

Puerto Armuelles Information and Properties for Sale

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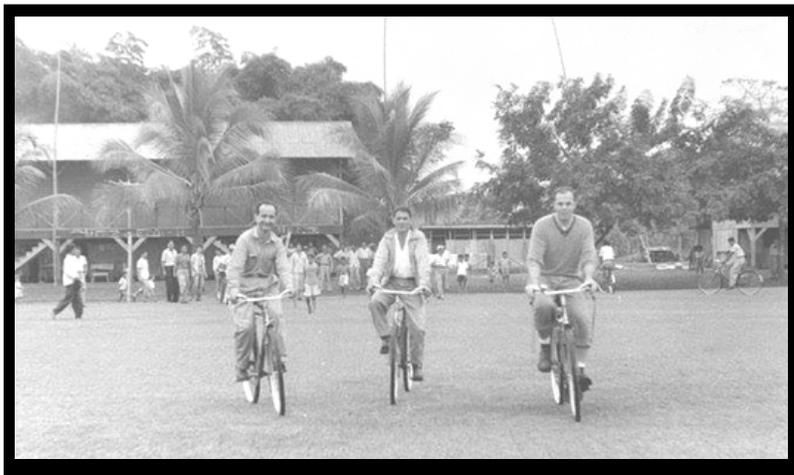
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Puerto Armuelles, Panama

Historic & Charming Beach Town



Puerto Armuelles is unique in Panama. It has a different look and feel from other Panamanian towns. The downtown and many of its neighborhoods have a distinctive sense of place.

This is because Chiquita Banana built the town from scratch starting in 1927 and thru 2003. At the time, Chiquita was a USA company and it's engineers and designers put a unique North American stamp on everything from the city's street grid, its distinct neighborhoods, to the 1000s of classic tropical wooden houses on stilts that line its streets.



Downtown, from approx early 1940s

Things To Do

- Horseback riding on the beach or in the nearby hills
- Surfing, stand up paddleboarding
- Sea kayaking in ocean or rivers
- Walks on the beach
- Volunteer to teach English at the local University and schools
- Help with local volunteer spay & neuter animal clinic
- Fishing (there is even a fishing lodge 30 mins away, Hooked on Panama)
- Feed the monkeys at Mono Feliz (about an hour drive away on Punta Burica)
- Help with turtle rescue at Tigre Salvaje (40 min walk past Mono Feliz on Punta Burica)
- Whale watching in season
- Day trips to Boquete, Volcan or Boca Chica
- Bocas del Toro is only 5 hour drive away and makes for a fun weekend trip
- Hiking or horse back riding in the hills behind Puerto or in Volcan, Boquete, etc
- Go kayaking in local rivers or river rafting in nearby rivers
- Drive out to Limones to enjoy lunch & relax at Hostal Villa del Mar



Chiquita "airplane" house, (in Las Palmas)



Puerto Armuelles, Panama

Wonderfully Located in the Popular Chiriqui Province

Puerto Armuelles is a wonderful place to relax and just “be”.

The pace of life is slower. Life is simpler.

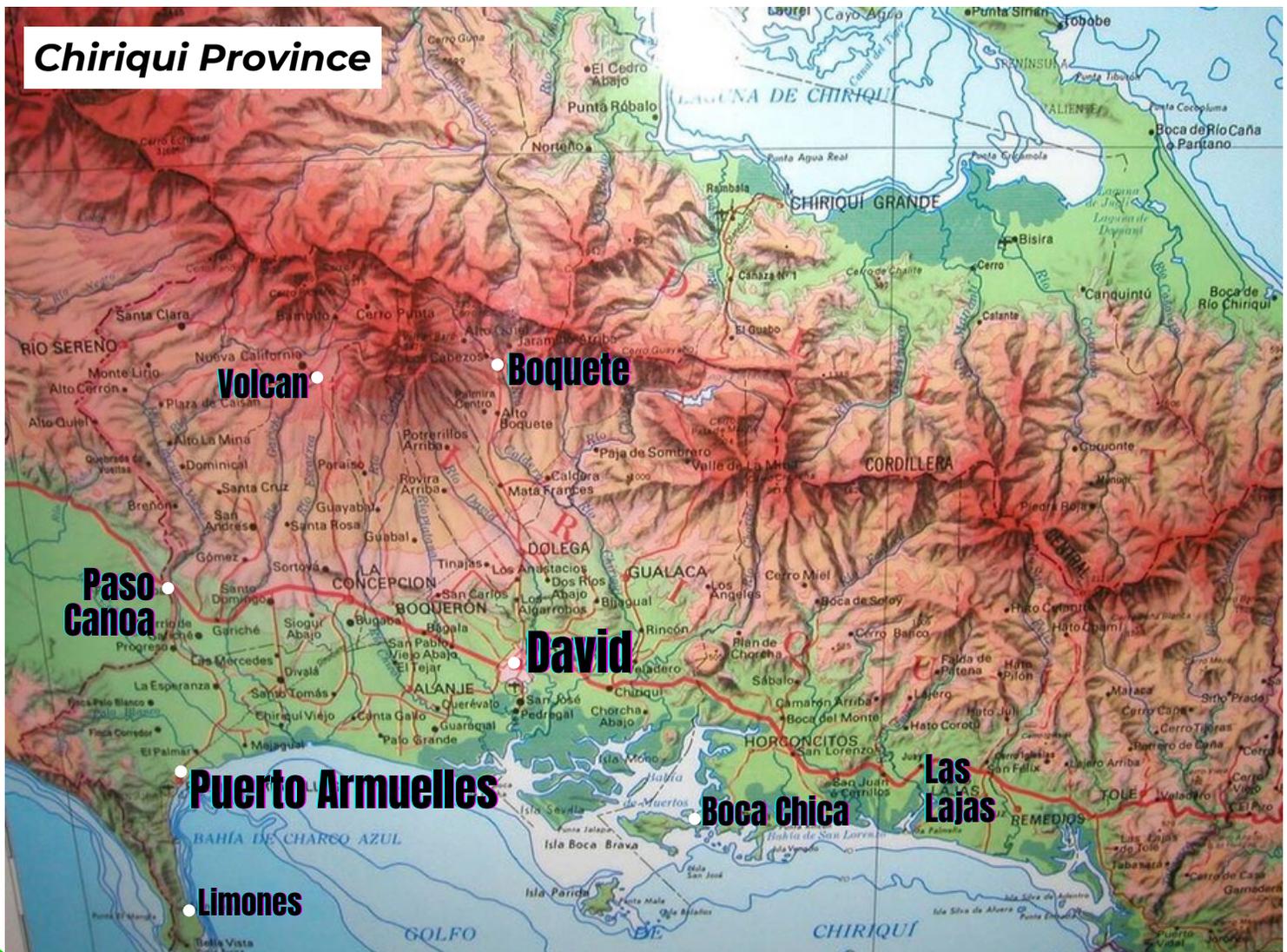
Ideal Location

Puerto Armuelles is the 2nd largest town in Chiriquí, the most vibrant province in Panama, with a wealth of places to explore and things to do. Puerto is also very close to Costa Rica making it easy to enjoy its attractions as well. The “official” border crossing is to the north at Paso Canoas, a 40 min. drive away. Adventurous souls can hike directly to Costa Rica in about 1½ hours or by car and/or foot via Punta Burica.

“Puerto reminds me of the States 60 years ago.”

- Fred, a 78 yr old man from Michigan.

Fred said that right after enjoying a leisurely stroll through town - including a stop at the pool hall, which is near the downtown waterfront park.



Puerto Armuelles, Panama

Only True Beach Town In Panama

You'd think in a country with 1,786 miles of coastline, there would be a lot of towns on the beach.

But, no.

Panama has many towns 1 to 5 miles from the beach, but almost none are located right on the beach. On the Azuero Peninsula, there are 2 towns that are near the beach, Pedasi and Tonosi. We particularly like Pedasi. But the beach is quite a hike from these towns. (The coast is 2 miles from Pedasi and 10 miles from Tonosi.)

The bedroom community of San Carlos is on the beach. But it has no downtown core and feels and acts like a suburb of Panama City. It is about an hour from Panama City.

Of course, if you are looking to live in a city, a resort town, or a tiny fishing village, there are some of those on the beach. Colon and Panama City are both on the beach. There are also a few resort/vacation areas such as Coronado. And as you can see by looking at a good map, there are numerous small fishing villages in Panama as well.

However surprising, it is true:

Puerto Armuelles is the only true beach town in Panama

Puerto Armuelles is the place for you if you want to:

- Hear birds and ocean waves, not traffic
- Get all the essentials of life without leaving town
- Never be caught at a stoplight or in traffic (except for occasional funeral processions)
- Afford to live near – or even right on! - the beach



3 Puerto Findings

- Only True Beach Town In Panama
- Unique and A Distinct Sense of Place

Puerto is unique in Panama with a different look and feel from other Panamanian towns. This is because Chiquita Banana, built the town from scratch (1927- 2003), putting a unique stamp on everything from the city's street grid, to its many classic tropical wooden houses on stilts.

- 2nd Largest Town in Chiriquí

At about 25k residents, Puerto is the 2nd largest town in the Chiriqui province.

A Little About David

David is the largest town in Chiriqui and the 3rd largest in Panama with over 165K residents. It is also the shopping mecca of Chiriqui. Anything you cannot find in Puerto, you can likely find in David.

David is about an hour and 20 minutes drive from Puerto.



Puerto Armuelles, Panama

A town with distinct neighborhoods

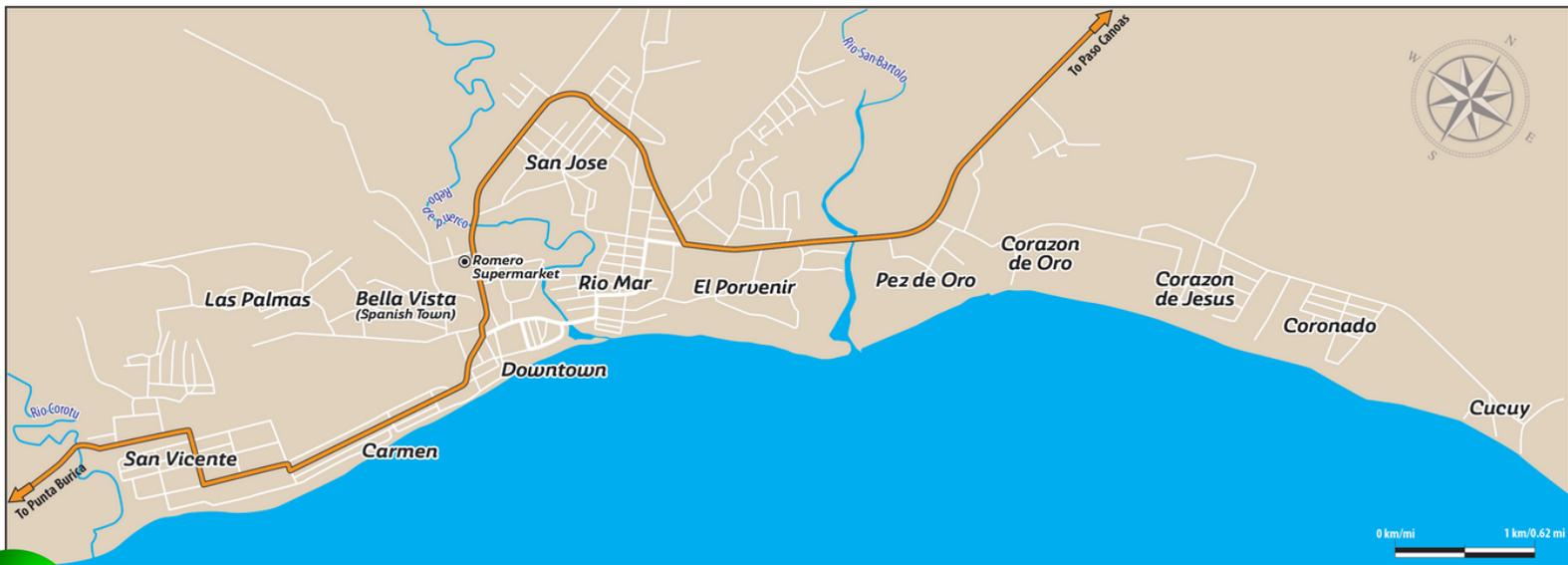
Puerto Armuelles has numerous neighborhoods, each with its own distinct personality and architectural style.

The neighborhoods built by Chiquita Banana consist of wooden houses on stilts. You can tell at a glance at the status of each neighborhood. The higher the density, the lower the residents were on the corporate pecking order. For instance, Carmen consisted of duplexes and bunk rooms for the dock workers, without their own bathrooms (They had communal bathrooms instead.) Then there is Las Palmas with its large houses on big lots which were built for the executives. Other, non-Chiquita, neighborhoods were created more organically and are composed of concrete houses with tin roofs, which are common throughout Panama.

The map below shows Puerto's core neighborhoods including those that tend to interest expats. There are many more neighborhoods in Puerto than appear on the map. I encourage you to go out and explore Puerto's neighborhoods yourself.



More info on Neighborhoods
lynx2.co/nhoods



Where To Eat in Puerto

**This information (pages 5-10),
is coming soon**



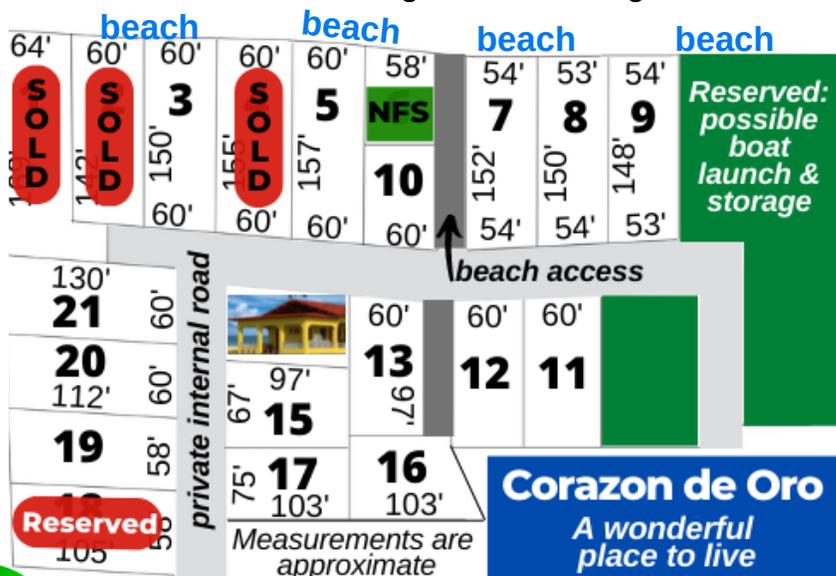
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Corazon de Oro

Corazón de Oro is an astounding beautiful and serene place. Corazón de Oro was conceived as an alternative to over-the-top big luxurious homes that you find in some expat communities. You will also appreciate it's private entrance, its nearby restaurants & services, as well as how affordable and relaxing it makes living at the beach



Corazon de Oro

A property for every budget

Beachfront Lots		Beach Stroll Lots	
Lot 1	Sold	Lot 10	\$63,500
Lot 2	Sold	Lot 11	\$45,500
Lot 3	\$74,500	Lot 12	\$45,500
Lot 4	Sold	Lot 13	\$43,500
Lot 5	\$74,500	Lot 14	\$69,500 (House)
Lot 6	NFS	Lot 15	\$39,500
Lot 7	\$70,500	Lot 16	\$35,500
Lot 8	\$68,500	Lot 17	\$37,500
Lot 9	\$74,500	Lot 18	\$29,500
Prices subject to change Financing Available		Lot 19	\$31,500
		Lot 20	\$43,500
		Lot 21	\$46,500

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Playa Esperanza

Live at the beach!

A wonderful enclave of 3 properties, 2 right on the beach. A great place to enjoy refreshing ocean breezes and walks on the beach.

Playa Esperanza is located in the San Vicente neighborhood. It is home to restaurants, small grocery stores, and 2 of Puerto Armuelles hotels: Big Daddy's Beach Club & Hotel and Sunrise Inn. It is only 5 minutes from downtown Puerto Armuelles.



PRICES

Lot 1 - \$94,500

Lot 2 - \$91,950

Lot 3 - \$37,500

Prices subject to change

Financing Available

For Detail, Photos & Updates



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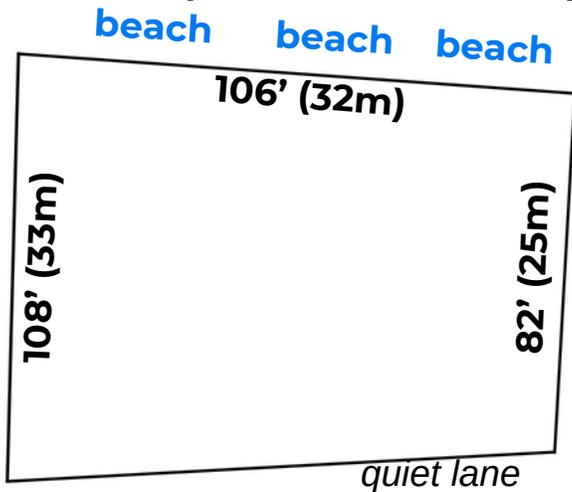




SV Paradise

Step out your door and onto the beach, enjoy 106 Feet (32m) of beachfront and refreshing ocean breezes.

This property is located in the San Vicente neighborhood. Only a 10-minute walk to downtown Puerto and a grocery store & restaurants are just a 2-minute walk away



Price
\$105,500
Price subject to change

Financing Available

For Detail, Photos & Updates

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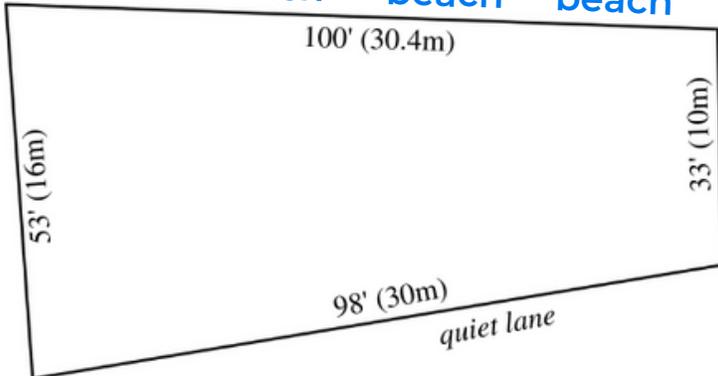


The Sweet Life

This beachfront lot is a sweet place to live. It is ready for construction. All utilities are readily available, no run-off issues. Total area is 392 m²

This property is located in the San Vicente neighborhood. Only a 10 Minute Walk to downtown Puerto and a grocery store & restaurants are just a few minute walk away.

beach beach beach beach



Price
\$59,500
Price subject to change

Financing Available

For Details, Photos & Updates

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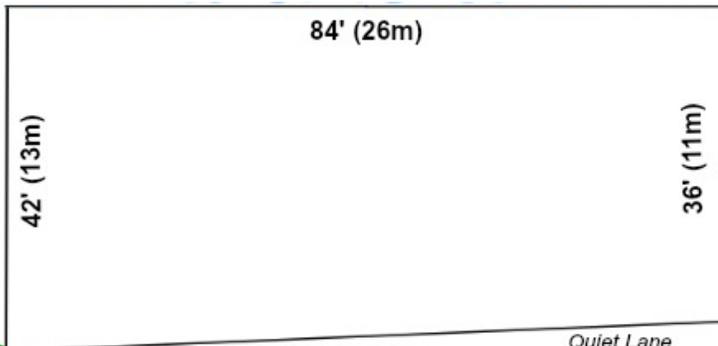


Fishermen's Haven

You're not paying for any fat — just pure “filet mignon” beachfront. Enjoys views of Mt Baru and Punta Burica. Grocery store & restaurants are only a 4-minute walk away. Flat, level and ready for construction, or even a trailer. The has some issues (fixable), which explains its very low price.

This property is located in the San Vicente neighborhood, on the road between Big Daddy's and Sunrise Inn.

beach beach beach beach



Price
\$37,500
Price subject to change

Financing Available

For Details, Photos & Updates

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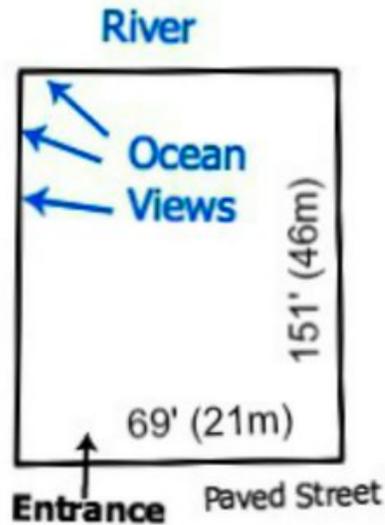




Rio Corotu Delight

This river front lot has a very big feel. And it is pretty big at 9903 sq feet (860 sq meters). It enjoys fantastic ocean views and breezes, and is only a 50-yard stroll to the beach.

This property is located in the San Vicente neighborhood, very close to the Sunrise Inn.



For Details,
Photos &
Updates



lynx2.co/rc

Price
\$54,500

Financing Available





Ocean View in Las Palmas

Great ocean views from the brow of the hill, in front of the most prestigious houses in Las Palmas. A historic neighborhood built by Chiquita Banana for their top executives. Here you can also delight in the sounds of howler monkeys in the morning, tropical birds all day long, and ocean waves when the surf is up. This quiet spot is only a 10-minute walk or 2-minute drive to downtown Puerto Armuelles.

For Details, Photos
Video & Updates



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Price \$55,500

Financing Available



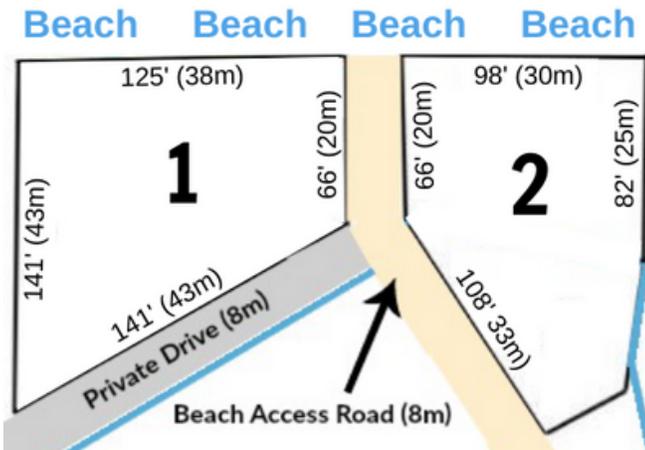
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Pez de Oro Beach

Delightfully located on a point these beachfront properties enjoy great views in all directions. This spot is also on the widest part of the beach by far, with a natural hook/anchorage for boat moorage making it an ideal place to launch your boat. These properties are in the Pez de Oro neighborhood, which is not far from the center of town. In fact, you can walk on the beach and into town in about 20 minutes.



Prices
 Lot 1 \$87,500
 Lot 2 \$80,500
Prices subject to change
Financing Available

For Details, Photos & Updates

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Stone's Throw From Beach

This delightful property is both big and welcoming. Plus it is only a short 70-yard stroll away from a beautiful beach. If you need groceries or a cup of coffee, that is easy to get too. A grocery, hardware stores, and restaurants are only 5 minutes away. Downtown Puerto Armuelles is only a 10-minute drive from the property. This peaceful property is in the popular Corazon de Jesus beach neighborhood.

Beach			Beach			Beach		
3 Expat-Owned Beach Front Houses								
Expat-Owned House	2 Expat-Owned Lots	Expat-Owned House	Private Driveway 5m					
	104'							

For Details, Photos & Updates



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Price
\$37,500

Financing Available



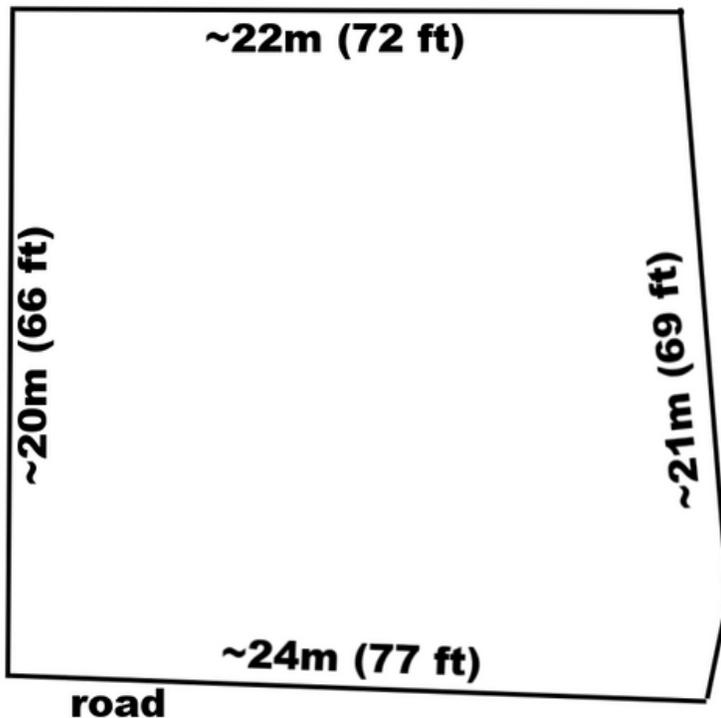
A Sweet Spot

This property is less than 100 yards from a beautiful beach. You can enjoy walking, swimming, or surfing at the beach every day. (Surf is in season June – Nov.). It is in the Corazon de Jesus neighborhood and close to many services: grocery stores, restaurants, medical care, and hardware stores.

The property is flat with easy access. All utilities are available. The house is not habitable. Half of the lots on this block alone have already been bought by expats.



 **Beach - 100 yds**



Price

\$34,500

Price subject to change

Financing Available

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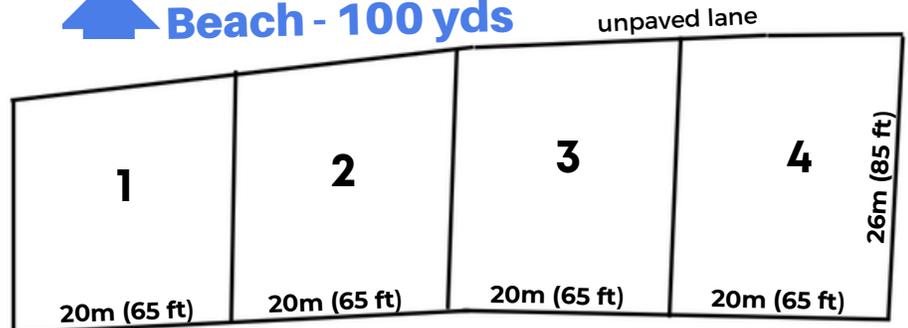
Coronado Life

These 4 delightful properties are in the Coronado neighborhood. Coronado is the most affordable beach neighborhood in Puerto Armuelles.

They are located about 100 yards from a beautiful beach (pictured above). There is a large meadow between these properties and the beach.

You will be pleasantly surprised at how low these are priced at.

 Beach - 100 yds



Measurements are approximations



Looking toward lot #4

Prices

- Lot 1 \$9,500
- Lot 2 \$11,500
- Lot 3 \$14,500
- Lot 4 \$15,500

Buy All 4
\$40,000

For Details,
Photos &
Updates

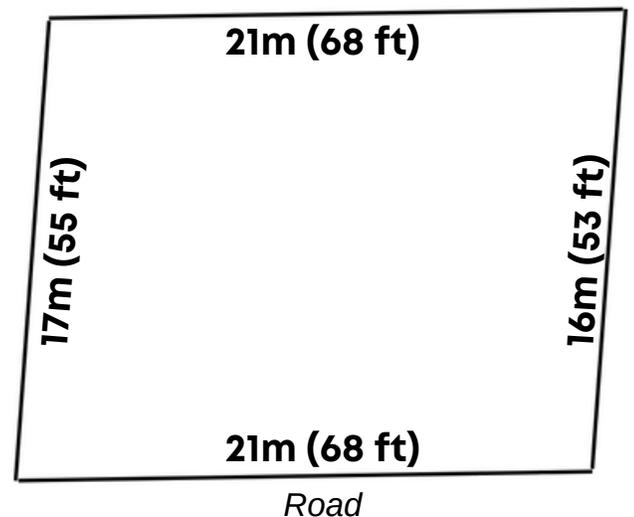


lynx2.co/c4





You can enjoy a relaxed and peaceful life here. This property is located in the Coronado neighborhood, this property is a quiet and affordable place to live near a beautiful beach. (The ocean is about 200 yards away). As I have mentioned, Coronado is the most affordable beach neighborhood in Puerto.



Price
\$11,500
Price subject to change
Financing Available

For Details, Photos & Updates



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About Titled Property

Titled Property Info

Almost all property in North America is titled property. This is not the case in Panama. Most land in Panama is ROP.

In Panama, titled property is easier to research than ROP property. The reason for this is that all titled property sales are recorded at the Public Registry Office (Registro Publico). This makes it fairly simple to perform preliminary due diligence on titled property.

Taxes

You will have to pay property taxes on titled property. However, the good news is that the first \$120K in value is exempt from property taxes. You are also required to pay various transaction taxes when you sell titled property.

Maintenance & Titled Property

You will hear people stress the importance of maintenance on ROP properties, but this task is important for titled properties as well.

If someone other than you uses or occupies your titled land for 10 years in good faith (that is, they didn't know you owned it), it is legal for them to go through the process to have it titled in their own name. If they are using the property in bad faith (that is, they know you own it, but decide to ignore that fact) after 15 to 20 years they can go through the process to have it titled in their name. However, the titling process takes time, effort, and money, so this is not something that happens often.

Titled Property PROS

- Can use your titled property as collateral to take out a loan in Panama.
- Can take out a mortgage to buy a titled property
- Much harder to steal titled land.
- Easier to verify ownership and discover any property issues since all titled properties are assigned a unique ID number.
- Titled property is typically more valuable, and easier to sell

Titled Property CONS

- Must pay annual property tax. (However, properties purchased for \$120k or less, are exempt from property tax.)
- Must pay 5% sales or transfer tax when sell.
- Must pay capital gains when you sell.
- Restrictions on subdividing titled property. Can only be easily subdivided (aka segregated) into 4 lots (that is, 3 segregations). To divide up a titled property into more than 4 lots, you must apply for special permits or find an exception, all of which can take a huge amount of time, effort, and/or money.
- Hard to maintain offshore privacy since ownership of titled property is public information. This makes it easier to do due diligence but impossible to keep your ownership secret. So if want complete offshore privacy, you may want to avoid titled property.

2 Main Categories of Panama Property

1. Titled Land
2. Right of Possession Land (aka, ROP or Derecho Posesorio)

Title Info & ROP

The title to ROP land is owned by the government (with occasional exceptions). The title to ROP property can be transferred to the property owner via the government's titling process. When that is complete, the ROP land becomes titled land, that is the title is owned by the property owner.



About ROP Property

ROP Property Info

Far and away the most common type of property in Panama is Right of Possession (ROP). There is a big market for ROP property. It is routinely bought, sold, and traded – just like titled property.

As an owner of ROP property, you can use it in whatever way you desire. It is yours. The Panamanian government recognizes Right of Possession property. ROP owners have the same rights as titled landholders.

You can just as easily earn a profit reselling ROP land as titled land. In fact, some people prefer ROP to titled property.

However, doing due diligence for ROP property needs more care and time since they are not registered and assigned a unique ID number.

Necessary ROP Due Diligence

- Review ownership documents & records. Often a review of the ownership of an ROP property is clear-cut with no potential conflicts. However, there may be conflicting claims. Any conflicting claims must be resolved before purchasing.
- Talk to the neighbors. Ask them who owns the property. If they all agree that the purported owner is the sole owner, that is a very good sign.
- Review the survey of the property, be clear about the lot lines. If there is no survey (aka plano), get one done before buying.

Your lawyer or agent can help you with the due diligence. If you have any doubts about conflicting ownership claims, just walk away from the deal.

4 Ways ROP Is Different From Titled

- More upfront legwork and research required
- Greater need to maintain property to show ownership
- No property taxes levied
- No capital gain or transfer tax upon sale

ROP Property PROS

- No property tax is levied on ROP property, even if you purchased it for a million dollars.
- No sales or transfer tax when you sell.
- No capital gains tax when you sell. (A few districts do charge a 2% cap gains on ROP.)
- Typically cheaper to purchase.
- Can be subdivided easily and freely, only limited to any minimum lot size a municipality may or may not have.
- Almost every ROP property can be titled. It does take time, money, and patience, including hiring a lawyer, but it is easy.
- Most property in Panama is ROP. If you refuse to consider ROP, then you are eliminating some of Panama's most desirable and best-priced real estate from your property search.
- Allows greater offshore privacy since there is no national record of the property - either digitally or in paper form. Often, the only record (other than your own) exist at the municipal record and in paper form only

ROP Property CONS

- Need greater care and research to verify the history, current status, and legitimate owner of the property.
- Must regularly maintain the property (eg keep the grass cut) to prove continuing ownership.
- Must keep both physical and digital records of your purchase and ownership of the property, as these documents and scanned copies will be your only source of proof should someone try to contest your ownership of the property in the future, or in case of a dispute over boundary lines, etc
- Not able to take out a loan using ROP property as collateral - or take out a mortgage to buy an ROP property.
- ROP property may be a little more difficult to sell in the future, as many expats prefer titled property



About Us



Reyn, Betsy, Skylar and Blaise

In 2006, my husband Reyn, myself (Betsy) and our then 5-year-old daughter, Skylar, spent 3 months exploring Panama by bus and taxi. During that journey, we stumbled upon the charming beach town of Puerto Armuelles and fell in love. So much so that we quickly moved to Puerto where we lived full-time for about 9 years. Currently, due to the educational demands of our children, we are no longer full-time residents. However, we look forward to the time when we are able to spend a lot more time in Puerto Armuelles once again.

We have a wealth of knowledge about buying and selling property and living in Panama. (I even wrote a book about buying property in Panama! It is on Amazon.com, search for "*Your Slice of Panama Paradise*".)

Please feel free to contact us with questions about our property, Puerto, or Panama. You can also contact Frank for a tour of our properties and to answer your questions.. Frank is knowledgeable, a good friend, and an absolutely wonderful person.



Frank

Hello. Everyone calls me Frank. I have lived in Panama for almost 20 years. During my time in Panama, I have built a house, farmed, and purchased and sold properties. These experiences do not make me an expert, but it does mean I am familiar with all the steps required to buy and sell land and to build a house in Panama.

If you are considering living in Puerto, you can count on me to advise you on land, houses, and rentals. For me the most important thing when advising people is to give accurate and full information on the realities of this country. It would be a great pleasure to provide you with all the information you need and spend a pleasant time with you.

Puerto Armuelles is small beach town that offers the tranquility that we all need so much, a place where you can live simply, where nobody cares about your social status, and a place where you can leave the stress of your old life behind. Count on my friendship as you explore Puerto. Good luck and remember to enjoy life.

Contact Us



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