

SUN PROPERTIES · INTERNATIONAL INVESTING



QUALITY WATER · PERENNIAL · OWN

The art of living the Pacific

*Oceanfront villas and customizable projects on the unspoiled coast of Pedasí —
Azuero Peninsula, Panama.*

PRESENTATION DOSSIER FOR THE BUYER



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PRICE ON REQUEST

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A guided journey through the territory, projects and working method

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PEDASÍ · AZUERO PENINSULA · PANAMÁ

Where the ocean becomes home

Oceanfront villas that we design and build with our own construction company, from the land to the keys.

There is a rare privilege in waking before the Pacific, there where the Azuero Peninsula still guards its untouched nature. In Pedasí, between the wild beaches of Los Destiladeros and the quiet of Punta Mala, oceanfront land is scarce and precious: those who choose it acquire not merely a place, but a horizon, a rhythm, a life that still tastes of the authentic.

Here one does not buy a house, one embraces a way of living. Days measured by the sun and the ocean breeze, seasons marked by the passage of the humpback whales that from July to October make their way up these waters, the serenity of a genuine and safe fishing village. It is the discreet pleasure of belonging to a protected landscape, in an area that grows without losing its soul, where the water is quality and perennial: today an asset worth even more than the investment itself.

In this setting, Sun Properties accompanies those who long for an oceanfront home with a clear promise: to design and build with its own construction company, guiding the client from the land to the keys. An in-house design studio gives shape to customizable villas, born of tried-and-tested solutions and refined in their details together with those who will live in them. A single point of contact, transparent costs and payments staggered by work progress, with a direct knowledge of the territory, so that every project unites prestige, security and a perspective that matures over time.



WHO WE ARE

From land to keys

A developer that designs and builds with its own construction company, your single point of reference from idea to delivery.

Sun Properties operates in Pedasi, on the Azuero peninsula, as a real estate developer that does not merely offer a home: it imagines it, designs it, and builds it with its own construction company. From the land overlooking the Pacific to the handover of the keys, the buyer finds a single point of contact, in a turnkey formula that accompanies them along the entire journey, with no handoffs and no responsibility diluted among different parties.

This is what sets it apart from a mere intermediary. Sun Properties does not resell other people's projects: it has an in-house design studio and its own construction company that oversees the site firsthand. Nothing is entrusted to opaque subcontracts or chains of unknown suppliers; the group that guides you in your choice is the same one that designs, calculates, and builds, with direct control over every phase and over the quality of the result.

From this approach comes a tangible integrity, built on transparent costs and clear rules from the very start. The process involves payment in installments tied to the stages of construction progress: you pay as the work grows, following the advance of the site step by step. It is a way to protect those who invest, remove any surprise, and turn a significant commitment into a serene journey, shared and always verifiable.

To all this is added a direct knowledge of the territory, of this coast and its character. The projects stem from solutions already proven and remain customizable within defined limits, refined together with the client in the details that matter. And because every property enjoys quality and perennial water — a resource that is among the most precious today, worth as much as and more than the investment itself — Sun Properties offers not just a villa, but a rare privilege, accompanied by attentive support even after delivery.





PEDASI AND AZUERO

An authentic village on the Pacific

Where the sea, protected nature and the calm of another time still meet.

Pedasi keeps the soul of an authentic fishing village: a quiet and safe place where life flows at a slow pace and welcomes you sincerely. Here everyday life drifts away from the noise and moves in time with the steady breath of the ocean. To choose this corner of the Azuero peninsula is to inhabit a place that has known how to preserve its own measure, where the serenity of each day becomes part of the privilege of living facing the Pacific.

The coastline offers beaches that are still wild and unspoiled, such as those of Los Destiladeros, where the sand meets a protected and generous nature. Offshore lies the Isla Iguana reserve, guardian of the marine wildlife, while just a short distance away Playa Venao awaits those who love surfing and the energy of the open ocean. It is a landscape that alternates quiet and wonder, always within sight of the properties.

There is a time of year when the ocean becomes pure spectacle: from July to October, humpback whales cross these Pacific waters, offering a rare encounter with marine life. The warm and sunny climate accompanies the days throughout the year, with a long dry season from December to April that invites you to live outdoors, among terraces, gardens and the breath of the sea breeze.

Despite its secluded beauty, Pedasi remains well connected: a regional airport nearby and links to the capital make it easy to reach without giving up its privacy. It is a growing area, yet still unspoiled, where oceanfront land is limited and precious. To invest here is to seize a rare opportunity: to enter an authentic territory before the world fully discovers it.



THE MOST PRECIOUS ASSET

Water, *a privilege that endures.*

There is a value that goes unnoticed at first glance, and yet it sustains everything: water. Our properties are born around an own source — a private well with quality and perennial water that accompanies the life of the home in every season of the year. On land facing the ocean, where nature is still untouched, being able to count on a reliable source is not a technical detail: it is the premise of every comfort and every day of serenity.

It is a commitment we make at the root. Before purchasing any lot, we carry out a thorough study to understand how much water there is and of what quality. It is a detail that many overlook, but one that in an ever more uncertain future will prove to be the greatest investment of all: the one in the eco-sustainability and self-sufficiency of those who will live here.

Picture the pool always crystal-clear, the garden lush, the days flowing by without a care: all of this springs from a choice made with care, long before the first stone. It is the most authentic luxury, the kind that is not flaunted but protects — and that, over the years, becomes ever rarer and more precious.

💧 QUALITY

💧 PERENNIAL

💧 OWN

PRESTIGE AND OPPORTUNITY

The value of a rare coastline

Choosing this oceanfront land is at once a privilege and a prospect.

Investing on this coast means choosing a place where prestige is born of rarity. Here, the land that faces the ocean is limited by nature: every property looks out over a stretch of Pacific that can never multiply. This, before any other consideration, is what defines the value of Pedasí and Los Destiladeros, corners of Azuero where an authentic quality of life is rediscovered, discreet and profoundly serene.

A home in this corner of Azuero can be far more than a residence: a personal retreat in the brightest season, a dwelling to enjoy all year round, or an opportunity for hospitality in the months when travelers from every part of the world seek out these wild beaches and the passage of the humpback whales. It is a growing area, yet still unspoiled, where oceanfront land remains limited: a prospect of appreciation that we present as a concrete opportunity, never as a promise of return.

What makes this scenario even more solid is a privilege that today is worth as much as the home itself: water. Our properties enjoy quality and perennial water, an ever more precious asset that, here, is never in short supply. Combined with transparency of costs and payment divided by stages of progress, it turns the investment into a serene choice, in which every step is clear and nothing is left to chance.



OUR SOLUTIONS

Different souls, the same care

Our architectural solutions are born from different souls, and yet they speak the same language. There is the villa that unfolds over two levels, thrown wide open to the ocean; there is the residence of elegant design, in constant dialogue between its interior spaces and the garden; there is the essential, sustainable home, conceived to inhabit the tropical landscape with lightness. Projects that differ in vocation and character, held together by a single way of understanding the work: the same care, the same solidity, the same quality of construction.

Every project takes its cue from solutions already proven, which we know down to the smallest detail and can build with confidence, and from there it is refined together with you, customizable within defined limits in its spaces, its finishes and its atmosphere. A single team accompanies you from the land to the keys, with payment by stages of progress that makes every step clear and serene, free of surprises. And framing it all, always, quality and perennial water: a rare privilege, today even more precious than the investment itself.



Villa Brisa 1 & 2

Two oceanfront signature villas



Villa de Oro

Elegance and tailored interiors



Casa Eco Smart

Sustainable · essential · solar

OUR SIGNATURE

Villa Brisa 1, an oceanfront residence

Three hundred and three square meters over two levels, overlooking the Pacific between Punta Mala and Los Destiladeros.

Starting from **\$950,000**

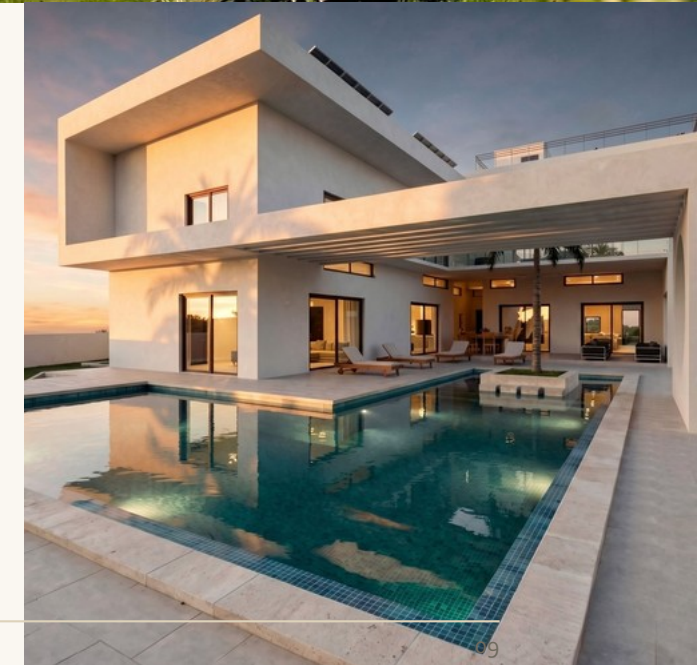
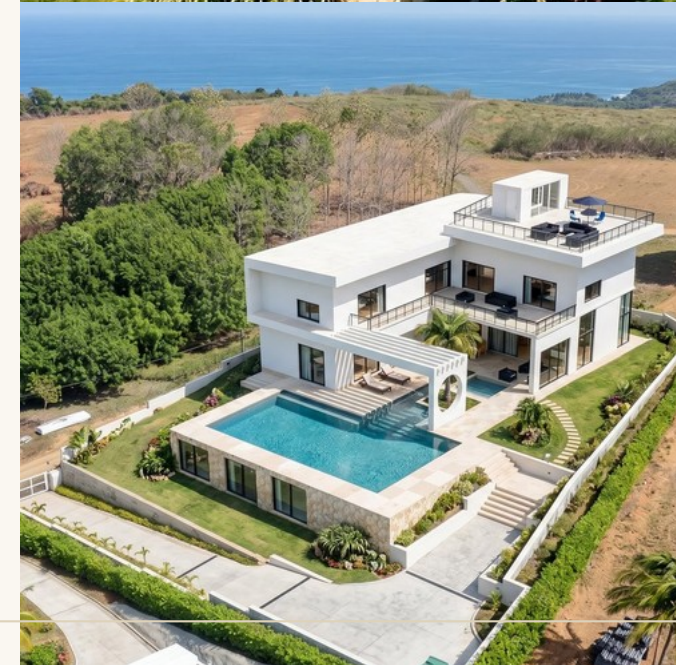
Villa Brisa 1 is the project that best expresses our idea of oceanfront living. It unfolds over two levels, for a total of three hundred and three livable square meters overlooking the Pacific, between Punta Mala and Los Destiladeros. It grows from an already proven design that, in its rendering, conveys the atmosphere of a residence conceived for those who seek the privilege of a rare space and the quiet of a place still untouched.

The heart of the home is a generous open-space living area, bright and flowing, where large windows dissolve the boundary between inside and out and let in the light and the sea horizon. From here the gaze reaches the pool, the terraces and the covered portico: spaces designed for outdoor living in the sunny climate of Azuero and for welcoming, with ease, the finest hours of the day.

The sleeping quarters host three bedrooms, each with its own bathroom, complemented by a service room. The master suite is the most intimate heart of the project: a terrace overlooking the sea extends it outward and offers awakenings accompanied by the ocean breeze. Every space can be refined together with you down to the details, starting from tried-and-tested solutions.

The structure is in reinforced concrete, designed to seismic criteria, ensuring solidity and lasting durability over time. From the land to the keys you are accompanied by a single team, with payments staggered by stages of progress that make every step clear and serene. And then the water, perennial and of quality: a rare asset that today is worth as much as, and perhaps more than, the investment itself. Villa Brisa 1 is not merely a house: it is a way of life.

- 303 m² · 2 levels
- Suite with sea-view terrace
- Pool · terraces · portico
- Lot ≈2.185 mq
- 3 en-suite bedrooms + service
- Open-plan living space facing the sea
- Seismic-resistant reinforced-concrete structure



PROJECT · SIGNATURE

Villa Brisa 2

The project's second oceanfront residence, of the same standing and equally customizable.

Starting from **\$950,000**

Villa Brisa 2 is the project's second signature residence, on a lot overlooking the Pacific at Los Destiladeros. Around 350 m² of floor area, three bedrooms and four bathrooms, a spacious open-space living area that opens onto the sea, large windows and contemporary finishes: a villa designed to enjoy the ocean in every season of the year.

Like every one of our villas, it is delivered turnkey and built directly by our own company. The interiors remain customizable within defined limits, and the orientation is studied on the lot for the best sea view and maximum comfort. A private pool, outdoor BBQ, garage and laundry room complete a residence designed for indoor-outdoor living, between terraces and garden.

Two signature villas, a single buyer for each: an exclusive and private project, where Villa Brisa 1 & 2 share the same unspoiled coast and the same construction standard, and differ only in their character and in their gaze upon the horizon.

- ≈350 m² · oceanfront
- Open-plan living space facing the sea
- Garage and laundry
- 3 bedrooms · 4 bathrooms
- Private pool + BBQ
- Lot ≈2.185 m²



ARCHITECTURAL SIGNATURE

Clean volumes reaching toward the ocean

The unmistakable signature of the oceanfront villas by Sun Properties.

The oceanfront villas by Sun Properties speak a clear, contemporary language, built of clean and well-proportioned volumes, of expansive glazing that dissolves the line between inside and out, of covered porticoes conceived for living the spaces in the open air. The Pacific light pours in and accompanies the hours of the day, while natural materials — wood, stone, surfaces warm to the touch — give character to each project and root it in the tropical landscape of Azuero, with an elegance that has no need to raise its voice.

It is a recognizable language, one that finds itself in every detail: the pool and the terraces reach toward the horizon, the continuity between spaces widens the gaze, and beneath the refined finishes remains the reassuring solidity of a seismic-resistant reinforced-concrete structure. From this is born a prestige rooted in restraint, conceived for those seeking a refuge facing the ocean: a home that belongs to its place and remains there, naturally, for the years to come.



Clean volumes over the Pacific



Expansive glazing, continuous light



A pool reaching toward the horizon



Natural materials, refined finishes

PUNTA MALA · AZUERO PENINSULA

Villa de Oro, natural elegance

Natural materials and continuity with the landscape, where the interior breathes with the ocean.

At Punta Mala, Villa de Oro is born from an L-shaped plan that embraces the landscape and shapes intimate, light-filled spaces. It is a project conceived for those seeking a discreet elegance, where every room converses with the light of the Pacific and with the stillness of a land still untouched. The lines remain understated, the volumes harmonious, and the whole conveys that sense of quiet prestige that belongs to homes designed to accompany, over time, the lives of those who dwell in them.

Inside, the natural materials — wood, stone and marble — tell a story of warmth and authenticity, supported by refined finishes and by carefully selected flooring and cladding. The pergola and the pool extend the pleasure of outdoor living, while the large openings soften the boundary between inside and out and let the garden into the home. It is a refined comfort, never ostentatious, that takes shape around the habits of those who will live here: an already proven project that is refined together with the client and personalized in its details, within carefully considered choices.

What makes this proposal even more precious is the water: perennial and of quality, a rare privilege that today is often worth more than the investment itself. Villa de Oro comes to life with the turnkey formula — a single point of contact from the land to handover — and with payments split by stages of progress, so as to proceed with peace of mind and without surprises. It is the concrete opportunity to put down roots here, on the coast of Azuero, in an elegant home in continuous dialogue with the nature that surrounds it.



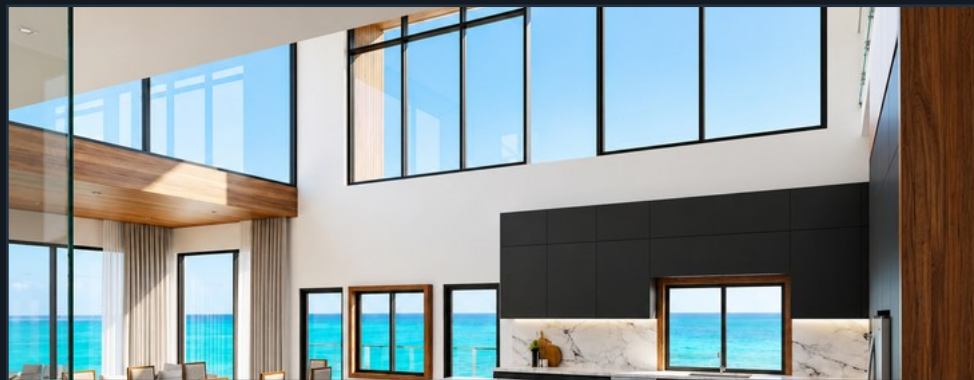
INTERIORS AND LIFESTYLE

Living amid light and sea

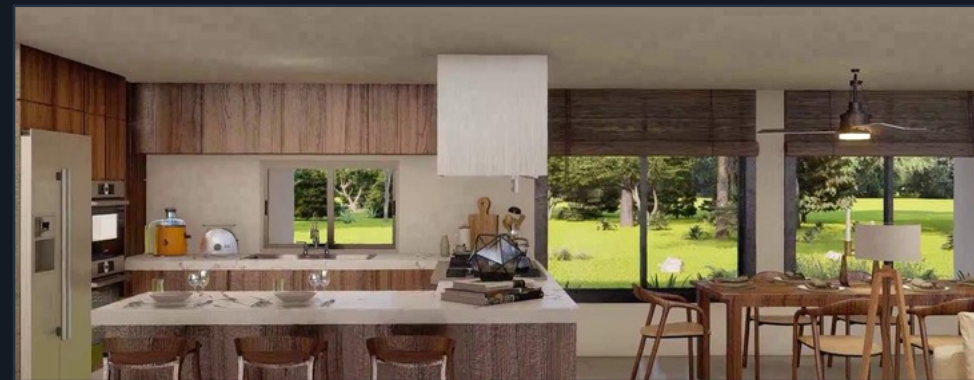
Bright spaces flowing seamlessly between interior, garden and ocean.

Cross the threshold and the home opens in one great breath: the living area flows without barriers toward the kitchen and the terraces, while expansive windows let in the light of the Pacific and the tropical greenery all around. The spaces are bright and airy, designed for a life lived in continuity between inside and out, where the gaze meets no obstacle. The kitchen opens onto the living area and becomes its convivial heart, the natural setting for the table and for gathering.

On the bedroom level, the suites, each with a private bathroom, look out over the garden and the ocean, and the master suite extends into a terrace open to the sea, made for slow awakenings and the finest hours of the day. Selected flooring and wall coverings, refined finishes and natural tones accompany rest with quiet discretion. Outside, the covered portico and the terraces invite shaded lunches and long evenings beside the pool: it is the everyday pleasure of inhabiting spaces that bring together intimacy, light and a sense of openness toward the horizon.



Open-plan living and large windows



Kitchen open to the living area



Master suite with sea-view terrace



Covered portico and pool, outdoor living



SUSTAINABLE ESSENCE

Living lightly, immersed in the landscape

A compact and sustainable residence, in dialogue with the nature of Pedasí.

The Casa Eco Smart springs from an idea of mindful simplicity: a compact, sustainable residence, shaped around a footprint of eleven meters by twelve, that forgoes the superfluous to give value to what truly matters. Every line is designed to converse with the tropical landscape of Pedasí, drawing near to nature with discretion rather than imposing itself. It is the choice of those seeking an authentic retreat, luminous and serene, where one can live lightly and feel part of the place.

The heart of the home is a spacious open-plan living space that opens to the outdoors through large glass walls and extends into a covered veranda of three meters: a sheltered threshold between inside and out, where you can linger in the shade during the warmest hours. Natural ventilation flows through the rooms and keeps them cool, while the light of the Pacific pours in generously and traces out days set to the gentle rhythm of the coast.

Sustainability belongs to its very character: the photovoltaic-ready design opens the possibility of making the home energy-autonomous, while its swift, rational construction comes from our own company and is followed step by step by a single team. And underpinning it all, the water: perennial, of quality, and reliable, a privilege so rare today that it is worth as much as the residence itself, if not more. With the turnkey formula and payments by stages of progress, every phase stays transparent and every choice serene.



DESIGN AND STRUCTURE

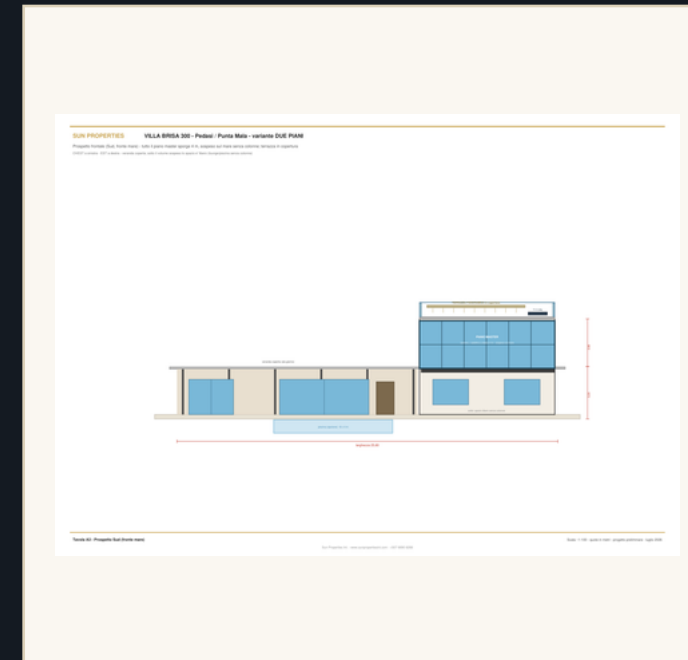
Solidity born from the design

Every villa begins with a complete architectural and structural design, the foundation that makes it possible to govern quality, timelines and costs.

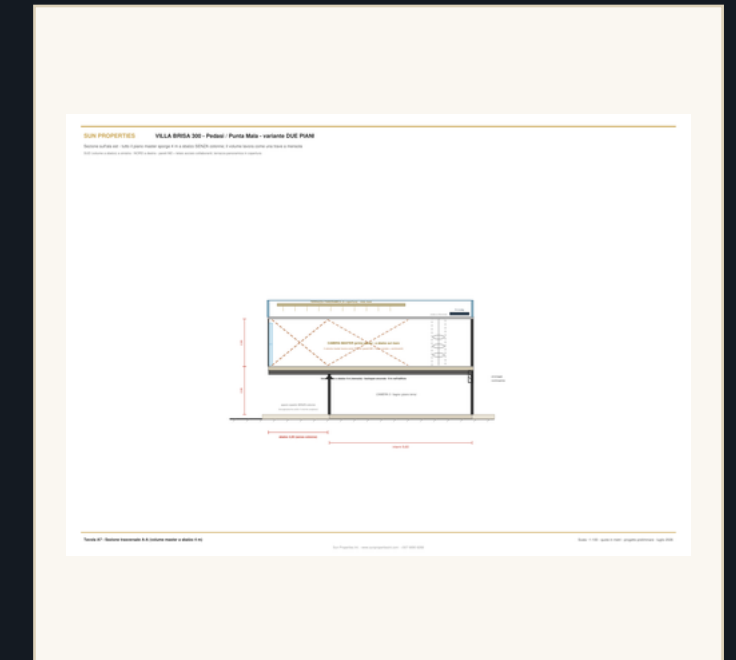
Every villa is born from a complete design, developed before the construction site even comes to life. Floor plans, elevations and sections describe each space with precision, so that nothing is improvised as the work proceeds. This is the method of the in-house design studio, where architecture and engineering converse from the very first lines, translating the wishes of those who will live in the home into a clear, coherent and fully controlled drawing.

On this land overlooking the Pacific, solidity is a starting point, not one detail among many. Every reinforced concrete structure is born from a rigorous seismic calculation, conceived to offer safety and durability over the years. Direct knowledge of the territory and its conditions guides every construction choice, from the foundations to the insulated roof; and it is the fact of designing and building with our own company, without opaque subcontracting, that makes this peace of mind tangible.

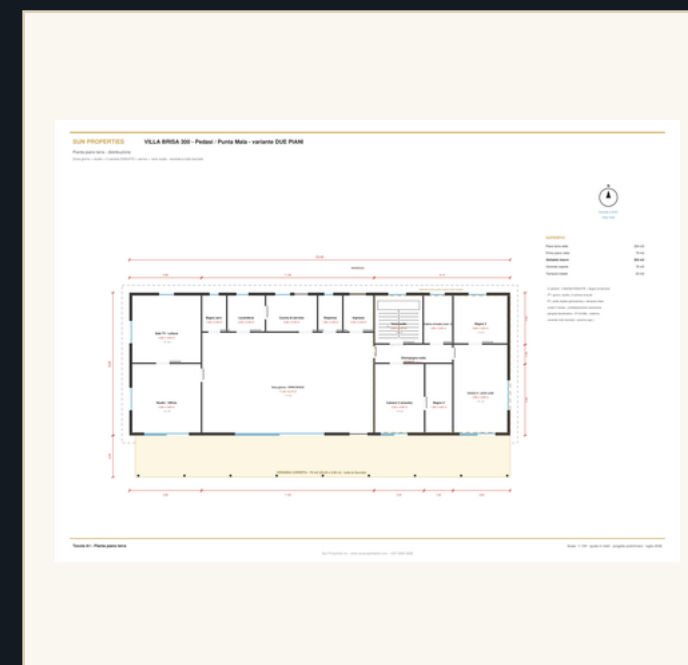
Having design in-house means overseeing quality, timelines and costs with the same care. Every detail is studied beforehand, verified during the works and refined together with the client, within proven solutions that leave room for personalization. Payment follows the stages of progress, so that every step remains transparent and free of surprises, and a single team accompanies the journey from the first idea to the handover of the keys.



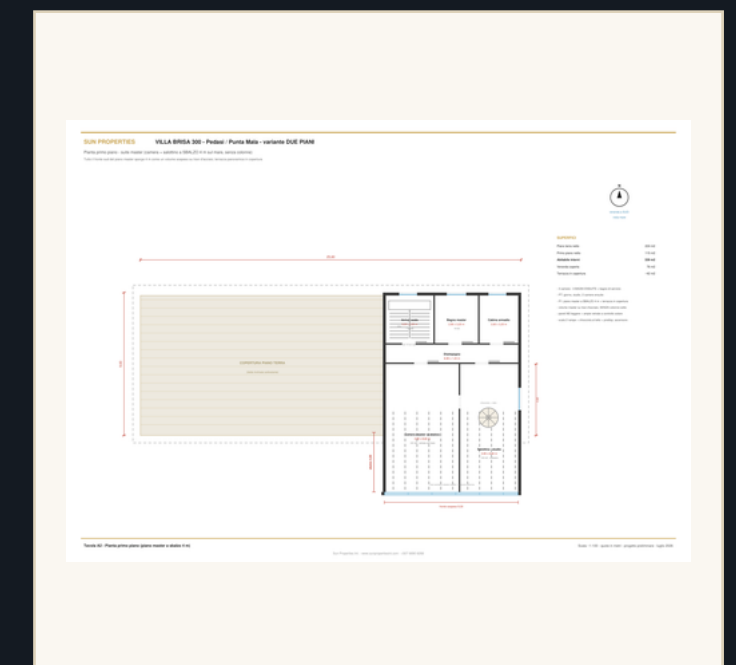
SOUTH ELEVATION



SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Quality in every layer

From the seismic-resistant foundations to the finishes, a single care that can be felt and seen.

Each of our villas is built to a standard that allows no shortcuts, because the quality that truly matters is the quality you cannot see. It all begins with the foundations and the seismic-resistant reinforced-concrete structure, designed to last over time and to give back, day after day, the peace of mind of feeling safe. On these solid foundations take shape an insulated building envelope and a roof engineered to protect the interiors from the tropical heat, keeping them cool and welcoming in every season.

Everyday comfort is enhanced by aluminium windows with double glazing, which soften the light and hold in the cool, and by the plumbing and electrical systems, carried out with the same attention devoted to what remains in view. The flooring, the wall coverings and the paintwork are chosen with taste, the bathrooms are complete and the finishes cared for down to the last detail, and every phase is accompanied by site supervision and in-house quality control. To all of this is added a privilege that is increasingly rare today: a supply of quality and perennial water, a value worth as much as the investment itself and one that stays with the home over the years.

Foundations & structure

Foundation slab and R.C. structure, seismic design.

Building envelope

High-performance masonry, thermal and acoustic insulation.

Roof

Insulated system, protection from tropical heat.

Windows and doors

Aluminium with double glazing, large glazed openings.

Systems

Plumbing and electrical up to code, with tailored provisions.

Finishes

Premium materials, selected flooring and wall coverings.

Water & climate

Provisions for pool, air conditioning and ventilation.

Quality control

In-house works supervision and checks at every stage.

TURNKEY

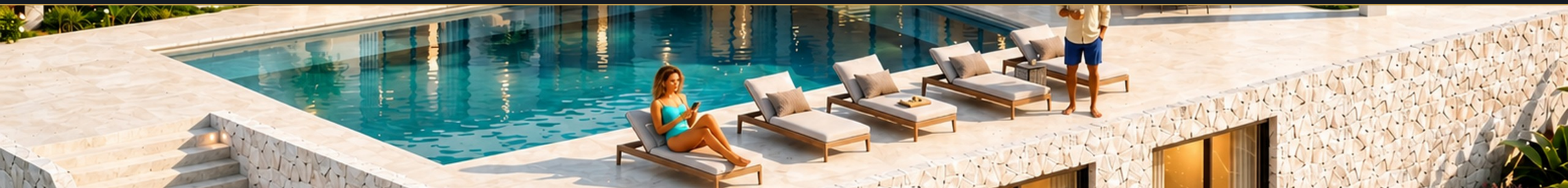
What's included

A single team guides you from land to handover, with no worries and no surprises.

Choosing Sun Properties means entrusting yourself to a single point of contact who accompanies you from the first idea to the handover, never passing you from hand to hand. We design and build with our own company, following every phase with the same care, so that you can focus solely on the pleasure of imagining your home overlooking the ocean. This is the turnkey philosophy: a clear path, guided step by step, in which every choice finds its time and every detail its place. And so that everything unfolds with peace of mind, payment is arranged in installments, according to the progress of the works: you watch your home rise little by little, without surprises.

Our package is designed to be generous and reassuring: it already includes the cost of the oceanfront land — an increasingly rare asset where seafront property has now become limited — and delivers a complete residence, ready to be lived in. From the very first moment, the privilege of quality and perennial water is yours, today a value that can count for even more than the investment itself; and with it the pool, the terraces and a well-tended garden, which blend the house into the tropical landscape. What elsewhere is often an accessory to be added is here a natural part of the project.

- ✓ Land cost
- ✓ Building paperwork and permits
- ✓ Foundations and structure in seismic-resistant reinforced concrete
- ✓ Aluminium windows and doors with double glazing
- ✓ Private well
- ✓ Complete bathrooms: fixtures and fittings
- ✓ Kitchen provisions
- ✓ Landscaping and garden
- ✓ Architectural and structural design
- ✓ Site preparation and earthworks
- ✓ Building envelope, partitions and insulated roof
- ✓ Complete plumbing and electrical system
- ✓ Quality and perennial water
- ✓ Flooring, wall coverings and paintwork
- ✓ Pool and terraces
- ✓ Works supervision and quality control



What's excluded

What is normally not included, stated frankly and available as an add-on through a dedicated quote.

The same transparency that guides every stage of our work asks us to be equally clear about what, as a rule, remains outside the turnkey formula. We prefer to say so openly from our very first meeting, because this is precisely where trust is born: in leaving nothing unspoken and in telling the story of the project in full, with the same care we devote to everything that is, instead, fully included.

Left outside the package, then, are connections to public utilities with their related fees, any backup generator, furnishings and appliances, the most advanced home automation, special fencing and works of art, together with duties, local taxes and notary and legal costs. The photovoltaic system, with its storage, also falls among the optional solutions, with one exception dear to us: on the Eco model it is included as standard, in full keeping with its very nature.

None of this is a limitation: it is, rather, an open possibility. Every additional element can be considered as an option and set out in a dedicated quote, so that its value is known before any decision is made. In this way no surprises arise, and every choice ripens calmly, out in the open, in the spirit of that serenity that accompanies those who choose us from the very first decisions all the way to the handover of the keys.

- Connections to public utilities and related fees
 - Loose furniture, curtains and accessories
 - Advanced home automation and optional special systems
 - Special fencing and structural works
 - Notary and legal fees
- Generator set (planta eléctrica)
 - Appliances (except those indicated)
 - Fotovoltaico e accumulo (opzione / di serie sul modello Eco)
 - Taxes, ITBMS and local levies where applicable



From the land to the keys

Six steps, a single point of contact, from the first idea to handover

01 Project customization

We start from proven solutions and refine them together — in the spaces, the finishes and the details that truly matter. Within defined limits, yet with great freedom, every choice is guided by the in-house design studio, so that the home reflects the way of life of those who will live in it, without giving up solidity and coherence. It is a journey shaped by four hands, in which the client feels heard from the very first sketch.

02 Permits and paperwork

All the necessary authorizations and paperwork are handled in-house by Sun Properties, which knows the territory and its offices. The client does not have to move between agencies and red tape: they find a single point of contact who follows every step with expertise, leaving them the peace of mind to think only about their future home. This is where firsthand knowledge of the area becomes a tangible advantage.

03 Payments by work progress

Payment is split into stages of progress: you pay as the work grows and takes shape. It is a formula designed for the client's peace of mind, who sees each sum matched by a tangible result on site. No surprises, no payments in the dark: only a clear and verifiable path, step by step.

04 Construction with our own company

The builder is Sun Properties' own company, not a chain of opaque subcontracts. This means direct control over timelines and quality, and a responsibility that is never diluted along the way. The foundations and the earthquake-resistant reinforced concrete structure come from the hands of those who answer personally for the result, with the care of those who build to last over time.

05 Finishes and quality control

In the final stage, the selected flooring and cladding take shape, along with the paintwork and the carefully crafted details that give character to the rooms. Every stage of work passes through attentive quality control, so that the home arrives at handover ready to welcome. It is the kind of care one recognizes only when every detail is in its proper place, even in what escapes notice at first glance.

06 Turnkey handover and support

At handover the home is ready to live in, complete with pool, terraces and garden, and accompanied by that quality and perennial water, which is today among the rarest and most precious privileges of a property. But the relationship does not end at the threshold: Sun Properties remains a point of reference afterward as well, with the support of those who have followed everything from the land to the keys.

Reliability, above all

1

Our own construction company

Sun Properties does not hand its building sites over to third parties: it builds with its own company. Those who design and those who build belong to the same group, with no opaque subcontracting. For you, this means a single point of contact who answers for everything, direct control over quality at every stage, and the certainty of always knowing who to turn to for every decision.

4

First-hand knowledge of the territory

Sun Properties lives and works in Pedasí, between Punta Mala and Los Destiladeros. It knows the land and the sea intimately, the best orientation, the right time to build on this coast. It is an expertise born of first-hand experience, one that translates into safer, more informed choices for your home.

2

Transparent costs and progress-based payments

Costs are clear from the very beginning, with no surprises along the way. Payment is divided according to the stages of the work's progress: you pay as the building site advances and the villa takes shape before your eyes. It is a concrete form of security, one that keeps trust and what you see coming to life always aligned.

5

Own, quality water

Before purchasing each lot, we study the water thoroughly, for both quantity and quality: the properties are built around a private well, with quality and perennial water. Where many places face uncertainty, here water becomes a choice of eco-sustainability and self-sufficiency, today a rare and precious value.

3

In-house design studio

Every villa is born within our own design studio, where architecture and structural engineering work side by side. The projects start from tried and tested solutions and are refined with you in the details, within defined limits, so that every space responds to the way you wish to live it.

6

Turnkey and support

From the land to the keys, a single team accompanies every stage: design, permits, construction, pool, garden and carefully crafted finishes. On handover the villa is ready to be lived in, and support continues even afterwards. A single point of contact, from the idea to your doorstep, and beyond.

OUR TEAM

A single team by your side

The expertise that guides every villa, from the first idea to handover

I

Ownership and client relationship

The direct and constant point of reference, from the first visit to the land through to the handover of the keys. Listens to wishes and priorities and guides every choice with clarity, always keeping costs and the payments staged by progress milestones fully transparent, and staying close to the client even after handover.

II

Design and architecture studio

Oversees the architectural and structural design, starting from proven solutions and refining them together with the client in the details, within shared limits. It interprets the Azuero landscape with large windows and a natural continuity between indoors and outdoors, within an idea of understated, liveable elegance.

III

Project management

Coordinates permits, timelines, supplies and workforce, keeping the construction site orderly and predictable. Safeguards quality at every stage and translates the progress of the works into staged payments, so that the client always proceeds with peace of mind and without surprises.

IV

Construction company

Builds the villa with its own in-house team, with no opaque subcontracting: foundations and earthquake-resistant reinforced concrete, insulated envelope and roof, systems, selected floors and finishes with careful detailing, pool and landscaping. Direct knowledge of the territory and quality and perennial water translate into a solid and reliable construction site.



LET'S TALK

It all begins with a conversation

From the first dialogue to the keys, a single team by your side.

Every villa overlooking the ocean is born, even before it rises from the land, from a conversation. From a desire shared aloud, from a personal way of imagining one's own life before the sea of Pedasi. This is where we would like to begin with you: to listen to what you are looking for, to understand which spaces make you feel truly at home, and to give those words a concrete form, followed step by step by a single point of contact, from the first meeting to the handover of the keys.

We would like you to feel entirely at ease in asking. Every question, every doubt, every request — about materials, timelines, solutions, or the customizations possible starting from our proven designs — is to us the most natural thing in the world. Nothing is out of place, nothing is too much. Your peace of mind is born of our transparency: clear costs, payments by stages of work completed, a single team of expertise by your side. Ask us, without the slightest hesitation.

Because in the end this is what matters most to us: to be not merely builders, but your companions along this journey. From the moment we decide to work together, your home becomes a little bit ours as well, and your goal becomes our goal. Client and company are not two opposing sides, but a single team looking in the same direction. And when we work this way, united toward a shared destination, the result is a satisfaction that belongs to everyone.

Sun Properties



SUN
PROPERTIES
International investing

LET'S DESIGN TOGETHER

Your oceanfront villa begins with a conversation

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PRICE ON REQUEST

VIEW OF GLEN