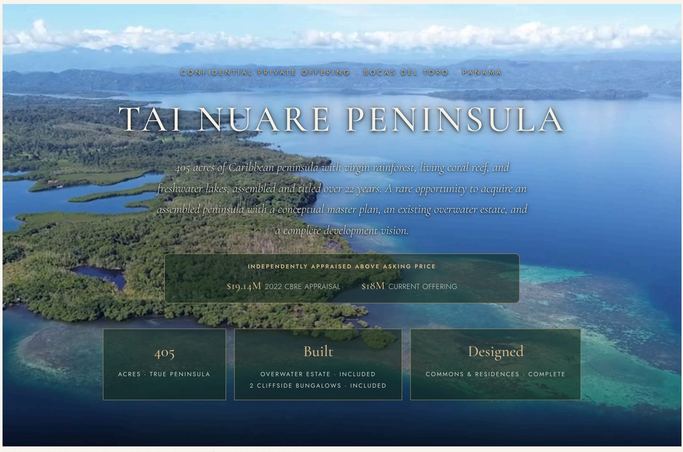
The Tai Nuare Peninsula

Conceptual Master Plan, Five Integrated Zones



THE TAI NUARE PENINSULA FROM ABOVE, ISLA SAN CRISTÓBAL, BOCAS DEL TORO.

TAI NUARE NORTH

A private residential enclave across a 270 degree peninsula with nearly 1.5 miles of Caribbean coastline, centered on a permanently protected rainforest preserve with untouched freshwater lakes.

WELLNESS & LONGEVITY RETREAT

A low density retreat platform serving residents and a limited number of aligned guests, integrative wellness center, whole food healing restaurant, ceremonial event pavilion, and regenerative therapy spaces.

TAI NUARE SOUTH

A reserved future phase, held intentionally for optional rainforest ranches or limited retreat expansion under the same conservation and density principles.

TEAK GROVE & REGENERATIVE FOOD FOREST

Approximately 4,000 mature teak trees designated for on site construction. Post harvest, the land transitions into a multi canopy food forest supporting long term food resilience.

Four complete ecosystems compressed into a single walkable, swimmable, livable place, coral reef, mangrove estuary, tropical rainforest, and ridge highland rising to 118 m at Cerro Botabite II.

Seen from the water, Tai Nuare reads as a single living whole: a peninsula covered in lush, beautiful living rainforest, surrounded on every side by vibrant, living coral reef. The two systems, forest and reef, meet at the shoreline and sustain one another.

400+	405	550+	118 m
MARINE SPECIES IN THE REEF SYSTEM	ACRES · SINGLE PRIVATE PENINSULA	BIRD SPECIES IN THE REGION	SUMMIT AT CERRO BOTABITE II

The Living World

PRIMARY RAINFOREST ACROSS THE INTERIOR.

ONE OF TWO UNTOUCHED FRESHWATER LAKES.

WHERE THE RAINFOREST MEETS THE SAND.

THE GUARDIAN TREE, ELDER OF THE PRIMARY FOREST.

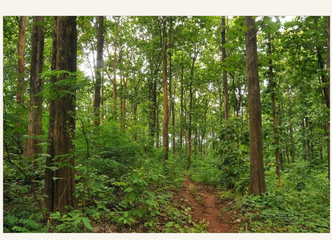
The Marine Sanctuary

The sanctuary began at home. The founder declared the waters beneath and around his own home a marine sanctuary: no fishing, no anchors, no extraction of any kind. For the first time, fish had a safe place to reproduce, and life returned in force: rebuilt corals, dense schools of fish, and ancient sponges blooming in violets, oranges, and yellows. The overflow now seeds the surrounding waters, and local fishermen catch more today than they did before the sanctuary existed, protection that feeds its neighbors. Every overwater home carries the same designation: zero discharge construction, no anchor contact, no fishing or extraction of any kind, annual independent marine health assessments, and a permanent legal conservation easement on all marine adjacent land. An active coral restoration program is maintained by the community association.

The Natural Deep-Water Marina

Among the peninsula's eight bays, one inlet cuts deeper than the rest: a natural harbor shaped by the land itself, sheltered on every side and holding true deep-water draft without a single yard of dredging. Where most coastal developments spend years and millions engineering a marina from open shoreline, Tai Nuare already has one, formed over millennia and reserved in the conceptual master plan as the peninsula's gateway by water.

A NATURALLY PROTECTED, DEEP-WATER INLET ON THE PENINSULA'S NORTHERN SHORE.



THE TEAK FARM, 40 ACRES, ~4,000 MATURE TREES.

The Teak Farm & Food Forest

A living ecological asset decades in the making: 40 acres holding ~4,000 mature Tectona grandis trees (15,000+ across all stages, 25+ years of growth). Trees are harvested selectively, never clearcut, and every board and beam goes directly into Tai Nuare's construction and furnishings. We estimate that about 200,000 board feet could be milled from the Teak Farm. Each cleared space is immediately replanted as a layered permaculture food forest, becoming one of the most productive food ecosystems in the Caribbean.

The Guardian Tree

At the heart of Pachamama hill stands a 300 to 400 year old Ceiba pentandra, 150 feet tall with a root diameter exceeding 100 feet. Known as the World Tree (Yaxché) in the traditions of the region's first peoples, it anchors the ceremonial and cultural center of the project and stands as the living symbol of Tai Nuare's covenant with the land.

THE GUARDIAN TREE, CEIBA PENTANDRA, ~350 YEARS OLD, 150 FT TALL.

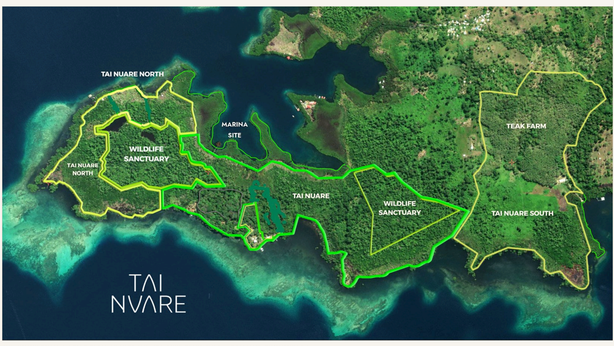
Conceptual Master Plan Philosophy

The conceptual master plan is not imposed upon the land but emerges in harmony with it, guided by natural contours, ecosystems, and flow. Each element is placed to preserve rainforest integrity, protect the reef, and create a coherent field where living, gathering, and restoration exist in balance.

THE CONCEPTUAL MASTER PLAN

One Peninsula, Five Integrated Zones

The whole of Tai Nuare, seen at once: the assembled parcels, the wildlife sanctuaries, the teak farm, and the zones a future owner inherits fully planned. All of it south of the Caribbean hurricane belt: a **hurricane-free zone**.



THE CONCEPTUAL MASTER PLAN ACROSS THE 405-ACRE PENINSULA. · SATELLITE PHOTOGRAPH

INCLUDED IN THE SALE

The Overwater Estate, Already Built

One home already stands on these waters, built over the water beside the living reef, lived in through every season, with the marine sanctuary its owner declared beneath it. It is part of the offering: the buyer of Tai Nuare arrives as an owner, not a visitor.

PHOTOGRAPH · THE ESTATE OVER THE WATER

DESIGNED · READY TO IMAGINE

What the Peninsula Can Become

Every common structure and residence has been architect-designed for this exact land, a complete vision included with the sale, yours to build, adapt, or simply hold.

THE DESIGNED COMMON AREA STRUCTURES: PAVILION, DINING, WELLNESS, GATHERING. · ARCHITECTURAL RENDERING

THE DESIGNED RESIDENCES: OVERWATER, BEACHFRONT, AND CANOPY. · ARCHITECTURAL RENDERING

Explore the completed designs: the common area structures · the Grand Ocean Sanctuary · the Ocean Sanctuary · the Rainforest Canopy Residences

ALREADY ACCOMPLISHED

Twenty-Two Years of Groundwork

The buyer of Tai Nuare does not start from zero. Two decades of patient assembly, entitlement, design, and building transfer with the land.

- **First Parcel Acquired**
  Approximately twenty-two years ago.
- **The Peninsula Assembled**
  Nineteen further parcels acquired over the following two decades, forming one contiguous 405-acre holding.
- **Titled & Zoned**
  Title developed across the assembled parcels; zoning secured.
- **Conceptual Master Plan**
  Five integrated zones across the peninsula, aligned with Panama's national tourism master plan.
- **Architecture Designed**
  Common structures and residential sanctuaries fully designed for this exact land and topography.
- **Estate Built**
  The overwater estate built, lived in for 7 years, and included in the sale.
- **Offered Privately**
  The complete platform, offered for the first time.

Four Ways to Realize Tai Nuare

One peninsula, four investment strategies. However you choose to deploy capital, the asset delivers a defined path to value.

ACQUIRE AND PRESERVE

Private Legacy

A 405-acre private world of rainforest, reef, and freshwater lakes, assembled from seventeen titles into one contiguous holding, fifteen minutes by boat from an international airport. Acquire the peninsula outright, build one home or several from designs already complete, and preserve a sanctuary no market can reproduce.

EXECUTE THE MASTER PLAN

Residential Community

Designs complete, supported by commissioned market, positioning, and comparables analysis. The peninsula carries a conceptual master plan: homesites, commons, and residences ready to develop. Execute the plan as drawn, or adapt it to a phased community rollout.

ACTIVATE THE OPPORTUNITY

Resort / Wellness Development

An owner-declared marine sanctuary, 3.5 miles of private oceanfront, eight bays including a naturally protected deep-water marina site, and a fully designed resort and wellness program, ready for institutional execution. Activate the development opportunity and bring an entitled, feasibility-verified concept to market. The full development thesis lives in the Eco Resort Option.

LAND BANK AND APPRECIATE

Generational Asset

A hard asset in a hurricane-free, U.S.-dollar jurisdiction, appraised by CBRE at $19.14M and offered below appraisal. Land-bank the peninsula, let it appreciate, and activate hospitality yield when ready, passing an irreplaceable holding to the next generation.

THE OFFERING & DATA ROOM

Bocas del Toro & the Islands

Bocas del Toro

The Galapagos of the Caribbean

Bocas del Toro is a stunning Caribbean archipelago known for its rich biodiversity, crystal-clear waters, and a blend of Spanish, Indigenous, and Afro-Antillean cultures.

Bocas del Toro is regarded as one of the most eco-diverse regions in the Americas: vast rainforest meets a living Caribbean coral reef system, sustaining marine life found almost nowhere else in the hemisphere. That convergence of rainforest and reef is why the archipelago is often called the Galapagos of the Caribbean, and why the Smithsonian Tropical Research Institute maintains a research station here, studying its ecosystems.

Nature & Biodiversity

Starfish, sloths, toucans, dolphins 🐬
Coral reefs and marine ecosystems 🐠
Pristine beaches and jungle landscapes 🏖️

Tourism & Accessibility

40–50 min flights from Panama City or Costa Rica ✈️
Strong international connectivity via Panama City 🌐

9	40–50 min	9°36'N · 82°14'W	405
ISLANDS · MAINBERG OF SEATS	FLIGHTS FROM PANAMA CITY OR COSTA RICA	ISLA SAN CRISTÓBAL · BOCAS DEL TORO	ACRES · TAI TAI NUARE PENINSULA

"Bocas del Toro is extraordinarily precious because it is impossible to replicate."

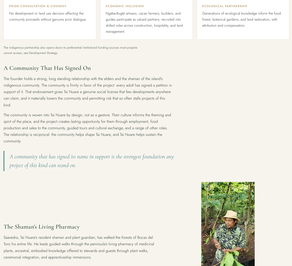
This is not a resort destination that happens to have nature nearby. It's a nature, with sanctuary woven into it. Within the archipelago, Tai Nuare occupies 405 acres of the San Cristóbal's peninsula, fifteen minutes by boat from Bocas Town, with its shops, restaurants, airport, new hospital, and port.

ACCESS & TRANSFERS

Access is by private flight into Bocas del Toro's international airport, or by short commuter flights from Panama City or San José, Costa Rica, followed by a five-minute taxi to the docks and a fifteen-minute boat ride to the peninsula.

San Cristóbal Island

The most intimate of the archipelago's large islands, 37 km², largely untouched, surrounded by pristine reef, and home to Tai Nuare's 405 acres peninsula.



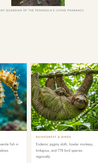
THE NGABE BUGLÉ, THE ISLAND'S FIRST STEWARDS.

The First Stewards, The Ngäbe-Buglé People

Tai Nuare is built upon ancestral Ngäbe-Buglé territory, received as the foundational truth of every decision made regarding this land. Their crafts, canoe culture, oral traditions, and spiritual practices remain alive and intact.

LIVING CULTURE
The region, work daily, a living declaration of an unbroken identity.

CRAFTS & WEAVING
Hand-knotted yoke palm fiber, geometric patterns encoding lineage and land.



FOOD & CHOCOLATE FARM
Community-owned organic cacao, cultivated in these forests for generations.

FROM CONSULTATION TO CONSENT	ECONOMIC INCLUSION	RESIDENCY PARTNERSHIP
No development on land use decision affecting the community proceeds without genuine prior dialogue.	Ngäbe-Buglé artisans, cacao farmers, builders, and guides are engaged as partners in the economy, not skilled labor extra construction, hospitality, and land management.	Generations of ecological knowledge inform the local forest, botanical gardens, and land restoration, with attribution and compensation.

The indigenous partnership also opens doors to preferential institutional funding sources most projects cannot access, see Development Strategy.

A community that has signed its name in support is the strongest foundation any project of this kind can stand on.

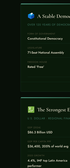
SAMBERRA, PLANT GUARDIAN OF THE IRREPLACEABLE CACAO PHARMACY.

The Shaman's Living Pharmacy

Saamberra, Tai Nuare's resident shaman and plant guardian, has walked the forests of Bocas del Toro his entire life. He leads guided walks through the peninsula's living pharmacy of medicinal plants, ancestral, embodied knowledge offered to stewards and guests through plant walks, ceremonial integration, and apprenticeship immersions.

The Wild Residents

Eight-thousand years of island isolation have produced unique color morphs and endemic subspecies, the reason Bocas is called the Galapagos of Central America. The peninsula and its waters host 48+ signature species across four realms:



MARINE REALM
Resident dolphin pod, eagle rays, nurse sharks, 400 year old brain corals.

REEF LIFE
120 reef fish species documented, across the archipelago, dolphin and whitetip coral.

TROPICAL RAINFOREST
Swallowtails, toilles, and jacanas full in carbon-sequestering meadows.

RAINFOREST & WOOD
Endemic piggie cloth, howler monkeys, tarantulas, and 179 bird species regionally.

Panama

Stable · Safe · Connected · Hurricane-Free

A constitutional democracy of over 140 years, using the U.S. dollar, outside every hurricane belt, sitting at the exact center of the Americas, with the world's most important waterway flowing through it.

3 hurricanes in recorded history	U.S. Dollar economy	50+ years of democracy	Top 40 ports 2023–27

PANAMA BY THE NUMBERS

120+	$86B	4.4%
YEARS OF DEMOCRACY	GDP (NOMINAL)	GDP GROWTH
0	90+	5%
HURRICANE LANDFALLS, EVER	DIRECT FLIGHT DESTINATIONS	OF GLOBAL SHIPPING TRADE

No hurricane has ever made landfall *in Panama. Not once. Not ever.*

At 7–9 degrees north latitude, Panama sits below the threshold where hurricanes can form. The Coriolis effect is too weak to generate rotating wind systems at the equator, and the cool waters Pacific stabilizes the atmosphere on Panama's Pacific coast. The country that built the world's most critical waterway was chosen in part because of this climatic permanence. While Florida, the Gulf Coast, and the Caribbean islands contend with catastrophic storms year after year, Panama watches the weather on the news.

Eight Reasons the World Invests Here

Each card below summarizes key data. Click "Read More" to expand the full narrative.

A Stable Democracy

OVER 120 YEARS OF DEMOCRATIC TRADITION

FORM OF GOVERNMENT	PRESIDENTIAL TERM	LAST TRANSITION
Constitutional Democracy	5 Years · Single Term	2024
TYPE	**LEGISLATURE**	**EXECUTIVE**
Tribal National Assembly	Free & Fair · Gold-Certified	2024
RANKING	**LAST PEACEFUL TRANSFER**	
Rated 'Free'	3rd Highest Gov't Line in Latin America (2024)	

READ MORE ▼

The Strongest Economy in Central America

GDP (NOMINAL)	GDP PER CAPITA	GDP GROWTH
$86.3 Billion USD	$19,100 USD (above world average)	4.7% per year
GDP (PPP)	**GDP PER CAPITA (PPP)**	**GDP GROWTH**
$126.4B USD · 200% of world avg	4.7% per year	2.00% strong boost in region
GDP GROWTH	**GDP PER CAPITA**	**GDP GROWTH**
4.4% IMF top Latin America performer	2.00% strong boost in region	2.00% strong boost in region
CURRENCY	**GDP PER CAPITA**	**GDP GROWTH**
U.S. Dollar, macro stability built in	$3 countries including USA & EU	2.00% strong boost in region

FULL DEMOCRACY OF PANAMA CONTINUING

Tocumen International Airport

AIRPORT	ANNUAL PASSENGERS	DAILY FLIGHTS
90+ cities across America & Europe	20+ countries	2.00% strong boost in region
CONSTRUCTION COST	**OPENED**	**RUNWAYS**
10.25 billion (20% over-run cost)	2015	2.00% strong boost in region
RANKING	**RANKING**	**RANKING**
#1 Most Punctual Airport: World 2024 (Cirium)	2.00% strong boost in region	2.00% strong boost in region
HUB	**HUB**	**HUB**
Hub(s): Amsterdam · Paris · Istanbul	Opened 2015 · 110,000 m² · 3-5 earthquake relief	2.00% strong boost in region

FULL DEMOCRACY OF PANAMA CONTINUING

Safe by Regional Standards

POLITICAL STABILITY ABOVE WORLD AVERAGE

HOMICIDE RATE	HOMICIDE RATE	HOMICIDE RATE
Above world average, World Bank 2024	13.2 per 100K, below C.A. average	2.00% strong boost in region
RANKING	**RANKING**	**RANKING**
Removed October 2023	Removed recommended June 2024	2.00% strong boost in region
FDI	**FDI**	**FDI**
$4.3 Billion U.S. direct investment	$3 + 4 Billion foreign direct investment	2.00% strong boost in region

FULL DEMOCRACY OF PANAMA CONTINUING

A Climate of Consistency

TROPICAL WARMTH · NO EXTREME WEATHER RISK

TEMPERATURE	RAINFALL	HUMIDITY
None, ever	None recorded	None recorded
HURRICANE RISK	**HURRICANE RISK**	**HURRICANE RISK**
2.3%, declin stabilized	2.00% strong boost in region	75–90% (64–32°C) year-round
WET SEASON	**WET SEASON**	**DRY SEASON**
May – November	2.00% strong boost in region	December – April
RANKING	**RANKING**	**RANKING**
Caribbean microclimate · lush year-round	2.00% strong boost in region	2.00% strong boost in region

FULL DEMOCRACY OF PANAMA CONTINUING

THE PANAMA CANAL

"~5% of all global maritime trade, 40% of all U.S. container traffic. 160 countries. 1,700 ports. 144 shipping routes. All flowing through a country the size of South Carolina."

8M+	800M	23%
CONTAINER UNITS HANDLED	TONNES, NORMAL CANAL OPERATIONS	OF ALL CONTAINERIZED CARGO TRANSITS
#2		
LARGEST TRANSSHIPMENT HUB IN THE AMERICAS		

The right country. *The right island. The right moment.*

Tai Nuare is a 405-acre private island sanctuary on Isla San Cristóbal, located within one of the world's most stable, connected, and climate-protected countries. It also where the global infrastructure of Panama meets the untouched ecology of Bocas del Toro.

INCLUDED IN THE SALE

The Overwater Estate

One home already stands on these waters: built, lived in through every season, and included in the offering. Everything on this page is film and photograph. Nothing is a rendering.

Built	3	Lived In	Included
OVER THE WATER · BESIDE THE REEF	BEDROOMS · ~3,100 SQ FT	THROUGH EVERY SEASON	TRANSFERS WITH THE SALE

Some of what follows was filmed in the water directly beneath the house. The reef under the estate, inside the sanctuary line, is now among the most abundant stretches on the peninsula, and worth watching for.

FILM · TAI NUARE, THE ESTATE, AND THE REEF BENEATH IT

PHOTOGRAPH · THE ESTATE OVER THE WATER

PHOTOGRAPH · THE MAIN ROOM, GLASS FLOOR OVER THE SEA

PHOTOGRAPH · TEAK DECKS OVER THE WATER

PHOTOGRAPH · A BEDROOM OPEN TO THE SEA

THE WATERS BENEATH

A Marine Sanctuary, Declared at Home

When the estate was built, over the water, beside the living reef, never upon it, the founder declared the waters beneath and around it Tai Nuare's first marine sanctuary: no fishing, no anchors, no extraction of any kind.

The reef answered. In the years since, the waters under the home have grown into one of the most abundant stretches of reef on the peninsula: coral, fish, rays, and the slow traffic of the sea moving beneath the glass floor of the main room. The local fishermen, once skeptical, now share in that abundance at the sanctuary's edges: the protected waters seed the waters around them.

This is the estate's quiet argument. It is standing proof, through every season, in a hurricane-free zone, that overwater construction works here, and that building beside a reef can leave the reef more alive than before. The home, and the living sanctuary around it, transfer with the land.

HEART OF TAI NUARE

Pachamama

A living ecosystem of wellness, connection, and regeneration. Discover the interconnected spaces that nurture the mind, body, and spirit within our rainforest sanctuary.

CEREMONIAL TEMPLE

01

Xatalia

A breathtaking architectural marvel nestled in the rainforest, designed for transformative gatherings, ceremonies, and immersive experiences that connect community and nature.

LONGEVITY SANCTUARY

02

Holistica

A sanctuary dedicated to profound healing, longevity, and alignment. Experience ancestral wisdom combined with advanced regenerative therapies in a space designed to restore your natural state of vitality.

Every space within Pachamama is a living invitation to slow down, to listen, to remember who you are.

TAI NUARE · SAN CRISTÓBAL

DINING HOUSE

03

Abundancia

Celebrate the harvest of the earth. A culinary journey that honors local, organic, and regenerative agriculture, bringing the vibrant flavors of the rainforest and ocean to your table.

ORGANIC BAR

04

Vitalis

Nourish your body with living foods. Our organic bar offers cold-pressed elixirs, medicinal plant tonics, and vibrant nutrition sourced directly from our permaculture gardens.

COASTAL SANCTUARY

05

Rainforest Beach

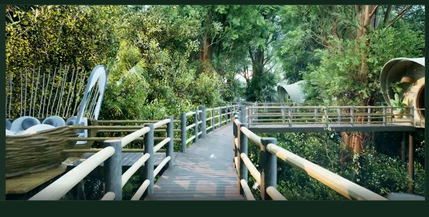
Where the ancient rainforest meets the pristine ocean. A secluded coastal sanctuary for deep relaxation, water therapies, and connecting with the rhythmic pulse of the sea.

SUSPENDED PATHWAY

06

Canopy Walk

Ascend into the lungs of the earth. A suspended pathway through the ancient giants of the rainforest, offering a rare perspective of the vibrant ecosystem thriving above the forest floor.



OBSERVATION TOWER

07

Celestia

Rise above the canopy to witness the majesty of the peninsula. An observation sanctuary offering panoramic views of the ocean, reef, and endless rainforest, connecting earth to sky.

DESIGNED RESIDENCES

Residential Sanctuary Designs

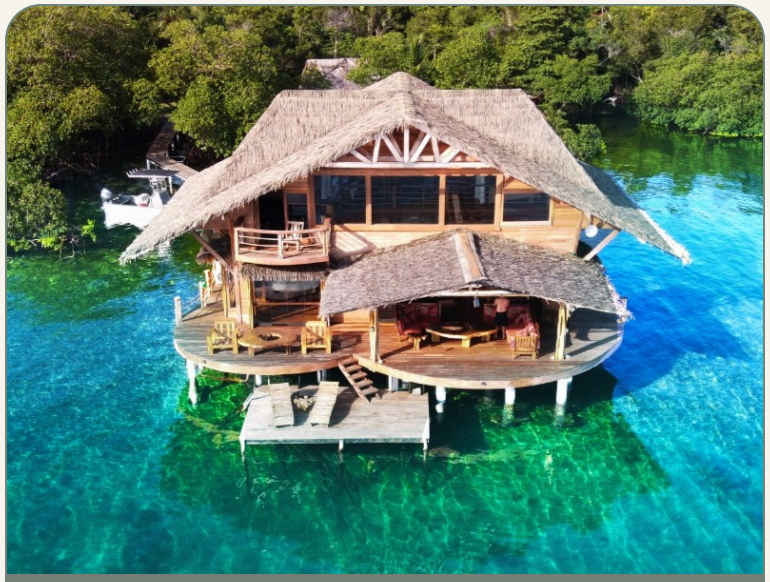
Three fully designed residence typologies: overwater, land, and canopy. Each is complete in design and ready to be brought to life, a measure of what the peninsula can become in the right hands.

Grand Ocean *Sanctuaries*

OVERWATER · FLAGSHIP · REEF VIEWS

The most expansive overwater typology: generous teak platforms above the water, beside the living reef, with private pool, boat dock, and panoramic terracing. Glass floor panels bring the living sea into the home itself.

VIEW THE DESIGN →



Ocean *Sanctuaries*

OVERWATER · INTIMATE · REEF-ADJACENT

An intimate overwater experience: teak-decked terracing over the water, direct sea steps to the Caribbean reef, and the constant presence of the ocean as companion and teacher.

VIEW THE DESIGN →

Rainforest Canopy *Sanctuaries*

ELEVATED · FOREST-INTEGRATED · PANORAMIC

Elevated platforms within the forest canopy, preserving root systems below. Wrap-around observation decks open to uninterrupted jungle panorama, the most accessible entry into Tai Nuare.

VIEW THE DESIGN →

4 Bedroom
4,761 sq ft

FOUNDATION
Stilts in Ocean · 10″ PVC with Concrete

FLOOR
Wood Framing · 4 ft above water

FRAMING
Wood · Floor-to-ceiling glass & door walls

ROOF
Arched bamboo structure · Artificial thatching

SPECIAL
Underwater Room · Pool in Deck

← ALL RESIDENTIAL SANCTUARY DESIGNS

3 Bedroom
3,100 sq ft

FOUNDATION

Stilts in Ocean · 10" PVC with Concrete

FLOOR

Wood Framing · 4 ft above water

FRAMING

Wood · Floor-to-ceiling glass & door walls

ROOF

Arched bamboo structure · Artificial thatching

SPECIAL

Pool in Deck · 270 sq ft

← ALL RESIDENTIAL SANCTUARY DESIGNS

Rainforest Canopy
740 sq ft

FOUNDATION
Stilts in Jungle · 20′ Teak Posts

FLOOR
Hardwood Framing · 20 ft above ground

FRAMING
Arches Bamboo

ROOF
Arched bamboo structure · Artificial thatching

LEVELS
Two Levels

← ALL RESIDENTIAL SANCTUARY DESIGNS

Project Description

Tai Nuare is a privately stewarded 405 acre island peninsula in the Bocas del Toro archipelago of Panama, a region often called the "Galápagos of the Caribbean." Intact primary rainforest, freshwater lakes, mangroves, and living coral reef converge within a single continuous ecosystem.

TAI NUARE: SANCTUARY ARCHITECTURE WOVEN INTO THE SHORELINE AND RAINFOREST.

THE OFFERING IN BRIEF

Tai Nuare is offered as a single, complete asset: 405 acres of Caribbean peninsula, held privately for two decades and appraised by CBRE at $19.14 million for the land alone. The offering includes the founder's built overwater estate, the complete architect-designed plans for the common structures and residential sanctuaries, and alignment with Panama's national tourism master plan. Two doors are open: full acquisition of the peninsula at $18 million, or a strategic partnership: a $9 million buyout of a 50% stake, paid to the current owners, alongside the founder. What a buyer inherits is optionality: hold it as a private legacy estate, keep it wild, or carry the completed designs into development on their own terms. The moat is the asset itself: a Caribbean peninsula surrounded by vibrant living coral reef systems, blanketed by lush virgin rainforest with freshwater lakes, in a hurricane free country, that cannot be replicated at any price.

$19.14M	$18M	$9M - 50%
CBRE LAND APPRAISAL	FULL ACQUISITION	STRATEGIC PARTNERSHIP

The land forms a true peninsula rather than a transit island, allowing controlled access, protected coastlines, uninterrupted viewsheds, and permanent wildlife corridors. This physical coherence creates an increasingly scarce condition: a large scale Caribbean coastal asset that feels complete in itself.

> *"This is not a resort destination that happens to have nature nearby. This is nature, with sanctuary woven into it."*

Vision & Orientation

Tai Nuare is shaped as a stewarded ecosystem rather than a destination. Hospitality and limited residential development serve as the economic engine, deliberately restrained in density, visibility, and activation. There is no ambition for mass tourism, volume programming, or extraction based growth, much of Tai Nuare's value lies in what is consciously not pursued.

The Conceptual Master Plan: five integrated zones across the peninsula, mapped in full, with the parcels and sanctuaries outlined, on The Tai Nuare Peninsula page.

Architecture & Material Integrity

All structures are architect designed and site specific, modeled onto the peninsula's natural topography rather than imposed upon it. Primary materials are teak, sourced from the on site plantation, and bamboo, sourced from outside the peninsula, designed for passive cooling, natural ventilation, and long term durability in a tropical marine environment. This reduces embodied carbon, limits supply chain exposure, and treats architecture as permanent infrastructure.

Ecological Stewardship & Governance

- Permanent conservation zones embedded in land use covenants
- Strict limits on density, footprint, and extraction, no clear cutting, no mass tourism
- Regenerative, off grid infrastructure standards
- Long term ecological monitoring and reporting
- Long term economic participation with the local Ngäbe-Buglé community in conservation, construction, and operations

TRANSPARENCY

Secured, and What Comes Next

Secured · Transfers With the Sale

Title to the assembled parcels · Zoning · Conceptual master plan across five integrated zones · Complete architectural design for commons and residences · The built overwater estate · Alignment with Panama's national tourism master plan (PMTS)

For the Next Owner

Resort development permits · Infrastructure build-out · Individual construction approvals · Operator selection and branding · Project-specific permits as the vision is carried forward

Full documentation, including title, survey, appraisal, and design files, is available to qualified parties in the data room.

Project Positioning

Tai Nuare is structured as a conscious coastal real asset, not a philanthropic initiative. Capital partners participate in income generating hospitality and limited residential assets, while conservation, governance, and ecological performance standards are treated as non negotiable operating fundamentals.

RESTRAINED, SITE SPECIFIC ARCHITECTURE: THE EXPRESSION OF THE POSITIONING, NOT THE PURPOSE.

Positioning is a curated ownership community for individuals who value privacy and exclusivity, environmental stewardship, long term asset appreciation, and shared ethos. This enables controlled inventory release, strong brand integrity, high owner alignment, and premium pricing power.

Hospitality Positioning, A Sosei · Aman · Six Senses Hybrid

Commissioned hospitality advisory work benchmarked Tai Nuare against the world's leading regenerative and sanctuary led operators. The conclusion: Tai Nuare should feel closer to Sosei than to a hotel, hospitality is the expression, not the purpose.

PURPOSE BEFORE HOSPITALITY (SOSEI LENS)

Tai Nuare exists first as a regenerative sanctuary. All hospitality decisions serve ecological regeneration, cultural respect, land stewardship, and human restoration. Revenue is a consequence, not a driver.

SANCTUARY IS NON NEGOTIABLE (AMAN LENS)

Silence over stimulation, privacy over visibility, space over density. Clear limits on guest numbers, events, noise, lighting, and movement, regardless of revenue potential.

WELLNESS IS A PRACTICE (SIX SENSES LENS)

Wellness depth over frequency, integrated into the life of the land, not programmed as an amenity menu.

- Define non negotiables explicitly: guest caps, silence and privacy rules, resident primacy
- Invite operators to align, not to lead
- Avoid any operator that requires volume to function

Aligned with Panama's National Sustainable Tourism Master Plan

Tai Nuare is not an isolated development. It advances the priorities Panama itself has set for the future of its tourism economy, positioning the project alongside national strategy rather than apart from it.

The National Strategy

The Plan Maestro de Desarrollo Turístico Sostenible (PMTS 2020 to 2025) is Panama's national tourism strategy, developed by the Panama Tourism Authority (ATP) with international consultants and adopted as public policy. Its aim is to move Panama away from high volume mass tourism toward higher value, lower impact, sustainability led tourism, with the stated goal of becoming Latin America's leading sustainable destination.

The Tourism, Conservation, and Research Model

At the heart of the plan is the TCI model, the framework Tai Nuare is built to embody:

TOURISM

Tourism creates real economic opportunity for the region and the country.

CONSERVATION

Tourism directly protects forests, oceans, wildlife, and ecosystems, rather than consuming them.

RESEARCH

Scientific study and education become part of the visitor experience itself.

To reinforce this model, the ATP has partnered with the Smithsonian Tropical Research Institute (STRI). Tai Nuare's roadmap includes a formal research partnership with a university, marine biology program, or conservation institution, aligning the project directly with this national framework.

How Tai Nuare Advances National Priorities

CONSERVATION

Rainforest and marine conservation, with a permanent reef sanctuary and protected preserve.

REGENERATION

Low density, carbon positive, off grid infrastructure and a regenerative food forest.

WELLNESS

Longevity and wellness tourism as the core of the guest experience.

CULTURE

Deep partnership with the Ngäbe-Buglé community, whose adults have signed on in support of the project.

NATURE IMMERSION

Canopy walks, trail systems, and wildlife experiences woven into daily life.

EDUCATION

Environmental education and, in time, a resident research presence.

MARINE TOURISM

Reef stewardship, coral restoration, and low impact marine access.

LONGER STAYS

A residential and retreat model that encourages longer, higher value visits.

The Kinds of Projects Panama Wants

The Master Plan names its priority project types as differentiators that set Panama apart: eco lodges, nature immersion, wellness tourism, indigenous cultural experiences, marine tourism, scientific tourism, regenerative tourism, protected forests, wildlife experiences, and low density developments. Tai Nuare delivers across nearly all of them within a single asset.

Positioning for Support

Projects aligned with the PMTS are better positioned for government collaboration, tourism promotion, conservation partnerships, international sustainability grants, biodiversity funding, and carbon and regeneration initiatives. Alignment strengthens the case for partnership and support, and it signals to investors that the project advances national objectives rather than working around them.

> *Tai Nuare is positioned not simply as a luxury residential development, but as a living demonstration of Panama's Tourism, Conservation, and Research model.*

Sources: Panama Sustainable Tourism Master Plan (PMTS 2020 to 2025); Panama Tourism Authority (ATP); ATP and Smithsonian Tropical Research Institute cooperation agreement.

Private Acquisition

Four hundred and five acres on the Caribbean coast of Panama, assembled over twenty-two years and offered once. What follows is what is available, the two ways to acquire it, and exactly how the process runs from first contact to closing.

405	17	$18M	$9M	Built	Conceptual
ACRES	TITLES, ONE HOLDING	WHOLE PROPERTY	ONE-HALF INTEREST	OVERWATER ESTATE	MASTER PLAN

Go	22 Yrs
FEASIBILITY VERDICT	LAND ASSEMBLY

What Is Available

A Caribbean peninsula, assembled parcel by parcel into one contiguous holding, with an existing overwater estate, a conceptual master plan, and commissioned market and feasibility analysis already in hand. It transfers as one holding, to one buyer.

Two Ways to Acquire

Route One: Full Acquisition. Acquire the entire property. Sole ownership, sole control, no partners. What Tai Nuare becomes is your decision alone: hold it, build on it, develop it, or hold it and decide later.

Route Two: Strategic Partnership. Buy a one-half interest from current ownership for $9 million, paid directly to the owners as a buyout of 50% of the project rather than contributed to the partnership, then develop alongside them. Shared execution, and the benefit of twenty-two years of on-the-ground relationships, permitting experience, and local capability that cannot be bought separately.

Either route begins the same way. Tell us which one you are considering, or tell us you are weighing both.

How the Process Runs

1. Request acquisition information: the form on this site.
2. Introductory call. We qualify each other. No documents change hands yet.
3. Mutual non-disclosure agreement, signed both ways.
4. Confidential Memorandum: the full offering document.
5. Secure data room: feasibility study, CBRE appraisal, title documentation, financial model, legal file.
6. Private presentation and site visit. The peninsula, in person.
7. Letter of intent: price, structure, timeline.
8. Due diligence, with your counsel and advisors and our full cooperation.
9. Closing.

Before You Begin

- Inquiries are answered personally. Every one.
- We ask that you are a principal, or authorised to act for one.
- Proof of funds or financing capability is expected at letter of intent.
- The Confidential Memorandum and data room follow the introductory call and a signed mutual NDA, not the first email.

Every inquiry is answered personally. The Confidential Memorandum and data room follow an introductory call and a mutual non-disclosure agreement.

REQUEST ACQUISITION INFORMATION

Term Options

THE ASSET BEHIND THE OFFER: 405 ACRES OF STEWARDED CARIBBEAN COASTLINE.

Tai Nuare sits at an early stage, before entitlement and before construction: the 405 acre peninsula is acquired, the designs are complete, and CBRE appraises the land alone at $19.14 million. What remains, entitlements, an executed hotel management agreement, and closing the construction financing, is the value creation work that turns today's land and design into roughly $89 million of residential net proceeds and a hospitality asset earning about $18 million a year. Capital entering now is priced to today's stage and revalued upward with every milestone cleared.

Two ways to participate, all based on a project valuation of **$18 million**, supported by the 2022 CBRE appraisal of $19.14 million.

OPTION ONE · STRATEGIC PARTNER

$9,000,000

50% Equity

A one-half ownership interest in the entire property, purchased directly from the current ownership. The $9,000,000 is paid to the current owners for 50% of the asset, with decision making shared by negotiated agreement.

OPTION TWO · FULL ACQUISITION

$18,000,000

100% of the Project

Outright acquisition of the entire project at valuation: the 405 acre peninsula, all designs, entitlements progress, and the Tai Nuare brand.

Documents Available Under NDA

MARKET FEASIBILITY STUDY

2025 analysis of demand, pricing, and absorption, commissioned by ownership.

CBRE PENINSULA APPRAISAL

2022 institutional appraisal valuing the land at $19.14 million.

FINANCIAL PROJECTIONS WORKBOOK

Full residential, hospitality, and cash flow model by phase.

CONCEPTUAL MASTER PLAN AND DESIGNS

Architectural designs for the common areas and residence typologies.

STEWARDSHIP AND OWNERSHIP AGREEMENTS

The residential sanctuary stewardship and co ownership framework.

CORPORATE, TITLE AND CONCESSION

Land title, corporate structure, and overwater concession documentation.

Request Access to the Data Room

Qualified buyers and strategic partners can request the full data room, including the feasibility study, CBRE appraisal, financial model, and legal documentation.

REQUEST DATA ROOM ACCESS

paradise@tainuare.com · Tai Nuare Peninsula, San Cristóbal Island, Bocas del Toro, Panama

Terms are indicative and subject to negotiated definitive agreements. Contact paradise@tainuare.com to begin the conversation.

FOUNDER

Chris Newberry

FOUNDER, TAI NUARE

Twenty-two years ago, Chris Newberry arrived on a remote peninsula in Bocas del Toro, Panama, and purchased twenty eight acres at its farthest point. What began as a personal retreat became a lifelong relationship: a close friendship with the island's shaman and elders, and an introduction to the Ngäbe Buglé elders and community who call this coastline home.

That relationship shaped everything that followed. Chris recognized that the tribe's traditional way of life, built for generations on abundant land and resources, was under real pressure from population growth and shrinking territory. He set out to build something that could create lasting opportunity for the community around him: employment, food production, cultural exchange, and a model of development that strengthens rather than displaces.

22	28	20	405
YEARS ON THE PENINSULA	ACRES · THE FIRST PURCHASE	PROPERTIES ASSEMBLED	ACRES TODAY, ACQUIRED

From Vision to Twenty Properties

In the years that followed, that original vision expanded from a single boutique resort concept into a four hundred and five acre sanctuary. The surrounding properties came available to Chris one after another, over roughly fourteen months, a rate of acquisition that Chris describes as one of the clearest signs he has received that this project was meant to exist.

IN HIS OWN WORDS

Why I'm Offering Tai Nuare

> *Twenty-two years ago, I stood at the edge of this peninsula for the first time and understood, in a way I still can't fully explain, that my life had changed direction. I bought that first parcel. Over the next two decades I gathered nineteen more, piece by patient piece, until the peninsula was whole.*
>
> *I built my home over the water here, beside the reef, never upon it, and declared the waters around it a sanctuary. The reef answered with abundance. The Ngäbe-Buglé, our neighbors, became partners and friends. And with architects and dreamers I drew the full vision of what this land could hold: the commons, the sanctuaries, a way of living with a place rather than on it.*
>
> *So why offer it now? Because the land is ready for more than I alone can give it. The assembly is done, 17 titles are done, the designs are done. What remains is the chapter that needs new energy and deeper resources, and I would rather hand the peninsula whole to the right steward than watch the vision shrink to fit my own horizon.*
>
> *I'm not looking for a transaction. I'm looking for the person who feels what I felt on that first morning. If that might be you, come stand at the edge of it yourself.*
>
> — CHRIS NEWBERRY