

## Boquete Mountain and Oceanview Land

509 Hectares (1,250 Acres)

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This fully titled property consists of 509 hectares or approximately 1,250 acres in several large tracts. The property has numerous streams providing a constant supply of good water and there is canyon frontage on a major river with a huge waterfall. There is a section of the land that has three sources of water that could power a 10 MW hydro facility. It has cross fenced pasture land that cover around 400 hectares that is in cattle and there are some old forest lands and mature pine that could be sold for timber. The property has spectacular mountain views and of the Pacific Ocean. Located in the Chiriqui province of Panama, Boquete has been written up in newspapers around the world as one of the top places in the world to retire. It's eternal spring weather, jagged peaks, rivers, waterfalls proximity to excellent shopping and healthcare has made this a perfect place to live. There are two major projects nearby including Lucero. Lucero offers resort style living at its best. Lucero has the only 18-hole Championship Golf Course in the Province of Chiriqui. Estate residences enjoy views to the spectacular Baru Volcano, the jagged peaks of the Talamanca Mountains, the Pacific Ocean and islands and the towering Jaramillo Mountain to the north. An adjoining tract of 700 hectares has sold again in less than 2 years that has an improved roadway that leads into the subject property.

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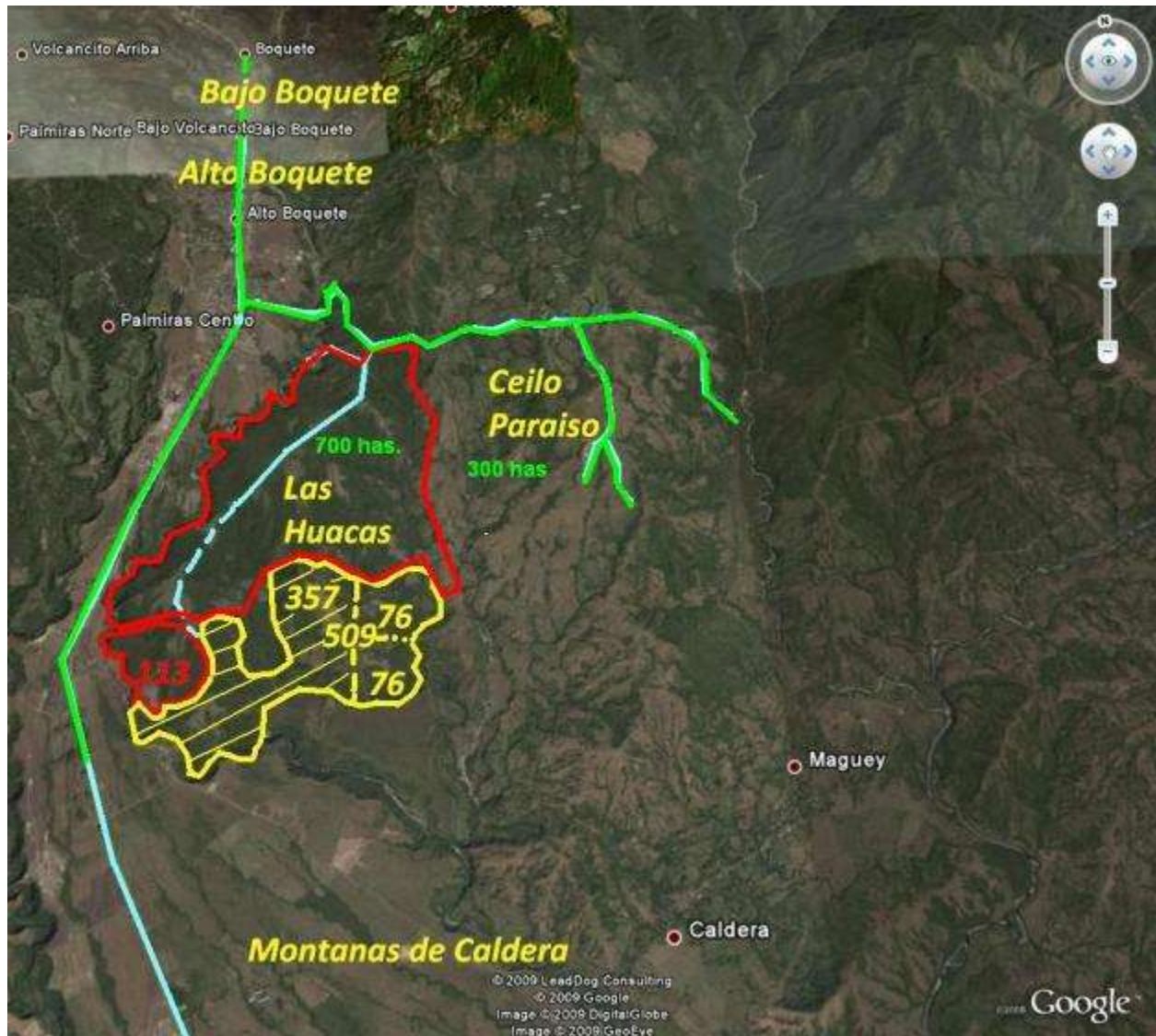
Huge forests, rolling cattle pasture land views of the Pacific Ocean.



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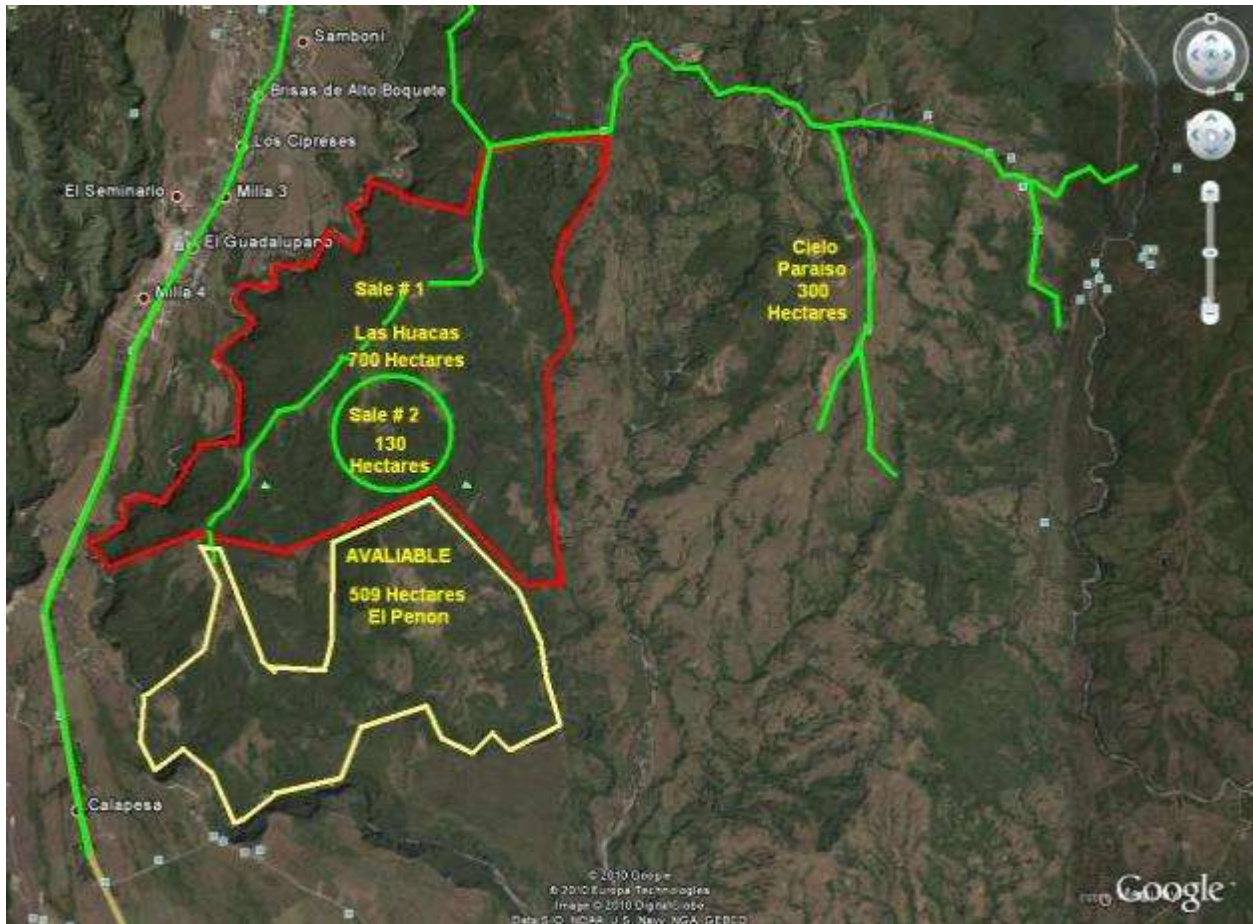
The 509 hectares is outlined in yellow and consists of three fincas as shown. Above the property is the Las Huacas tract that has sold twice in the last 5 years. You can see that these properties are huge and the last remaining large sections of land in the area.



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Here we see the Las Huacas project and the subdivided tract of 130 hectares. You can see where the roadway will be paved to within the boundary of the subject property once completed and is a private access road.



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Here is the Las Huacas project plan showing the subdivision of the property from which two tracts totaling 130 hectares.



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Waterfalls, numerous streams provide plentiful water sources.



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Located in the western Highlands of Panama and bordering Costa Rica, Boquete is tucked away on the eastern slopes of the Volcan Barú an 11,400 foot extinct volcano. This small and charming mountain village is known to produce some of the richest coffees in the entire world. Boquete is quickly becoming a destination for those visitors seeking the most enchanting weather in the world. Visitors bask in Boquete's sunny and cool mountain weather and marvel at the exquisite vistas. There is an aspect of the Swiss Alps about Boquete, with small babbling brooks that run between restaurants and bakeries, a naked yet complex landscape that seems like it should be covered in a layer of snow. Yugoslavian settlers in Chiriqui imparted a theme of steep triangular roofs, which peek up from the forests, reminiscent of Bavarian chocolate houses. Boquete's healthy climate has prompted many to believe it is the secret to longevity since many native Boqueteños have lived well on past their one-hundredth birthdays. Boquete is also home to a number of retired expats from all over the world who have come to live and in many cases, spend the rest of their lives here.

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Here we begin with progress photos of the roadway to the property that starts off the main road from Boquete to the Cielo Paraiso Golf Community



This new 4 lane roadway goes through the Las Huacas project and is a private access road.



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The first two of four lanes will be paved with the other two left unimproved until the project nears completion and for use during construction.



As the road winds through the mountains, one can appreciate the wide open vistas back to the mountains and down to the Pacific.

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Now we head into the pine ridge forest and you can hear the wind in the trees and smell the pine trees and the feeling of the terrain changes.



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We clear the forest and head down to the pasture looking back at the incredible scenery in this part of the property.

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Now we get to the end of the first phase of the roadway and look down the path of the second phase that starts soon and will connect with the corrals at the bottom of the property.

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Here you are looking down at the Montanas de Caldera Community on the other side of the canyon and beyond to the Pacific ocean.

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Look back at the mountain ridges and see what views will be available to the homes here one day.





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This property is a short 15 minutes from town and you will pass through some beautiful country and a world class golf course along the side of a mountain in the development known as Lucero. The developer has used the best systems available to insure that this course will be a destination for any serious golfer in Central America.

Play these holes with care as the drop is two hundred feet and 150 yards.  
Some seem to hang in the clouds



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The homes here start at \$350,000 and are controlled with tight CC&Rs



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### *Yes this is Boquete*

*"Somewhere, over the rainbow, way up high...There's a land that I heard of, once in a lullaby. Somewhere, over the rainbow, skies are blue. And the dreams that you dare to dream, really do come true. " - E.Y. Harburg*

There is indeed a land where rainbows often grace skies that are unencumbered by pollution, life is unhurried, and retirement dreams are fulfilled for many, in the Chiriqui highlands of Panama. Here's the story...

Ex-pats, for those who are unfamiliar with the term, are those who leave one's native country to live elsewhere. This unique breed may have a few motivational variations for permanently traversing beyond borders, but they tend to share a common character trait – a great sense of adventure in abandoning what is socially, culturally, and geographically familiar to pursue their dream of a healthier, happier, less hectic lifestyle. And, given the current economic state of affairs, perhaps they share the collective desire to avoid a possible catastrophe.

They seek a better quality of life married to a lower cost of living. They're confident enough to start over in a new environment, making new friends. Ex-pats likely possess a libertarian streak, a do-it-yourself mentality that propels them to create their lives anew, whether it means transforming a piece of property into a model of green energy self-sufficiency, launching a new school for local kids, or opening a new café. And characteristically, they want to integrate into a community of similar-minded souls.

What gives a particular area the gravitational pull for ex-pats? It often starts with a warm climate and beautiful scenery surrounding a charming, affordable city or town. An abundance of fresh water sources, locally grown food and reliable hydro-electric power. Add a big welcome mat to foreigners from the local people, and a government actively enticing you to stay with such incentives as no property tax for the first 20 years, a generous program for newcomers to guarantee permanent residency, equal rights under the law, discounts for products and services across the board, plus excellent asset protection and maximum privacy from the banking institutions. Welcome to Boquete, Panama, and leave the door open. There's more coming.

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