

Be Living

San Francisco · Calle 67 Este · Panama City

Key Data

ITEM	DETAIL
Status	Pre-construction · 15 floors
1BR · 48 m ²	USD 180,000 + 15,000 FF&E = 195,000
2BR Lock-Off · 67 m ²	USD 230,000 + 20,000 FF&E = 250,000
1BR · 60 m ²	On request
Building	814 m ² lot · 8,891 m ² built · 53 m tall
Density	8 units per floor · top floor only 4
Certification	Registered for EDGE

Operator projections: 7.7%–11.5% net annual return on total investment including furnishing, modeled at 75% occupancy across all scenarios.

Investment Thesis

A boutique tower in the city's commercial and financial spine, minutes from Parque Omar. Small floorplates, a car elevator, and a rooftop that reads more like a hotel than a condo — positioned for the traveller who wants San Francisco without a mall-sized building.

Notes

- Operator ROI — 1BR 48 m²: 7.7% conservative / 9.4% base / 11.1% optimistic
- Operator ROI — 2BR Lock-Off 67 m²: 8.0% / 9.7% / 11.5%
- Balconies up to 9 m wide
- Over 200 m² of solar panels; German fixtures saving 20%+ water
- Rooftop, salty pool, coffee-working, valet parking, play lounge
- 5 min Parque Omar & Multiplaza · 8 min Costa del Este · 20 min Tocumen

Request availability & the full operator model: WhatsApp +507 6776-4203 · hello@braxpanama.com
Developer identity, floor plans and current unit list are disclosed upon client registration, per Panama market practice.

Figures taken from official price lists and third-party operator profitability analyses at time of writing; subject to change. Projections are illustrative and do not guarantee results, except where a contractual minimum is expressly stated by the operator. Not an offer.