

SMART INVESTMENT OPPORTUNITY

OCEANFRONT LOTS

Secure tomorrow's value, today



BAYSIDE

LOTES

FINANCING AVAILABLE • LOTS FROM 240.5 M² UP TO 1,000 M²

01 **WHY BAYSIDE**

Quick opportunity snapshot

02 **LOCATION**

Location Map
Infrastructure & connectivity
Logistic Center - Panama Pacifico
Retail, dining & services

03 **WHAT YOU CAN OWN**

Investment models
Payment terms

04 **THE LIFESTYLE**

Amenities
BayClub experience
Tourism nearby
More about Panama

05 **DEVELOPER & PROPERTY MANAGEMENT**

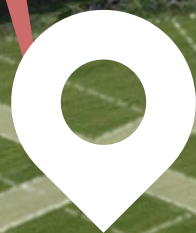
Turn- key solutions
GLP Smart investmet, better living
Contact

20 KM
PANAMA 

An exceptional investment opportunity

where nature, the sea, and convenience come together.

 VERACRUZ



 BAYSIDE

YOUR OPPORTUNITY, SUMMED UP

Why invest in Bayside?

The closest titled beachfront community to Panama City

Direct access via the new Costanera Highway, Metro Line 3, and the Fourth Bridge

Surrounded by commercial and logistics hubs such as Panama Pacífico and major shopping centers

Private beach club with saltwater lagoon, restaurants, and sports facilities

Property management services with returns of up to 7% ROI*

*Retornos proyectados de alquiler basados en promedios del mercado. Los rendimientos reales pueden variar y están sujetos a cambios.

STRATEGIC LOCATION

A unique urban beach destination

Just 30 km from Panama City

Direct access via Arraiján-Chorrera Highway,
Pan-American Highway, Costanera and Veracruz

New infrastructure connects city, coast, and countryside

Live by the sea without disconnecting from urban life



Strategic location

fueling long-term appreciation



WEST PANAMA

- METRO LINE 3
- PANAMERICANA HIGHWAY
- ARRAIJÁN-CHORRERA HIGHWAY
- VACAMONTE PORT HIGHWAY
- COSTANERA HIGHWAY



30 min.
from
Panama
City

PACIFIC OCEAN

BAYSIDE

PANAMA CITY

ARRAIJÁN

VERACRUZ

COSTA VERDE

VACAMONTE

VISTA ALEGRE

PANAMÁ PACÍFICO

PUENTE DE LAS AMÉRICAS

HOWARD

TOWN CENTER

ARRAIJÁN-CHORRERA HIGHWAY

PANAMERICANA HIGHWAY

ANCLAS MALL

WESTLAND MALL

Plaza Altamira

NEW COASTAL HIGHWAY
OPENING SOON

4-LANE EXPANSION
NEARING COMPLETION

VÍA PUERTO VACAMONTE

VÍA COSTANERA

METRO LINE 3
2028

PANAMERICANA HIGHWAY
EXPANSION

INFRASTRUCTURE THAT CHANGES EVERYTHING

Connectivity that fuels **capital growth**



The fourth bridge:

\$1.5B project across the canal connecting the west side to the city, underway.



The Pan-american Highway:

This expansion drastically reduce travel times, between Bayside and other vital regions in Panama.



Metro line 3 (2028):

Fast direct subway line connecting West Panama to the city



New Costanera & Vacamonte Highway:

Expanding coastal road access to Bayside and Vacamonte.

INFRASTRUCTURE THAT CHANGES EVERYTHING

Logistic Center-Panama Pacífico



Special Economic Zone & Business Hub

Over 345 companies benefit from tax incentives and world-class logistics.



International Airport

Direct access to highways and its own airport for global mobility.



Planned Town Center with Amenities

Retail, restaurants, public spaces and more.



Education & Green Spaces

5 international schools on-site and 600+ hectares of parks

RETAIL, DINING & SERVICES

Everything **within reach**

Major shopping centers: Westland Mall, Market Plaza, Costa Verde

Cafés, pharmacies, supermarkets, medical centers



WHAT YOU CAN OWN

Beachfront property, **your way**

Lots up to 1,000 m² with private access

Build now or hold as land bank

Choose from curated home designs or create your own



WHAT YOU CAN OWN

Choose your investment model

01. Land Banking

Buy now, hold smart

- Own a piece of Panama's fastest-growing corridor
- Low property taxes and minimal fees
- Ideal for mid- to long-term appreciation

02. Lot Development

Build your vision

- Develop your dream beach house or resale property
- Add a pool or second home within zoning guidelines
- Use our builders or bring your own

03. Vacation Rentals

Fully managed short-term rental units

- Join our rental program with full guest services
- Listed on Airbnb, VRBO, Booking.com
- Dynamic pricing + owner portal + maintenance included
- Up to 7% ROI* depending on season

04. First & Second Home

Whether it's your first or second.. make it by the sea

- Escape the city without giving up comfort
- Affordable payment plans
- Year-round outdoor lifestyle

*Projected rental returns based on market averages. Actual returns may vary and are subject to change.



Curated home designs at a glance

Masterplan



PACIFIC OCEAN



Invest smart. Profit more. Start now.

* BAYSIDE

ESTATE LOTS

FAMILY & FRIENDS LOTS

JUNIOR ESTATE LOTS

20 MT X 50 MT
1,000 MT²

7 MT X 37 MT
259 MT²

13 MT X 18 MT
240.5 MT²

13 MT X 18 MT
240.5 MT²

20 MT X 13 MT
260 MT²

10 MT X 50 MT
500 MT²

10 MT X 50 MT
500 MT²

Live by the sea on your own terms

We adapt to your investment plan with flexible options

Financing Options:

- A.** 50% down payment and 50% financing over a 48-month term starting at lot delivery
- B.** 20% deposit to reserve
30% after 12 months
50% upon lot delivery



BAYSIDE

LOTES

Secure your dream property today and start living the life you've always wanted!

CAPITAL GROWTH POTENTIAL

Get in ahead of the curve

Region transforming with infrastructure

Panama's middle class moving west

High future resale value



BUYER PROFILES

Who is investing in Bayside?

Local professionals and first-time buyers

Expats and digital nomads

Vacation home seekers

Land investors



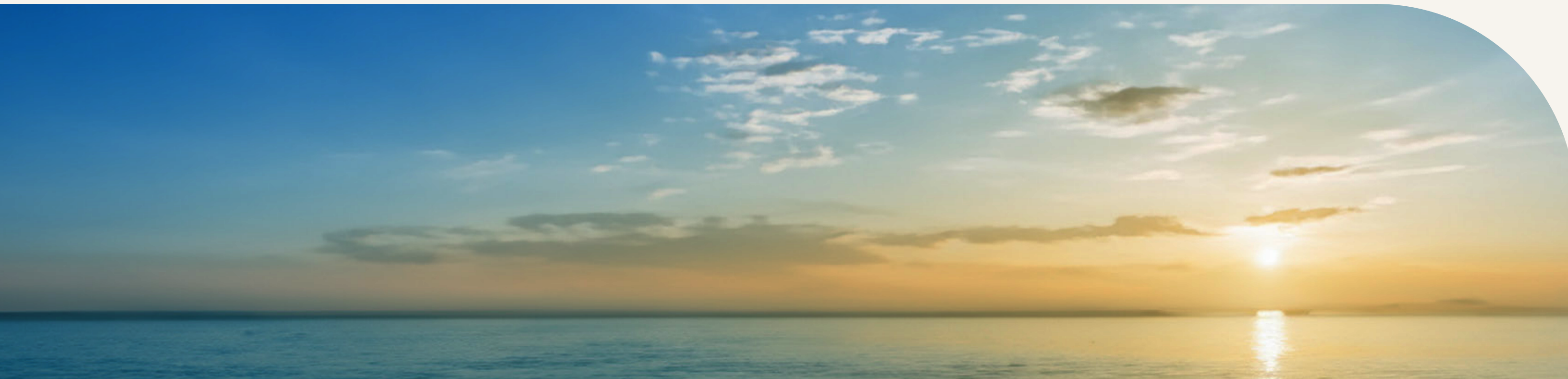
WHY NOW

Timing is everything

Early pricing, limited inventory

Infrastructure still under construction

Growth guaranteed by location and demand



THE LIFESTYLE

A beach lifestyle with city convenience

Wake up to the sound of waves

Work remotely from paradise

Go hiking, kayaking, or enjoy local seafood

Ideal for families, digital nomads, and retirees





PIRATE SHIP KID'S POOL



BAYCLUB



EVENT HALL



SPORT COURTS



BEACH VOLLEYBALL



OUTDOOR PLAYGROUNDS



BBQ GAZEBOS



RETAIL PLAZA WITHIN THE DEVELOPMENT



SOCIAL AREAS



SALES & PROPERTY MANAGEMENT



MINI MARKET



HAIR SALOON



CAFÉ



PIZZA PLACE WITH DELIVERY

THE BAYCLUB EXPERIENCE

Beachfront. **Fun-filled.** Family-friendly.

Home to Panama's only 85 sqm (915 sq. ft.) man-made saltwater lagoon — a one-of-a-kind coastal experience.

Gazebos, BBQs, sports courts, playgrounds

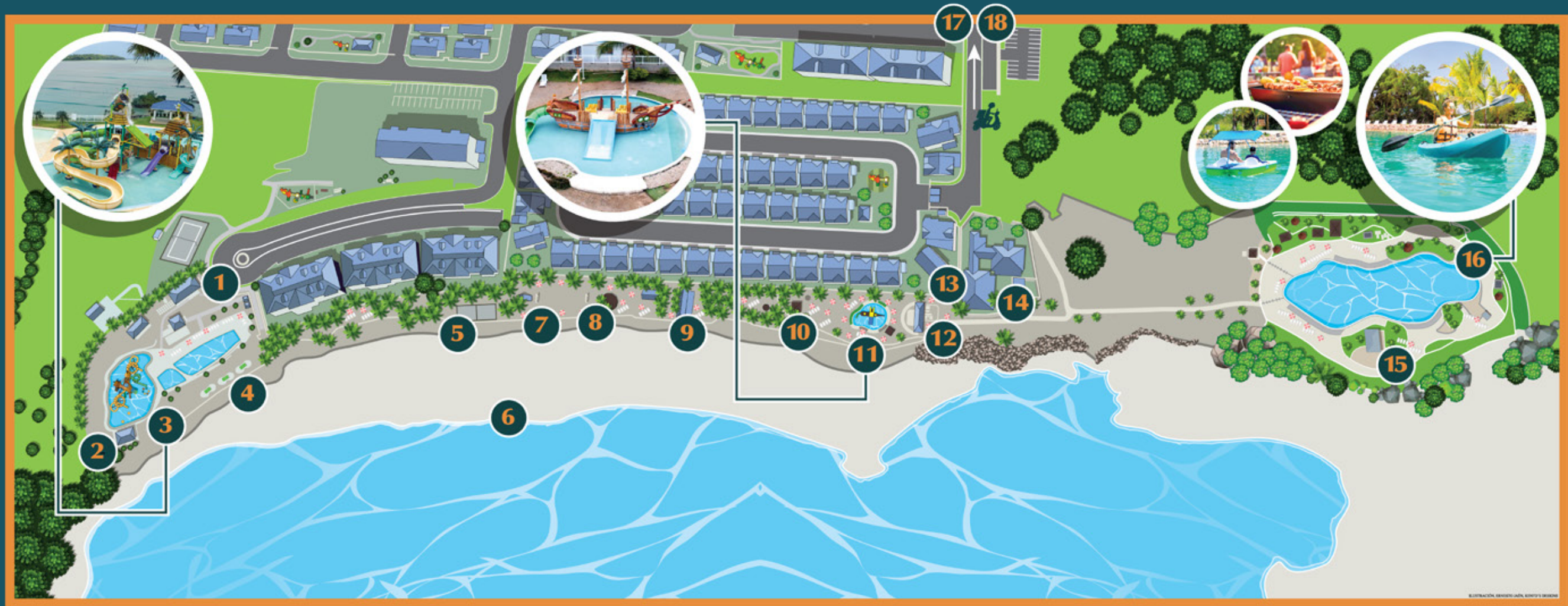
Beachfront event space

Private access for owners and guests

The beach club operates independently from the property and involves separate fees, memberships, or subscriptions for its amenities and services. Please inquire about available options.







Club amenities



01 LARGE GAZEBO

02 SMALL GAZEBO



03 BEACH CLUB

04 PING PONG



05 VOLLEYBALL

06 BEACHFRONT



07 BEACH SOCCER

08 PADEL



09 BBQ AREA

10 PIRATE GAZEBO



11 PIRATE SHIP

12 OFFICES



13 EVENT HALL

14 RESTAURANT



15 LAGOON GAZEBO

16 LAGOON



17 DORADA MARKET

18 TOWN PIZZA

TOURISM NEARBY

Excitement minutes from home

Living at Bayside gives you the best of life close to nature, without giving up the comforts of the city.

Veracruz Beach: seafood + paddleboarding

Otoque and Boná Islands, Taboga, El Valle de Antón

Waterfalls, hiking, ecotourism





Panama

CENTRAL AMERICA

Enjoy a prime location with easy access to natural attractions like Peñón La Gloria, Nativa waterfall, and Cerro Cabra's 360° views, plus rivers, ruins, and seasonal fairs.

Thrill-seekers will love the nearby motocross track, Autódromo Panamá, and the International Circuit.

Aeropuerto Int. Tocumen

Panama City

Costa del Este

Arriaján

Bayside

La Chorrera

Capira

El Valle de Antón

Parque Nacional Altos de Campana

Manglares de la Bahía de Chame

Chame

Playa Caracol

Punta Chame

Taboga

Isla Otoque

Parque Nacional Soberanía

Canal de Panamá
Exclusas de Miraflores

Casco Antiguo

Causeway Amador

Fort Kobbe

Veracruz

Westland Mall

Albrook Mall

La Arenosa

Cerro Cama

More about Panama

NEARBY PLACES OF INTEREST

Panama Oeste offers plenty of exciting activities, thanks to its privileged location between the provinces of Panama and Coclé, making it easy to explore all kinds of adventures during the day. And when you're ready to unwind at the end of the day, you can easily return to the comfort of your own home. Bayside has access from the main highways that connect to neighboring cities, offering guests and residents the best of ocean living, nature, and city fun.

TOP 10 THINGS TO DO IN WESTER PANAMA CITY METRO AREA

1. Chicá Trail (waterfalls, hiking, rappelling)
2. Capira (caves, trails, plant nurseries, local crafts)
3. Los Cajones de Chame
4. Altos de María (mountain climbing, hiking)
5. Movie theaters, restaurants, cafés, and bars
6. Kids' play zones and trampoline park
7. Altos de Campana National Park (mountain climbing, hiking)
8. San Carlos Lagoon (camping, fishing, swimming area)
9. Punta Chame Beach (skydiving, paddleboarding, kitesurfing)
10. Playa Caracol (restaurants, beach, hotels, and more)

TOURISM IN COCLÉ

1. Farallón Beach
2. El Nispero Zoo
3. El Valle de Antón (hiking, food tours, canopy ziplining, birdwatching, waterfalls, butterfly sanctuary, mountain climbing, and local crafts)
4. La India Dormida (hiking, mountain climbing, camping)
5. Variety of waterfalls
6. El Caño Archaeological Site
7. Omar Torrijos National Park (hiking, birdwatching, mountain climbing, scenic viewpoints, caves, waterfalls, and streams)
8. La Yeguada Forest Reserve (camping, hiking, swimming, and rowboating)



Everyday life with everything you need

Just a short distance away are four key economic hubs: Panamá Pacífico, a center for multinational companies and outdoor activities; Arraiján and Chorrera, residential and commercial areas with access to essential services; and Veracruz, a fishing village transformed into a tourist destination with restaurants, beach sports, and recreational activities. These areas are also near the future metro line, making access to the city even easier.

SHOPPING CENTERS

Just minutes from the project, you'll find shopping centers like Westland Mall in Vista Alegre, featuring outlets and restaurants, as well as Mall Market Plaza, Costa Verde Boulevard, and Paseo Costa Verde in Costa Verde, offering shops, cafés, and food courts to meet all your shopping and dining needs.

PANAMA CITY

Just 30 km from Panama City, you can enjoy the peace of the sea and nature without sacrificing proximity to the city. With easy access to essential services like hospitals, financial centers, shopping malls, and restaurants, everything you need is within reach.



1. Casco Antiguo
2. Biomuseum (Frank Gehry)
3. Causeway de Amador
4. Panama Canal Locks
5. Mall Multiplaza Pacific
6. Cinta Costera
7. Banking Area
8. Amador Convention Center
9. Marcos A. Gelabert Airport
10. Panamá Pacífico Airport
11. Panamá - Colón Railway
12. Colón Free Zone
13. Cinemas, restaurants, bars, nightclubs, casinos & more
14. Taboga, Contadora & Pearl Island
15. Panamá Viejo Archaeological Site
16. Gamboa (hiking, birdwatching, ziplining, wildlife sanctuary, boat tours, visits to nearby Indigenous communities)
17. Summit National Park
18. Ancón Hill
19. Punta Culebra (Smithsonian)

HASSLE-FREE PROPERTY MANAGEMENT

Invest remotely, earn locally

GLP Property Management turn-key solutions

+19 years of experience managing properties, rentals,
and hospitality in Panama

Booking platform + dynamic pricing + guest support

Monthly reporting and payment handling

300+ units under management in Panama



PROPERTY
MANAGEMENT



Trusted developer

GLP has developed and currently participates in projects across various sectors in Panama.

Tourist communities / High-end condominiums / Land reclamation / Shopping centers / Office buildings / Storage / Hotels / Industrial Flex space.

OF UNITS DELIVERED

26.682

SQUARE METERS BUILT

6.2 MILLION M2

TRACK RECORD

We are an organization with a solid trajectory in the market since 1985, translating our expertise into tangible, visible, and accessible real estate projects designed for families, businesses, and individuals today.

RELIABILITY

We build projects that endure, creating sustainable developments backed by the extensive experience of GLP.

RESPONSIBILITY

We are a responsible company and aware of the investments that people make when they choose us as an ally for their housing projects.

EXPERIENCE

We have developed real estate projects that have built communities and areas in Panama City.

DIVERSITY

We have the knowledge to build projects for different lifestyles, family types and the new market decisions and housing projects that people have today.

INTEGRITY


We not only offer a housing project but a whole experience and services that allow a growth around the project, associated and according to the lifestyle of the people.



BAYSIDE

PANAMA

Make the smart move.
Secure your homesite today

Let's connect! kherold@glp.com.pa
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GLP Smart investment,
better living.

*Algunas imágenes y diseños presentados en este documento son representaciones conceptuales del artista. Las especificaciones y demás detalles están sujetos a cambios. El club de playa opera de manera independiente al desarrollo inmobiliario y requiere tarifas, membresías o suscripciones separadas para el uso de sus amenidades y servicios. Por favor, consulte por las opciones disponibles.