VRBO and Airbnb — proven cash flow potential. Ocean front villas in gated communities command premium nightly rates. 3-bedroom configuration is ideal for families and groups. Proximity to Panama City (74 km / 46 mi) makes it perfect for weekend getaways.

8. Tourism Growth

- Tourism generates approximately US\$1.4 billion annually for Panama
- Tourists spend an average of \$365-385 per day — highest per capita in Central America
- Hotel occupancy: 73.2% (March 2026) — healthy demand
- Tourist arrivals exceeded 2 million annually and continue growing
- Main source markets: United States, Canada, Europe

9. Strategic Location — Caribbean Coast

Mechi is on Panama's Caribbean coast, 37 km from Colon city and 74 km from Panama City. Colon is home to the Colon Free Trade Zone — the second-largest free trade zone in the world after Hong Kong. The Panama Canal Expansion (completed 2016) doubled capacity, increasing economic activity in the region. The nearby UNESCO site of Portobelo adds cultural and tourism value unmatched by Pacific coast locations.

10. Price Comparison

Casa 32: approximately \$1,848/sqm — below comparable Pacific coast properties (\$2,500-5,000/sqm). This represents significant value with appreciation upside as Caribbean coast development expands.

Investment Summary

|                   |                                            |
|-------------------|--------------------------------------------|
| Currency:         | USD — zero exchange risk                   |
| Title:            | Fully titled — strongest ownership form    |
| Location:         | Caribbean ocean front — extremely scarce   |
| Security:         | 24/7 gated community — high demand         |
| Accessibility:    | 74 km to Panama City (46 mi)               |
| Carrying costs:   | HOA \$385/quarter — very low               |
| Rental income:    | Proven VRBO/Airbnb history                 |
| Tax system:       | Territorial — foreign income not taxed     |
| Retiree benefits: | Pensionado program with massive discounts  |
| Growth market:    | Fastest-growing LatAm economy (World Bank) |

# Casa 32 — Villa Ocean Front Ranch

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## Photo Gallery



Front exterior — Villa Ocean Front Ranch, Casa 32

## Explore the 360° Virtual Tour

Experience Casa 32 from anywhere in the world with our immersive 360° virtual tour. Navigate through 24 panoramic scenes — from the ocean front patio to every bedroom.

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## Contact Information

- Website: [sellmyproperty.store](#)
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