



Excellent Plot of Cloud Forrest land for sale in Cerro Punta Panama



Agent Info

Name: Niall Madden
Company: Esales Property Limited
Name:
Country: United Kingdom
Experience since: 2002
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English
Website: <https://esalesinternational.com>

Listing details

Property for: Sale
Price: EUR 23,500,000

Location

Country: Panama
ZIP code: 040504
Posted: Apr 14, 2026

Description:
Excellent Plot of Cloud Forrest land for sale in Cerro Punta Panama

Esales Property ID: es5555001

Cerro Punta, Chiriquí Province, Panama
Cerro Punta
Chiriquí
04019
Panama

Contact the agent directly here – Tatiana — tatiana@caobarealty.com

Cloud Forest Land for Sale in Cerro Punta, Chiriquí – Panama

Exclusive Development Estate in Panama Highlands

Single-Origin Spring Water Bottling Concession | Eco-Resort Potential | Competition-Grade Geisha Coffee Terroir | Carbon Sequestration and Conservation Asset



Accepting Offers | Expressions of Interest Invited

The Asset

Located in the heart of Panama's Chiriquí highlands, this 343.48-hectare (849-acre) Cloud Forest Estate represents one of Central America's most significant multi-revenue development opportunities under US\$ 30 million. Positioned adjacent to La Amistad International Park (a UNESCO World Heritage site), the property offers a rare combination of scale, income diversification, and conservation value.

At elevations ranging from 1,966 to 2,368 meters, the estate enjoys year-round temperatures between 10-18°C (50-65°F). Approximately 25% of the property is available for sustainable development, while 75% remains protected, offering both immediate revenue potential and perpetual environmental value.

Property Highlights

- * Size: 343.48 hectares (849 acres) of pristine cloud forest.
- * Elevation: 1,966 – 2,368 meters (6,450 – 7,769 feet).
- * Water Wealth: State-approved spring water bottling concession; 50-150 liters/second flow.
- * Agriculture: Ideal terroir for auction-grade Geisha coffee.
- * Accessibility: 2-3 minutes from Cerro Punta main road; 1-hour flight from Panama City.
- * Legal Status: Clean title, 100% free of encumbrances.

Investment and Development Opportunities

1. Single-Source Spring Water Bottling Rights

State-approved water concession provides exclusive rights to a natural spring. With the Environmental Impact Study (EIS) completed and permits in place, this is a 'Ready-to-Go' revenue stream.

2. Regenerative Eco-Luxury Resort Development

The 'undiscovered' appeal of the cloud forest is perfect for boutique operators like Aman or Six Senses. The climate eliminates the need for air conditioning, significantly reducing operational costs.

3. Competition-Grade Geisha Coffee Estate

The elevation (1,700-2,200m) is the 'goldilocks zone' for Geisha coffee. Neighboring farms produce coffee that commands over US\$ 20,000 per kilogram at international auctions.

4. Carbon Sequestration Asset

As a primary cloud forest adjacent to a UNESCO site, the property holds massive ESG value for corporate carbon credit certification programs.



Location & Connectivity: Cerro Punta, Chiriquí Province

The property offers the perfect balance of seclusion and accessibility:

- * 90 minutes from David International Airport.
- * 45 minutes from the expat hub of Boquete.
- * 20 minutes from Volcán.

Why Panama and Why Now

1. **Stability:** A dollarized economy since 1904 with a legal system based on U.S. commercial law.
2. **Infrastructure Boom:** Over US\$ 8 billion in Canal projects and a proposed US\$ 5 billion Panama-Costa Rica Railway.
3. **Tax Incentives:** No capital gains tax on foreign-sourced income and import duty exemptions for tourism equipment (Laws No. 8 and No. 80).
4. **Residency:** The Qualified Investor Visa offers a fast track to permanent residency through real estate.

A Generational Stewardship

Held by the same family since the 1940s, this estate has seen over 80 years of careful preservation. The sellers are seeking a visionary developer to lead the property into its next chapter of sustainable growth.

Transaction Details

- * **Price:** Negotiable for qualified buyers; no seller financing provided.
- * **Due Diligence:** Full title documentation, Water Concession Contract, and Environmental Impact studies are available for review.

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About the Area

Nestled in the western highlands of the Chiriquí Province, Cerro Punta is a picturesque mountain village often referred to as the 'pantry' or 'breadbasket' of Panama. At an elevation exceeding 2,000 meters (6,500 feet), it boasts the highest residential altitudes in the country. The landscape is a striking patchwork of steep, emerald-green hillsides and fertile volcanic soil, where the cool, misty climate allows for the year-round cultivation of crops like strawberries, coffee, and various vegetables that are rarely found elsewhere in the tropical lowlands.

The town's unique atmosphere is defined by its Swiss-inspired architecture and refreshing temperatures, which typically range between 10°C and 20°C (50°F–68°F). This 'eternal spring' environment makes it a premier destination for agrotourism and nature lovers. Visitors often spend their days exploring the famous Finca Drácula, an orchid sanctuary housing over 2,000 species, or touring local dairy and strawberry farms where fresh produce can be sampled directly from the source.



Beyond its agricultural charm, Cerro Punta serves as a gateway to Panama’s most pristine wilderness. It is bordered by the Volcán Barú National Park and the La Amistad International Park (PILA), a UNESCO World Heritage site shared with Costa Rica. Adventure seekers frequent the area for the legendary Los Quetzales trail, which connects Cerro Punta to the neighboring town of Boquete, offering a chance to spot the elusive Resplendent Quetzal amidst ancient oak forests and bamboo groves.

To reach this highland retreat, travelers have two primary airport options depending on their starting point:

- * Enrique Malek International Airport (DAV): Located in the city of David, this is the closest airport (approximately a 1.5 to 2-hour drive). It handles domestic flights from Panama City and some international regional flights.
- * Tocumen International Airport (PTY): Located in Panama City, this is the main international gateway. From here, travelers usually take a 1-hour connecting flight to David or embark on a scenic 7 to 8-hour drive across the Pan-American Highway.

Main Features

- * 3343800 m2 of land
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Panama fast online.

Common

Bedrooms: 3343800
Lot Size: 3343800 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.385.716

