

IGUANA and IGUANITA ISLAND

CONTEXTS:



1. - PRICE AND SIZE OF THE PROPERTY:

The property has one-hundred-seventeen hectares plus eight-thousand-six-hundred-fifty-seven m2 of land (**117.8657 Ha.**) [**291.25 acres**]; which the proprietor wishes to sell on its totality.

Price per square meter is \$8.27: **The total price** will be nine millions seven-hundred-fifty thousand U.S. dollars: **\$9,750,000.00.**

2. - LOCATION: Iguana Island (two islands in a farm) is a privately owned land, consisting of two islands and a ridge. This property is located at the entrance of the Gulf of San Miguel, province of Darién, Panama, on the Pacific coast. With an altitude of 1 meter (on the banks), and 27 meters (upper parts), above the sea level.

(High tides and low tides on the pacific of Panama will affect the average of construction land on the Iguana and Iguanita Island. The official site, **ETESA**, will informs to the public in general regarding prevention and contingency plans along the Panama pacific [and the Caribbean's] islands and coast lines. <http://www.hidromet.com.pa/mareas.php?idioma=ing>

These guidelines will apply to all considerations and **code regulations for any type of construction and recreational uses**, owners and developers will abide to build structures)

Its coordinates are 8° 20'31 "N and 78 ° 20'45" W format DMS (degrees, minutes, and seconds) or 8.34194 and - 78.3458 (in decimal degrees). UTM position is QK92. Isla Iguana time zone is UTC/GMT-5.

The estate is an area of land, surrounded by water; not yet developed, the same is found in the entrance of the Gulf of San Miguel that protects it against tough waves and strong ocean winds of the Pacific.

3. - HOW TO REACH THE PROPERTY: The approximate distance between this island and Panama city is 300 km by road from the Amador Causeway to the city of La Palma in Darien taking a minimum of 5 hours and 45 minutes to get to the island, that is because one would take a ferry across the narrow Delta of the Río Tuira, to La Palma, then to Iguana Island using speed boat to reach the place. (Please click the link below for a complete direction to get there)

<https://www.google.com.pa/maps/dir/La+Palma/Heliuerto,+Panam%C3%A1/@8.8643089,-78.7635679,9z/am=t/data=!4m13!4m12!1m5!1m1!1s0x8e53cdd19aaef63b:0xa0f2fc6c509c9588!2m2!1d-78.15!2d8.41!1m5!1m1!1s0x8facafaa0bd49509:0x9bacb5f4989c9b37!2m2!1d-79.519928!2d8.908288>

Or...

The option of a direct flight from airport Marcos A. Gelabert in Albrook, Panama, on a private plane or helicopter would take approximately 30 minutes directly to the island.



4. - DESCRIPTION OF THE PROPERTY:

The Bay of San Miguel (Golfo de San Miguel) guards this property located on the Pacific coast of Darién, a district of eastern Panama. The bay is located at [8.3194444°N 78.3086111°W](#); it is fed by the Tuira and Chucunaque Rivers.

Both rivers, Chucunaque y Tuirá, make up a hydrographic basin of 10.664,42 km², which is the largest in the country.



The land is about 70% flat and a 25% semi flat. Approximately the entire property has secondary's wooden trees and low bushes all over the land, there is a source of fresh water in the center of the larger island, this source of fresh water, during the raining season, creates a small lake of about two Ha. (5 acres) with 2 meters deep in the center of the lake. **There are no mangroves in both islands.**

Iguanita Island has a land area of 6.15 hectares (15.2 acres) and Iguana island 87.76 hectares (216.86 acres). There is a registered ridge of 674 meters long (2,211feet) between both islands. The area of this link (private ridge) is of 21.95 Ha. (54 acres)

This unique geographic configuration makes up for 2 lands of approximately 94 Ha. (232 acres) connected for a semi submerged land corridor of 21.95 Ha.

On the attached photo below, one will appreciate impressive satellite scene of the San Miguel Bay, (by: Wikipedia picture)



5. - POPULATION AND WILDLIFE:

THERE ARE NO PEOPLE living on the Islands, and regarding the fauna, one will see a good variety of different tropical mammals and abundant fishing, all of them endemics of this pristine jungle:

<https://www.google.com/search?q=fauna+de+darien&espv=2&biw=1440&bih=775&tbm=isch&tbo=u&source=univ&sa=X&ei=JYQfVNGgC5PbsAT0v4DwBQ&ved=0CBwQsAQ>

On main land the most populated town will be District of La Palma de Darien with less than five thousand inhabitants. Away from La Palma de Darien up the rivers Tuira and Chucunaque there are indigenous group known as the Emberas "Indians". They are the most primitive group of natives settled in Panama.

And surrounding the main land bay area, one will find few villages of indigenous people of the Wounan culture living a very simple life in harmony with the ecosystem.



Once in a while one will see luxury sail boats sailing into the bay and navigating upstream the Tuira, Chucunague and Congo Rivers, taking advantage of the daily high tides.



6. - COMMENTARIES: This is a **private island**, belongs to a single owner. Has a **Freehold Title**. Everything about this land can be independently verify.

Feel free to contact us, o to visit the island; we will arrange the trip for you and after visit, you can make an offer on writing to purchase the island **to the owner** or negotiate face to face a deal.

On Iguana island can be constructed a very exclusive and high-end residential villas, viewing toward the Pacific Ocean and the different islands; and on the opposite direction: the Bay of San Miguel and its luscious jungle. These virgin territories could turn this property into a paradisiac place for any tourist that loves tropical nature.

Iguanita Island has an incalculable value, because can be set apart for the owner of the property where a private home can be constructed to oversee the main island.

The water way or Camellón between the island: has the potential to turn it into an Eolic park connecting both islands with clean electricity and an internal paved route...

The property is protected by the San Miguel Bay: A Marina for Sailing boat and others boats is a viable option as well.

To contact us please write to ocerceno@gmail.com or call Panama **(507)6206-8091** and ask for Obdulio Cerceño.

Or call for Spanish to Manuel Rodrigues at **(507) 6586-3001**

Our Best regards,

O.C. and M.R.