



COYOTE RESERVE

V E N A O

A Reserve, Not a Subdivision

Lugar Venao, Corregimiento Oria Arriba, Distrito Pedasí, Provincia Los Santos, Panamá

34

Homesites in Phase 1

8 ha

Phase 1 land

795 to 3,000 m²

Homesite sizes



THE OPPORTUNITY

We own the land. We engineer the platform. You build the home.

Coyote Reserve is a residential land reserve of privately owned building platforms, set within protected green corridors in Playa Venao.

We are the landowner, not a developer. We prepare fully engineered, legally serviced building platforms and sell them to private owners. The home itself stays with its owner, who designs and builds it their own way.

Positioned between two established developments

The parcel sits between two established master planned developments, close to their planned schools, clinics, and residences. It is titled, carries a sea view, and lies near the road locally known as Camino de los Coyotes.

Among the landholdings of the Playa Venao corridor



Coyote Reserve among the named landholdings of the Playa Venao corridor. Map supplied by the client.

Exact distance to neighbouring developments and adjacency to Camino de los Coyotes pending final survey confirmation.

43 ha, 182 villa lots, established developer
Neighbouring development

108 homes, 3 phases, launching 2026
Neighbouring development

Market context

\$80M+
Invested in Playa Venao in 2025

\$300K
Panamá Golden Visa qualifying
investment threshold

290+
Villa and home units planned across two
neighbouring developments

Figures as stated in the Coyote Reserve project deck.

Your platform, your house, your pace

795 to 1,374 m²

Most homesites, about 1,050 m² on average

up to 3,000 m²

The Hectare 1 estate, with two building platforms

Phase 1 homesites

34 homesites across an upper reserve of about 5 ha and a lower reserve of about 3 ha. Neighbouring homesites can be combined for buyers who want more space and privacy.

HOMESITE	NUMBER	AREA
UPPER RESERVE		
Standard homesites, lots 1 to 24	24	1,000 m ² each
Green pocket homesites, lots G1 and G2	2	about 1,372 m ² each
LOWER RESERVE, HECTARE 1		
Lot H1-1, with building platform T:33 of 840 m ²	1	about 1,938 m ²
Lot H1-2, with building platform T:34 of 460 m ²	1	about 1,062 m ²
LOWER RESERVE, HECTARE 3		
Lot 12	1	1,138.96 m ²
Lot 10	1	1,196.42 m ²
Lot 13	1	1,100.94 m ²
Lot 6	1	995.87 m ²
Lot 4	1	795.06 m ²
Lot 5	1	872.57 m ²
Phase 1 in total	34	35,845 m²

Lots H1-1 and H1-2 can also be bought together as one estate of about 3,000 m² with both building platforms.

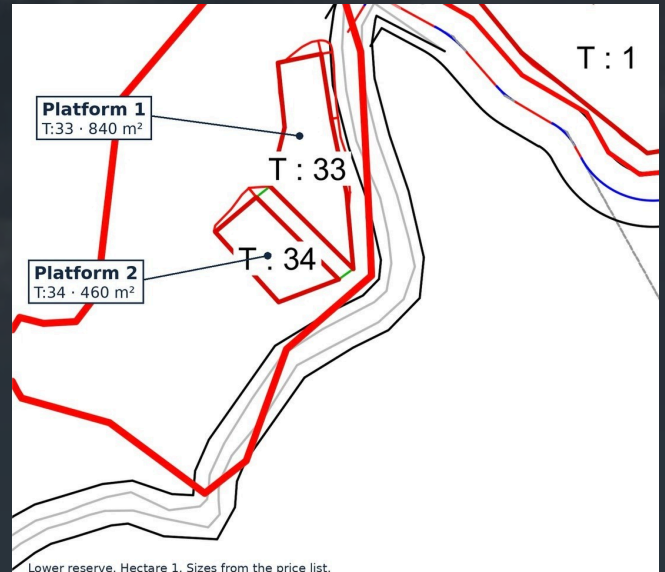
Areas are approximate until the final survey. The upper reserve layout of 24 standard and 2 green pocket homesites replaces the earlier 29 lot survey plan, and an updated survey drawing is pending. Hectare 3 lot numbers follow the surveyor's working drawing.

Pricing for Phase 1 is released on enquiry.

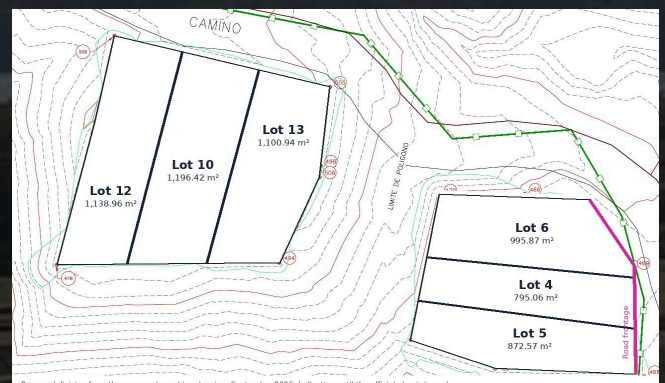
Upper and lower reserve



Upper reserve, about 5 ha. The July 2026 survey plan, with the green pocket (2,846.05 m²) shown as two homesites, G1 and G2, reached by extending the 12.80 m road to a turning head. The 29 surveyed lots are now 24 standard homesites of 1,000 m²; the large area on the left stays green reserve.



Lower reserve, Hectare 1. An estate of about 3,000 m² with two building platforms, T:33 (840 m²) and T:34 (460 m²), available as one estate or as two lots.



Lower reserve, Hectare 3. Six homesites: lots 12, 10 and 13 side by side in the western block, and lots 6, 4 and 5 in the eastern block with road frontage. From the surveyor's working drawing, indicative until the official plan is issued.

A living reserve, not a cleared lot grid



The property is threaded with small parks and walking trails, a natural waterfall, and dedicated seating zones, so residents live inside the landscape rather than beside a cleared subdivision.

Green corridors

Parks and trails woven throughout the property, connecting platforms rather than isolating them behind cleared lots.

Natural waterfall

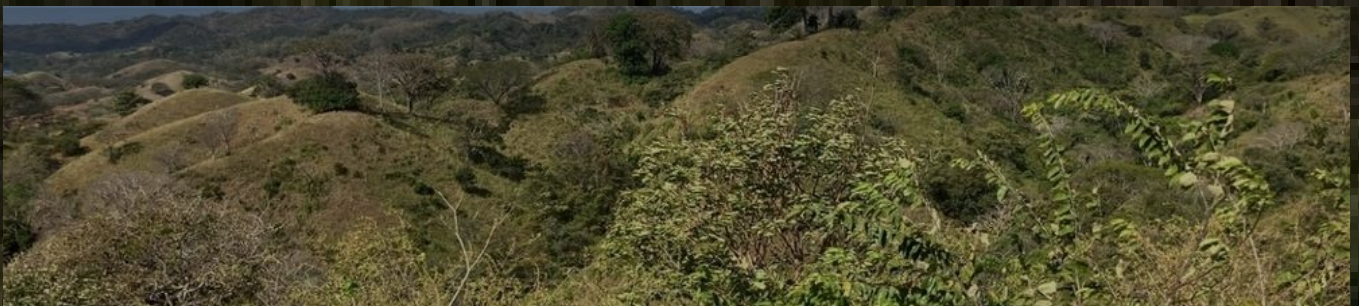
An existing cascade on the property is preserved and framed as a shared natural feature for residents.

Seating zones

Multiple rest and gathering areas distributed across the reserve, encouraging residents to use the shared land.

Reserve, not buildings

Only platforms are developed. The surrounding forest and terrain stay as they are, which is where the name comes from.



How a platform gets built

We publish this level of technical detail deliberately, because it is the difference between a graded lot and an engineered platform with a documented geotechnical, compaction, and code record.

1 Site assessment

A topographic and geotechnical soil survey is carried out across each platform footprint before any earthwork begins, establishing bearing capacity, drainage patterns, and groundwater behaviour, so the compaction plan is engineered to that lot's specific soil conditions rather than a generic standard.

2 Compaction and grading

Cut and fill grading brings each platform to design elevation, followed by mechanical compaction in controlled lifts using vibratory rollers and heavy graders. Moisture content and density are checked at each lift against the bearing standard required for residential construction, across the full footprint rather than spot checked at the edges.

3 Legal and code review

Each finished platform is verified against local zoning and building code, and cross checked against its geotechnical report, before it is offered for sale, so the buyer and their architect start from a lot whose zoning and code review is already on record.

4 Infrastructure tie in

Water, electricity, and road access are brought to the platform edge as part of the same phase of works, so a platform is delivered ready to build on rather than graded land left waiting on services.

BUYING A FINISHED HOME

The developer designs, finances, and constructs every unit before it can be sold.

The buyer pays for land, engineering, and the finished structure's margin.

The buyer purchases a fixed design, with limited or no ability to customise layout, finishes, or orientation.

BUYING A COYOTE RESERVE PLATFORM

We deliver the building platform only: compacted, code verified, and infrastructure ready.

No construction markup, which makes for a leaner price per lot.

The owner designs and builds their own home, with full freedom over layout, style, and pace of construction.

A five phase rollout

43 ha

Total landholding across all five phases

~100,000 m²

Estimated platform area planned across all five phases

35,845 m²

Total homesite area in Phase 1

Only a portion of the landholding is ever built on. The rest stays protected as green reserve.

Phase 1

ACTIVE

About 8 ha: an upper reserve of about 5 ha and a lower reserve of about 3 ha. 34 homesites totalling 35,845 m². Infrastructure works underway for water, electricity, road access, and a community park.

Phase 2

PLANNED

Scope and timing to be defined following Phase 1 infrastructure completion and sell through.

Phase 3

PLANNED

Scope and timing to be defined following Phase 1 infrastructure completion and sell through.

Phase 4

PLANNED

Scope and timing to be defined following Phase 1 infrastructure completion and sell through.

Phase 5

PLANNED

Scope and timing to be defined following Phase 1 infrastructure completion and sell through.

Delivered with a specialised platform contractor

Coyote Reserve is delivered in partnership with an established construction company specialised specifically in platform works rather than general building. Bringing in a partner with scale, a real fleet, and a track record is what lets Coyote Reserve commit to a delivery timeline.

Enquire about Phase 1

Phase 1 platform pricing is released on enquiry. Tell us whether you are looking at this as an investor or as a buyer and we will send the current Phase 1 information.

Financing may be possible. Ask us about it when you enquire.

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Title held by Cielo Assets, Corp.. Lugar Venao, Corregimiento Oria Arriba, Distrito Pedasí, Provincia Los Santos, Panamá. Areas are approximate until the final survey. Infrastructure described is under construction as part of Phase 1. Views vary by homesite. This brochure is not an offer of securities, and no return, appreciation or residency outcome is promised.