

An architectural rendering of a modern, multi-story building with a classic aesthetic. The building is white with yellow accents around the arched windows and balcony railings. Each floor has a balcony with a metal railing, and many balconies are decorated with various potted plants. On the top balcony, a couple is seen standing. The ground floor features a cafe or restaurant with large glass windows and doors. Outside the ground-floor entrance, there are several tables and chairs, some covered by large white umbrellas. A white car is parked on the left side of the street. The sky is a deep blue with some clouds, and there are trees in the foreground and background.

ANTIGUA DOMINGO

CASCO VIEJO | PANAMA

A JEWEL IN CASCO VIEJO

Reviving a priceless heritage building in the Casco Viejo historic district, and committed to using the best practices of restoration, remaining loyal to the original architectural design, we introduce Antigua Domingo.

A three-story lime stone house in the heart of Casco Viejo. The building was originally purchased by Antonio Contem, a member of a very prestigious family at this time.

Antigua Domingo displays high ceiling and plaza views, making it a true history treasure in Casco Viejo.

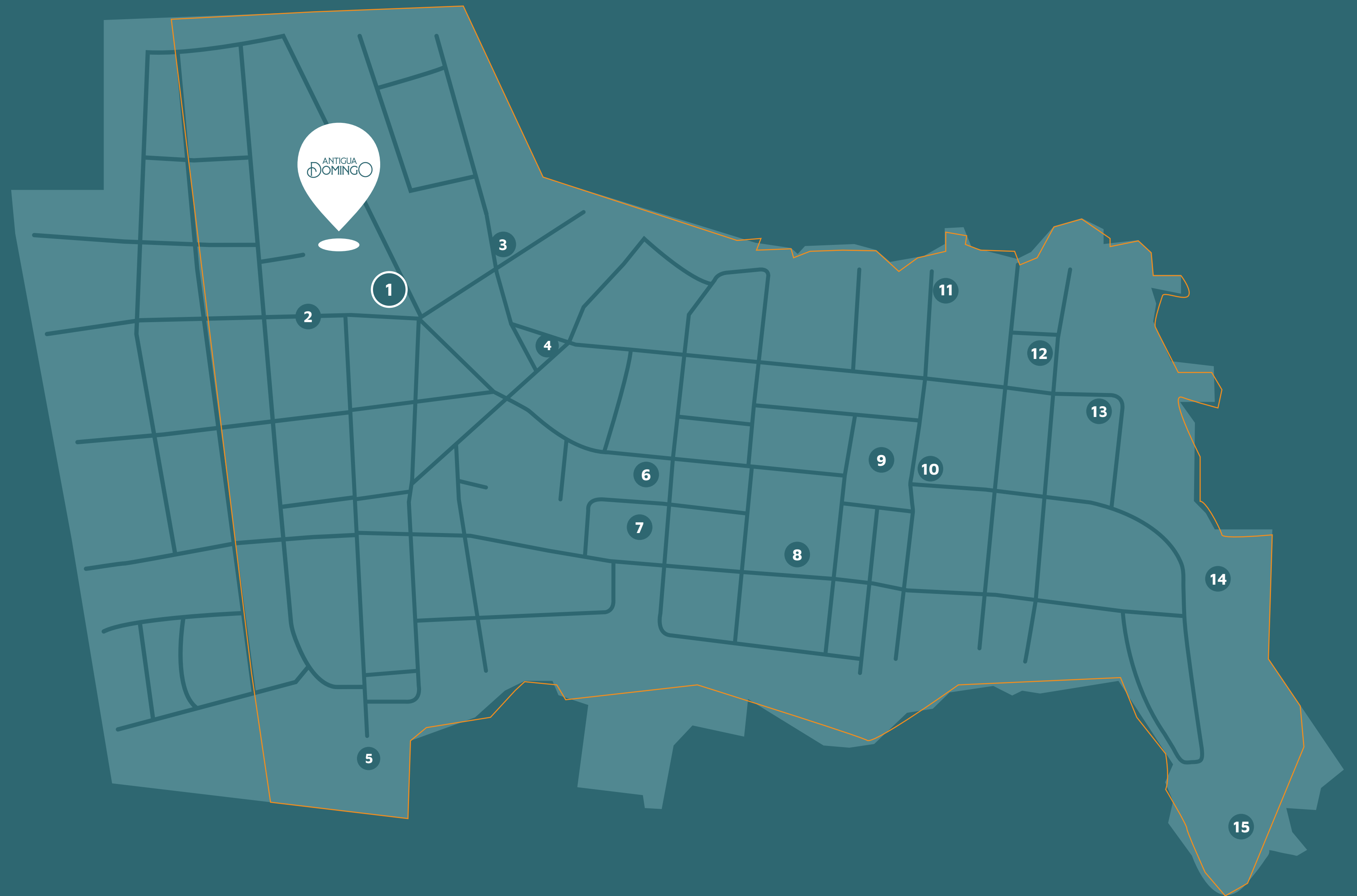


A UNIQUE LOCATION

MAP OF CASCO VIEJO

1. Plaza Santa Ana
2. Santa Ana Cathedral
3. Selina Casco Viejo
4. Plaza Arango
5. Pedestrian access to the Cinta Costera
6. American Trade Hotel
7. Plaza Herrera
8. La Compañía Hyatt Hotel
9. Plaza Catedral
10. Central Hotel
11. Palacio de Las Garzas
12. Plaza Bolívar
13. National Theater
14. Sofitel Legend Casco Viejo Hotel
15. Plaza de Francia.

— UNESCO heritage Casco Viejo limit



DISCOVER IT

With 20 unique apartments featuring open terraces and private gardens, Antigua Domingo is complemented by a rooftop social area with breathtaking views and a vibrant commercial area on the ground floor, creating a perfect mix for a convenient lifestyle.



AMENITIES



BBQ



BAR



POOL AND LOUNGE AREA



GYM



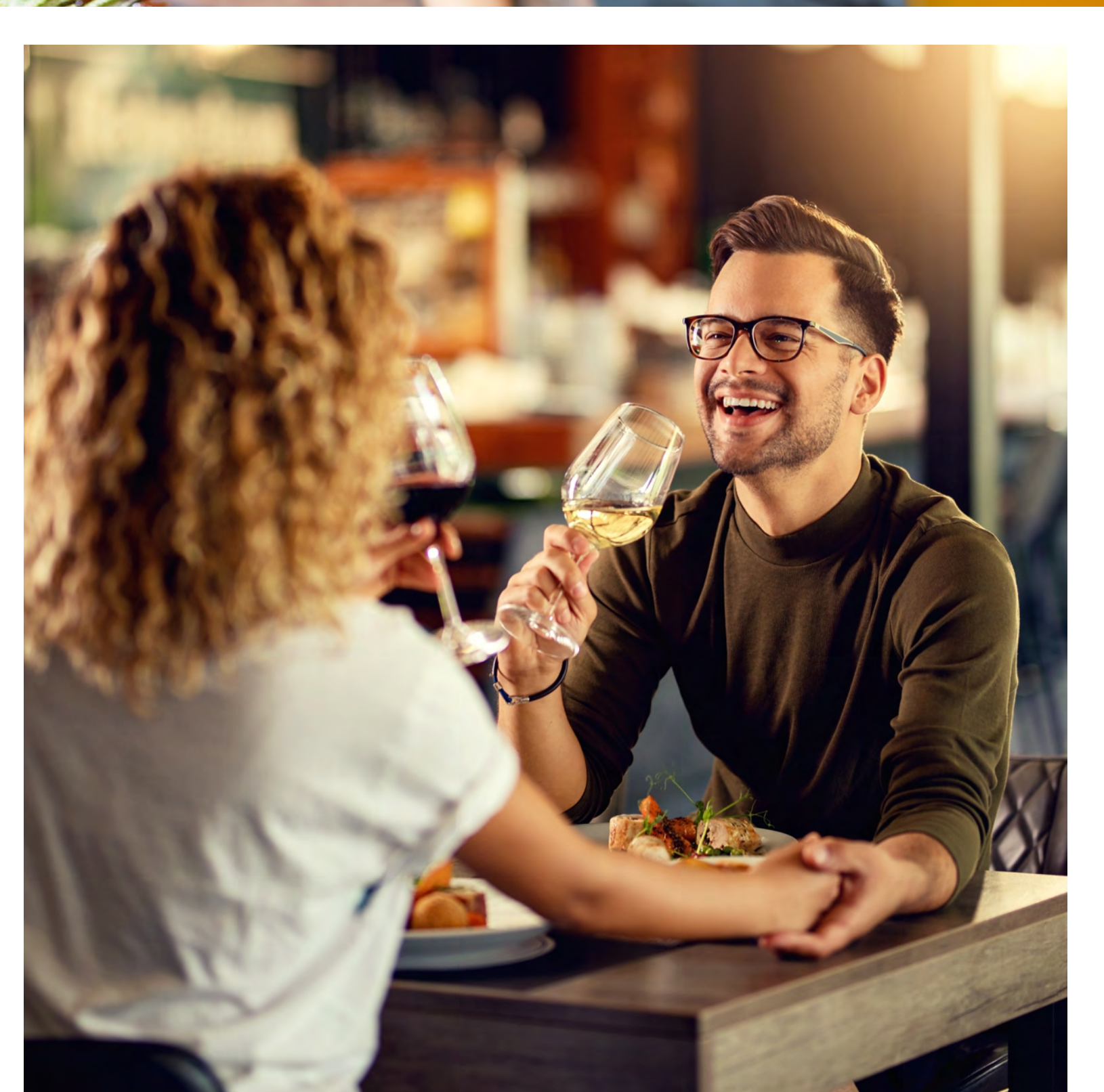
CONCIERGE SERVICE





INTEGRATED EXPERIENCE

Creating curated perfect spaces for fine dining,
shops, an art gallery and much more.

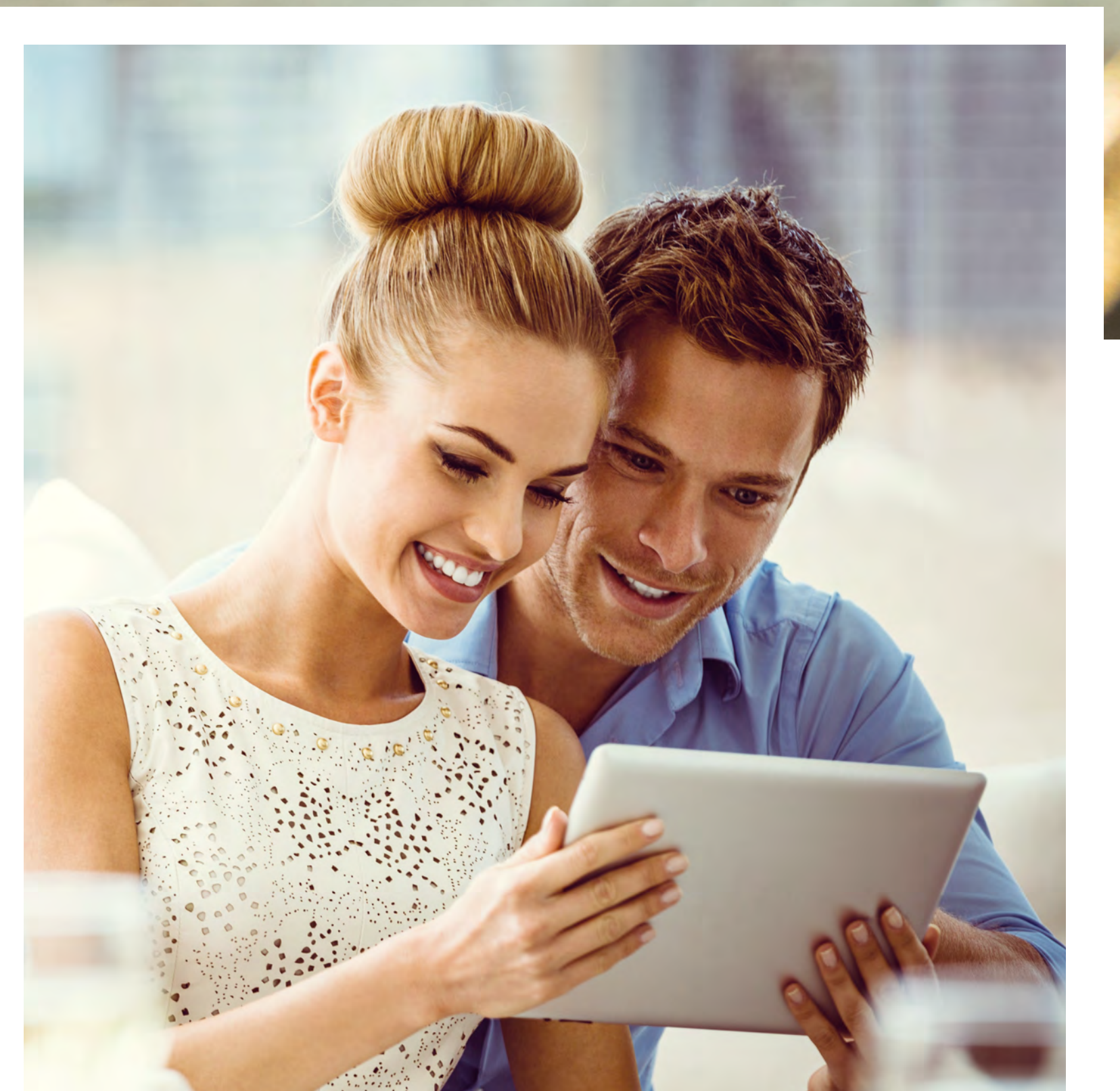






SMART DESIGN

Efficient and flexible distribution of spaces in all apartments, with double-height ceilings, that maximize natural lighting and ventilation.





HIGH-END FINISHES

Hand picked European finishes for homeowners who want to enjoy a luxurious life. A perfect mix of luxurious European finishes, curated engineered wood, porcelain tile and natural stone, everything has been carefully selected for efficiency and comfort in the living environment.







FACT SHEETS



THE CASA ANTIGUA DOMINGO PROJECT

Consists of 20 loft-style apartments (1 – 3 bedrooms) with sizes ranging from 67 to 191 square meters finished with high quality materials and equipped with electrical appliances of prestigious brands. All apartments have the sleeping area on the upper level and the living area with a large living room on the first level. The two 3BR have 2 bedrooms at the upper level and 1 big bedroom with a small kitchen at the first level. All apartments have a balcony facing the square or a bright internal patio. The two apartments at the ground floor have a large private garden (25 – 30 sqm).

The building equipped with a security system has a comfortable elevator that leads to the roof top area where the social area is located, consisting of a swimming pool area, a gym and a bar / barbecue area.

At the ground floor, with access from the street, there are two commercial spaces of about 110 square meters each, with a wide front facing the square.

The purchase price includes a full kitchen suite, refrigerator, induction cooktop, range hood and a built-in oven. The promoter will choose a high quality brand for all the appliances (ex.: Smeg, Samsung, LG or others). Each unit will include an Annex document stating the specific inventory for the unit.

LAW 136 INCENTIVIZED INVESTMENT IN REVITALIZATION:

- 10 year exemption from income tax for rental income starting from occupancy permit.
- 30 year property tax exemption starting from occupancy permit.
- 100% tax deductible rental housing

THE HISTORIC DISTRICT

UNESCO named Panama's Casco Viejo historic area a World Heritage Site by in 1997. Since then, the area has undergone a great transformation and restoration, becoming one of the top places to visit in the city. For this reason and the beauty that lies within its streets it has attracted a lot of investment in the last 15 years. Today, Casco Viejo is one of the country's most exclusive residential and commercial district.

Real estate, restaurants, hotels and stores, couple with the incentives that the Panamanian government offers for investing in this area. The Law 136 adopted in 2013 stated; a property that has been constructed, restored or rebuilt, that has its occupation permit issued after the law came into force, will be exempt from property taxes for a period of 30 years and from rental income tax for 10 years.





Casco Viejo constructed area contains approximately 300,000 square meters. This is the equivalent to the area cover of 5 high rise type buildings that have been built in the last 15 years which continue to fill the spectacular skyline of Panama. There are just over 800 buildings within the current UNESCO world heritage site boundaries. Approximately 50% of these buildings are renovated or going under the process. A significant percentage of these are hotels, restaurants, commercial and residential space.

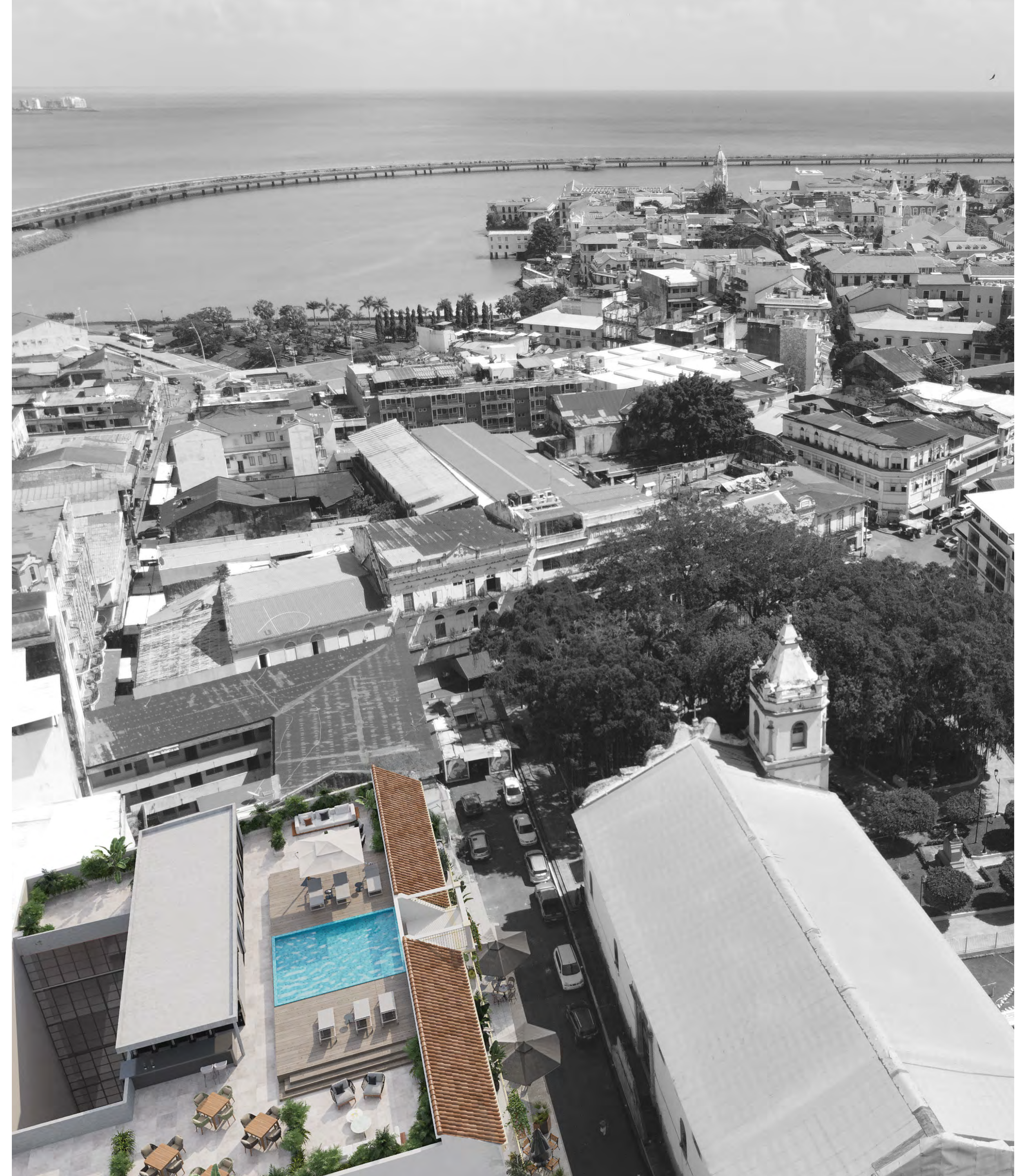


LOCATION

The building is located in “Plaza de Santa Ana”, that is probably the most beautiful square in the old town and nowadays the most important development area in “Casco Viejo”. Santa Ana has been the scene of great growth over the last few years. Real Estate has been purchased and many old buildings have been restored to their original splendor.

Santa Ana is the least developed section of the old town. Nevertheless, years ago, many Real Estate groups came to secure plots here, and continue to do, as prices in this area are still more affordable than the already developed part of San Felipe.

Functioning as the gateway to Casco Viejo, the Santa Ana district has been identified as the next frontier within Casco. This is likely a result of the great demand for Casco properties and the reality that neighboring San Felipe is nearly 60% developed whereas Santa Ana is closer to only 15% developed.



GOVERNMENT REVITALIZATION PLANS ARE WELL UNDER WAY FOR THE SANTA ANA AREA AND INCLUDE THE FOLLOWING:

- Reorganization of “5 de Mayo” square including rehabilitation of sidewalks, pedestrian crossings, craft market and Museum of Anthropology
- Rehabilitation of Central Avenue including restoration of historic building facades and implementation of green zones
- Clean up of “Salsipuedes” descent
- Pedestrianization of Street C including new crossings, pavement and public facilities, shops and commercial activity
- Construction of community building and public workshop house
- Recovery of Santa Rita plot and baseball stadium space
- Restoration of Santa Ana Park including rehabilitation of central gazebo and garden **(100% completed)**
- Modernization of health center and construction of public housing
- Construction of cultural center
- Improvements to sanitation system, storm drainage, public wifi, landscaping and illumination of public spaces and historical buildings

CASCO VIEJO

Is about to enter in a new phase. The Sofitel with 159 rooms and the Hyatt Hotel “La compañía” with a similar number of rooms will open in 2022. The old town and its real estate market have always been very dependent on tourism. This came to a standstill due to the Corona crisis and is just now recovering. The planned connecting road between the new cruise terminal and the new trade convention center into the old town should give the property market in casco Viejo a new boost.



ANTIGUA DOMINGO

CASCO VIEJO | PANAMA

MASTER
REAL ESTATE

RED Group

arsago
ALTERNATIVE CAPITAL MANAGEMENT
PANAMA

FRAPAN
Invest Corp.

For more information please contact
klaus.happ@frapan-invest.com / www.frapan-invest.com

*The images are a conceptual rendering and is proposed for illustrative purposes only.