



# Residential Tower Site to Develop Luxury Apartments For Sale in Panama City Panama



## Agent Info

Name: Niall Madden  
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 Name:  
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 Experience since: 2002  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments  
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 Languages: English  
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## Listing details

Property for: Sale  
 Price: USD 5,415,345.49

### Location

Country: Panama  
 ZIP code: 07096  
 Posted: Jan 12, 2026

### Description:

Residential Tower Site to Develop Luxury Apartments For Sale in Panama City Panama

Esales Property ID: es5554911

Calle Las Acacias, Ave. 6B Sur, Marbella, Bella Vista.  
 Panama City  
 Panama  
 07096  
 Panama

US\$ 5,500,000

Prime Redevelopment Opportunity: Luxury Residential Tower Site in Marbella, Panama City

An exceptional real estate opportunity has emerged in the heart of Marbella, one of Panama City's most prestigious and high-demand districts. This prime parcel represents a rare 'blue-chip' investment for developers, family offices, and international investors looking to capitalize on Panama's sustained growth and its status as a premier global expat and business destination.



## The Asset: Immediate Income with Massive Upside

The property currently sits on a 774.38 m<sup>2</sup> lot and features an existing three-story residential complex spanning 2,027.23 m<sup>2</sup>. While the site is primed for high-rise redevelopment, it currently functions as a high-yield asset, generating an estimated annual rental income of \$267,600.

The existing structure is meticulously designed with high-end amenities, including:

- \* A 350 m<sup>2</sup> Independent Residence: Featuring double-height ceilings, a private pool, futsal court, and luxury finishes.
- \* A Triplex Unit: Offering independent access, a mezzanine, and a private terrace with a jacuzzi.
- \* 8 Modern Apartments: A mix of lofts and 1–2 bedroom units designed for the high-end rental market.
- \* Sustainable Infrastructure: Equipped with a solar panel system, backup power generator, and a central security system.

## Development Potential: The 15-Story Vision

The true value of this site lies in its 1ZM6 Zoning, which allows for medium-intensity urban development. With a maximum density of 2,000 people per hectare, the site is perfectly positioned for a luxury residential tower that integrates seamlessly into Marbella's vibrant urban fabric.

Projected Development Highlights (as of Nov 2025):

- \* Height & Scale: Permitted for up to 15 levels.
- \* Capacity: Potential for 70 luxury apartments, averaging 115 m<sup>2</sup> each.
- \* Sellable Area: Approximately 8,050 m<sup>2</sup> of premium residential space.
- \* Parking: 140 spaces (a competitive 2:1 ratio per unit).
- \* Market Pricing: Current luxury inventory in Marbella is commanding prices between \$4,300–\$4,700/m<sup>2</sup>, with upward pressure due to scarcity.

## Location: The Heart of Panama's 'Gold Coast'

Marbella is a 'walker's paradise,' offering a lifestyle defined by convenience and prestige. The site is situated within a high-density 'hot spot' for short-term rentals and luxury living:

- \* Lifestyle: A short walk to the city's finest restaurants, boutiques, and nightlife.
- \* Retail: A 10-minute drive to Multiplaza Mall, Panama's premier destination for luxury brands.
- \* Connectivity: Only 20–25 minutes from Tocumen International Airport (PTY), the 'Hub of the Americas.'

## Why Invest in Panama City Now?

Panama continues to outpace regional neighbors through its business-friendly environment and its consistent ranking by Forbes as a top global expat destination. The 1ZM6 zoning allows for a flexible mix



of residential and commercial use, making this site an ideal candidate for a flagship luxury project.

Whether you choose to maintain the existing high-yield rental structure or break ground on a landmark 15-story tower, this Marbella site offers a secure path to capital appreciation in a market where prime land is increasingly scarce.

Contact the agent directly here – Tatiana — [tatiana@caobarealty.com](mailto:tatiana@caobarealty.com)

## ABOUT THE AREA

Panama City is a striking study in contrasts, where a glittering, ultra-modern skyline—often called the 'Singapore of the Americas'—meets deep-rooted colonial history. As Central America's most cosmopolitan capital, it serves as a global hub for banking and commerce, fueled by the monumental Panama Canal. Visitors can experience the city's dual nature by wandering from the glass high-rises of the Financial District to the cobblestone streets of Casco Viejo, a UNESCO World Heritage site filled with restored mansions, vibrant rooftop bars, and neo-classical cathedrals.

Beyond the urban sprawl, the city is uniquely integrated with the natural world. It is the only metropolis in the world to house a tropical rainforest within its city limits: the Metropolitan Natural Park. Here, hikers can spot sloths, monkeys, and toucans just minutes away from the bustling downtown. Other outdoor highlights include the Amador Causeway, a scenic boardwalk built from canal excavation rocks that connects the mainland to four islands, and Ancon Hill, which provides the highest panoramic view of the canal and the bay.

The city's culinary and cultural scenes are equally diverse, reflecting its history as a global crossroads. Recognized as a UNESCO Creative City of Gastronomy, Panama City offers everything from fresh ceviche at the local Mercado de Mariscos to world-class fine dining. Cultural landmarks like the Frank Gehry-designed Biomuseo and the ruins of Panamá Viejo—the original city destroyed by pirates in 1671—provide a narrative of a nation that has shaped global trade for centuries.

For international travelers, the primary gateway is Tocumen International Airport (PTY), located approximately 15 miles (25 km) east of the city center. Known as the 'Hub of the Americas,' it offers the most extensive flight connections in the region. Additionally, for domestic travel and short-haul regional flights, the city is served by the smaller Marcos A. Gelabert International Airport (PAC), situated in the Albrook area near the canal.

## MAiN FEATURES:

- \* 2027m<sup>2</sup> of living space currently
- \* 774m<sup>2</sup> plot
- \* 2 Bedrooms Per Unit After Development
- \* 2 Bathrooms Per Unit
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to bars and restaurants



- \* Great base from which to discover other fantastic areas of Panama
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### **Common**

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	2027 sq m
Lot Size:	774 sq m

### **Lease terms**

Date Available:

### **Additional information**

Virtual tour URL: <https://www.youtube.com/embed/PAG4OAQD6Fk>

### **Contact information**

IMLIX ID: IX8.036.072

