

VILLA SAN MARINO OCEAN FRONT

San Marino Ocean Front | Mechi, Colon | Republic of Panama

EXCLUSIVE OCEAN-FRONT RESIDENCE | GATED COMMUNITY | 24/7 SECURITY

Casa 34

Villa San Marino Ocean Front

Ocean front | Direct water access | 12 km from Portobelo (UNESCO)

\$350,000 USD

negotiable - turnkey, furniture included

3

BEDROOMS

2.5

BATHROOMS

217.25

m2 INTERIOR

715.9

m2 LOT



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Casa 34, San Marino Ocean Front, Mechi, Colon, Panama | 9.494784, -79.702629

Property Overview

Specifications

Property name	Villa San Marino Ocean Front - Casa 34
Address	Casa 34, San Marino Ocean Front, Mechi, Colon, Panama
Coordinates	9.494784, -79.702629
Asking price	\$350,000 USD (negotiable - maximum 5% discount)
Price per m2	\$1,611/m2 interior (\$150/sq ft)
Interior size	217.25 m2 (2,338.46 sq ft) - includes patio and garage
Lot / land size	715.901 m2 (7,706 sq ft / 0.18 acre)
Bedrooms	3 - master, queen and bunk
Bathrooms	2.5 (two full, one half)
Floors	2
Year built	2005
Condition	Excellent
Master suite	Private ocean-view terrace, jacuzzi, walk-in closet, double vanity
Ground floor	Queen bedroom + bunk bedroom (shared bath), living room, kitchen, open dining
Air conditioning	Every bedroom and the living room
Internet	Fibre optic
Water storage	830 gallons / 3,142 L (city supply + private well)
Hot water	2 heaters
Parking	3 spaces - garage with automatic door opener + circular driveway
Storage	2 storage rooms
Furnishing	Furniture and appliances included - turnkey
Community	San Marino Ocean Front - gated and walled, 24/7 security
HOA	\$385 per quarter (\$1,540 per year)
Title status	Titled - strongest form of ownership; taxes paid annually
Rental status	Active short-term rental - proven income
Occupancy	Available immediately

Features & Amenities

- Grand ocean-front views with the beach a few feet from the door and direct water access
- Walled, gated community with guarded entrance, 24/7 security and on-site maintenance staff
- Master suite with its own ocean-view terrace, jacuzzi, walk-in closet and double-sink vanity
- Air conditioning in every bedroom and the living room; ceiling fans throughout
- Fibre optic internet - comfortable for remote work and streaming
- 830 gallons (3,142 L) of water storage supplied by both city mains and a private well
- Garage with automatic door opener plus a circular front driveway - three vehicles in total
- Two storage rooms, two hot water heaters, and a gas BBQ on the patio
- Furniture and appliances included in the sale - move in with a suitcase
- Space at the front of the house to install a swimming pool
- Titled property with taxes paid annually; HOA only \$385 per quarter
- Already operating successfully as a short-term rental - keep the income or live in it

About the Property

Wake to the Caribbean. Villa San Marino Ocean Front - Casa 34 - is a two-storey oceanfront home set inside San Marino Ocean Front, a walled and gated community with 24/7 security on Panama's Caribbean coast. The beach is a few feet from the patio; the ocean fills the horizon from nearly every room.

The house offers 217.25 m² (2,338 sq ft) of interior space, patio and garage included, on a 715.9 m² (7,706 sq ft) lot. Upstairs, the master suite opens onto its own private terrace overlooking the water and includes a jacuzzi, a walk-in closet and a double-sink vanity. Downstairs are two further bedrooms - a queen room and a bunk room sharing a full bathroom - together with the living room, kitchen and open dining area. Air conditioning is installed in every bedroom and the living room, and fibre optic internet is available throughout.

Practicalities that matter here: 830 gallons (3,142 L) of water storage fed by both city supply and a private well, two hot water heaters, two storage rooms, and parking for three vehicles - a garage with an automatic door opener plus a circular front driveway. The sale is turnkey: furniture and appliances are included. There is no pool, but the space exists to install one in front of the house.

San Marino Ocean Front sits on the Costa Arriba of Colón province, 12 km (7.5 mi) from Portobelo, a UNESCO World Heritage Site with colonial forts and a celebrated bay for diving and snorkelling. Colón city is 37 km (23 mi) and Panama City 74 km (46 mi); the international airport is roughly 90 minutes by car. Shops and restaurants are 8-20 miles away, and the nearest marina about 8 miles.

The home is titled - the strongest form of ownership in Panama - with taxes paid annually and an HOA of just \$385 per quarter. It is already operating as a successful short-term rental, so a buyer can keep the income running from day one, use it as a holiday home, or move in full-time. Panama uses the US dollar, taxes only Panama-source income under its territorial system, and protects foreign investors under Law 54.

Serious enquiries only. Virtual tour, full photo gallery and disclosure documents available on request.

Location & Lifestyle

Distances & Access

Distance to beach	A few feet - direct water access
Distance to shops / restaurants	8-20 miles (13-32 km)
Distance to marina / port	~8 miles (13 km)
Distance to the airport	~1.5 hours by road
Portobelo (UNESCO)	12 km (7.5 mi)
Colon city	37 km (23 mi)
Panama City	74 km (46 mi)

San Marino Ocean Front is a walled beachfront community on the Costa Arriba of Colon province, on Panama's Caribbean coast - one of very few gated, ocean-front communities on this side of the country. Most Panamanian coastal development has concentrated on the Pacific, which makes this stretch genuinely scarce.

Portobelo - UNESCO World Heritage Site

Twelve kilometres from the house lies Portobelo, founded by the Spanish in 1597 and once the Atlantic port through which South American gold and silver was shipped to Spain. Inscribed as a UNESCO World Heritage Site in 1980, it preserves colonial fortifications - Fort San Jeronimo and Fort Santiago among them - the Customs House ruins and the Church of San Felipe. The bay is excellent for diving and snorkelling, and each October the Festival of the Black Christ draws tens of thousands of pilgrims.

Nearby Activities

- Boating and sailing from the nearby marina
- Snorkelling and diving over Caribbean coral reefs
- Sport fishing and day trips along the coast
- Hiking in the tropical rainforest of the Costa Arriba
- Touring historic Colon and the Panama Canal

Climate

Panama lies south of the Atlantic hurricane belt, so the Caribbean coast carries no hurricane risk. The climate is warm and tropical year-round, tempered by Caribbean trade winds; rain falls mainly between May and November, with a drier, breezier season from December to April.

Investment Highlights

- **Dollarized economy - no currency risk.** Panama has used the US dollar as legal tender since 1903. Prices, rents and running costs are all denominated in dollars, so an international buyer carries no exchange-rate exposure.
- **Territorial taxation.** Panama taxes only income sourced inside the country. Income earned abroad is not taxed locally - well suited to owners whose earnings come from another jurisdiction.
- **Protected foreign ownership.** Under Law 54 of 1998 foreign investors hold the same rights as Panamanian nationals. Casa 34 is fully titled, the strongest form of ownership available here, with taxes paid annually.
- **Proven rental income.** The villa already operates successfully as a short-term rental. A buyer can continue that business from day one, or take the property for private use.
- **Very low carrying cost.** Community fees are just \$385 per quarter - \$1,540 a year - covering security, common areas and road maintenance.
- **Scarcity of Caribbean ocean front.** Walled, gated, ocean-front communities on Panama's Caribbean coast remain rare. Scarcity of this kind is what supports long-term value.
- **Entry price per square metre.** At \$350,000 for 217.25 m2, the property works out at \$1,611/m2 (\$150/sq ft) - below comparable Pacific-coast beachfront in Panama and far below Caribbean-island equivalents.
- **A location that pays for itself.** 12 km from Portobelo, 37 km from Colon and 74 km from Panama City: close enough to draw weekend demand, far enough to stay private.
- **Turnkey and immediately usable.** Furniture and appliances are included. Water storage, hot water heaters, a garage with automatic door opener and air conditioning throughout are all in place - nothing to do before letting or living in it.
- **Outside the hurricane belt.** No hurricane risk, a warm tropical climate year-round, and trade winds that keep the coast comfortable.

Investment Summary

Currency	USD - zero exchange-rate risk
Title	Fully titled - strongest ownership form
Location	Caribbean ocean front, Colon province - scarce
Security	Gated, walled community with 24/7 security
Accessibility	74 km to Panama City ~1.5 h to the airport
Carrying cost	HOA \$385/quarter - very low
Rental income	Proven short-term rental operation
Tax system	Territorial - foreign income not taxed
Ownership protection	Law 54 - equal rights for foreign investors
Price per m2	\$1,611/m2 interior (\$150/sq ft)

Photo Gallery



Ocean and coastline from the patio - Drakes Island on the horizon



Ocean view from the private master terrace



Front of the home and landscaped grounds



Living room, open to the dining area



Kitchen with breakfast bar



The home seen across its lawn

Contact Information

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