

The Hub

San Francisco · Calle 74 Este · Panama City

Key Data

ITEM	DETAIL
Status	Pre-construction · 26-story tower, two wings
Total construction	38,999 m² on a 2,539 m² lot · 83 m tall
Units per floor	7 apartments per wing
New York model	1BR · 1BA · 51 m²
Miami model	2BR · 2BA · 71.78 m² · USD 237,000 + 15,000 FF&E
Panama model	2BR · 2BA · 72.70 m² · USD 237,000 + 15,000 FF&E
Paris model	2BR · 2BA · 76.41 m² · USD 245,000 + 15,000 FF&E
Barcelona lock-off	2BR · 2BA · 81.15 m² · USD 253,000 + 15,500 FF&E
Other lock-offs	Milán 77 m² · Tokio 80 m²
Management	Wynwood House — international STR operator

Operator ROI (net, on total investment)

MODEL	CONSERVATIVE	BASE	OPTIMISTIC
Paris Lock-Off 76 m²	8.4%	10.0%	11.7%
Miami 72 m²	8.3%	10.0%	11.7%
Barcelona Lock-Off 81 m²	8.4%	10.0%	11.6%
Panama 73 m²	8.3%	10.0%	11.7%

Figures from Wynwood House profitability analysis, net of OTA commissions, including cleaning, maintenance, electricity, internet and HOA. 75% occupancy assumed; ADR \$135–\$185 by model.

Investment Thesis

A full-service 26-story tower steps from Parque Omar, San Francisco's green lung, in the district that concentrates Panama City's restaurant density and specialized medical services. Seven unit models themed on world cities, several in lock-off configuration — occupy one half, rent the other, or rent both keys. Managed by an international short-term-rental operator with published double-digit base-case returns.

Location (minutes)

- Parque Omar — 2
- Mall Multiplaza — 5

- Costa del Este — 7
- Avenida Balboa — 8

- Casco Viejo — 10
- Tocumen Airport — 18

Building & Amenities

- Infinity pool & rooftop bar
- Sky lounge · social kitchen
- Fitness · spinning · spa & sauna
- Padel court
- Co-working & Zoom zone
- Coffee shop · beauty salon
- Pet spa
- Valet & e-parking · concierge
- 3 elevators (17-person, air-purifying)
- 100% backup power · integrated security

Quality & Sustainability

- **EDGE certified** — energy, water and materials efficiency
- 300+ m² rooftop solar · 68.3 kWh/year clean energy · ~31 tons CO₂ saved annually (≈1,978 trees)
- Ceiling heights 2.60 m · balconies up to 6 m wide
- Spanish porcelain floors · sintered-stone kitchen counters
- Smart locks (facial, palm-vein, fingerprint, PIN, card) · WiFi smart switches
- Strohmer Teka fixtures · European aluminum windows · laminated safety glass
- PEX plumbing (50-year life) · solid fire-rated doors

Request availability & the full unit model: WhatsApp +507 6776-4203 · hey@braxpanama.com

Developer identity, floor plans and current price list are disclosed upon client registration, per Panama market practice.

Figures from developer fact sheet and operator profitability analysis at time of writing; subject to change. Not an offer. Projections illustrative only.