

Uptown

Calle Uruguay · Panama City

Key Data

ITEM	DETAIL
Status	Pre-construction
Units available	45 · 4 typologies
Type F	35 m ² — \$217,000 (\$6,200/m ²)
Type D2	69 m ² — \$331,200 (\$4,800/m ²)
Type H	70 m ² — \$336,000 (\$4,800/m ²)
Types E1/G	86 m ² — \$412,800 (\$4,800/m ²)
Base cap rate	6.6% – 8.08% per official rent study
Optimistic cap rate	up to 12.51% (Type F)

Investment Thesis

Condo Suites on the city's most invested street: small-format units with the strongest cap-rate profile in our urban portfolio.

Notes

- Calle Uruguay received \$44M in public investment — the city's dining and nightlife spine
- On-site managed rental program (15% commercialization + fixed admin)
- Water included in HOA fees

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

Figures from official price lists / operator fact sheets at time of writing; subject to change. Not an offer. Projections illustrative only.