

THE WESTIN RESIDENCES PLAYA BONITA, PANAMA

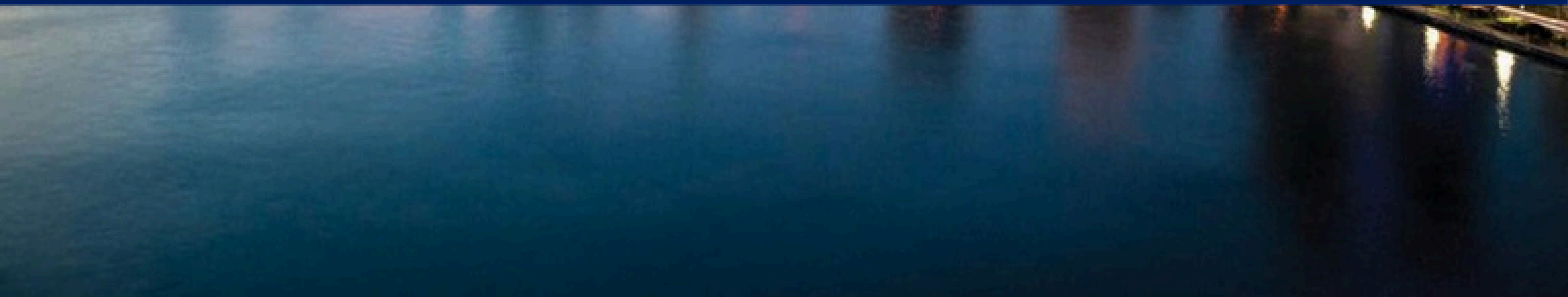


Where beach life



meets city lights

Experiencethebestofbothworlds—relaxbytheocean while staying connected to the vibrant energy of the city.



Why Panama?

Why choose

Panama?

A LIFE OF COMFORT & EASE
Enjoy the perfect blend of modern amenities, breathtaking nature, and an

inviting community.

FINANCIAL STABILITY & SECURITY
Live comfortably in Panama with the reliability of the U.S. dollar—no need to worry about exchange rates.

A THRIVING ECONOMY
With continuous economic growth and opportunities, Panama stands out as a secure and prosperous place to call home.

A GATEWAY TO THE WORLD
With its world-class infrastructure and strategic location, travel is easy and convenient.

A STRESS-FREE RETIREMENT
Obtain permanent residency through real estate investment and take advantage of Panama's attractive retirement benefits.

Why invest in Panama?

A SAFE AND WELCOMING DESTINATION

- Feel secure in a country with a low crime rate and friendly communities.
- Enjoy a pleasant climate—no harsh winters, just warm temperatures all year round.
- Peace of mind—Panama has a stable political and economic environment.

A COST-EFFECTIVE AND LUXURIOUS LIFESTYLE

- Affordable living – Save 20% to 40% compared to the U.S.
- World-class healthcare – High-quality, modern medical services at a fraction of the cost.
- Exclusive retiree benefits – Special discounts on travel, dining, healthcare, and entertainment.
- A vibrant and diverse community – Connect with like-minded expats and enjoy a fulfilling social life.

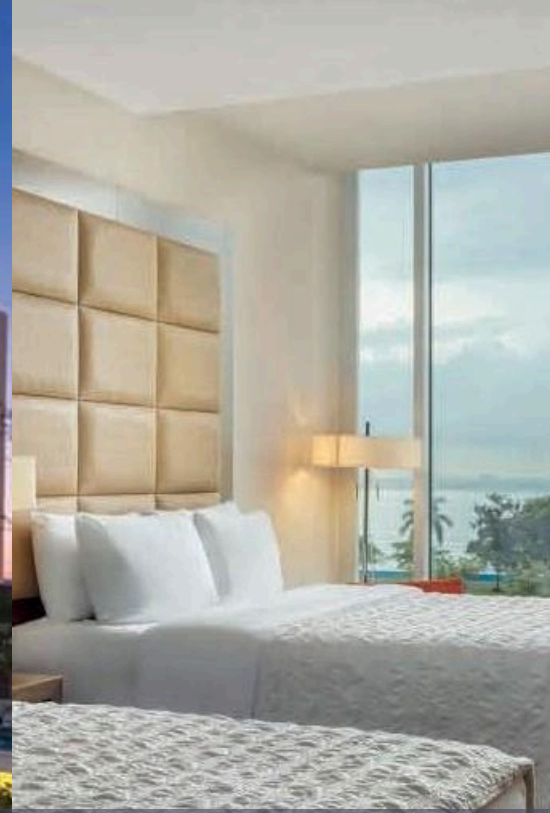


Empresas Bern



Over 45 years
leading, always
innovating

For over 45 years, Empresas Bern has been shaping Panama's skyline, developing over 160 premium projects in the country's most exclusive areas. As the leading real estate developer and largest hotel group in Panama—with over 2,000 rooms in top-tier resorts and city hotels—Empresas Bern is synonymous with quality, reliability, and trust. Whether you seek a smart investment or a dream home, we provide an unmatched level of expertise and commitment.



#1 Leading developer
Andhotelchain in
Panama.

+8,000
Delivered keys.

+16
0 —————
Delivered projects.

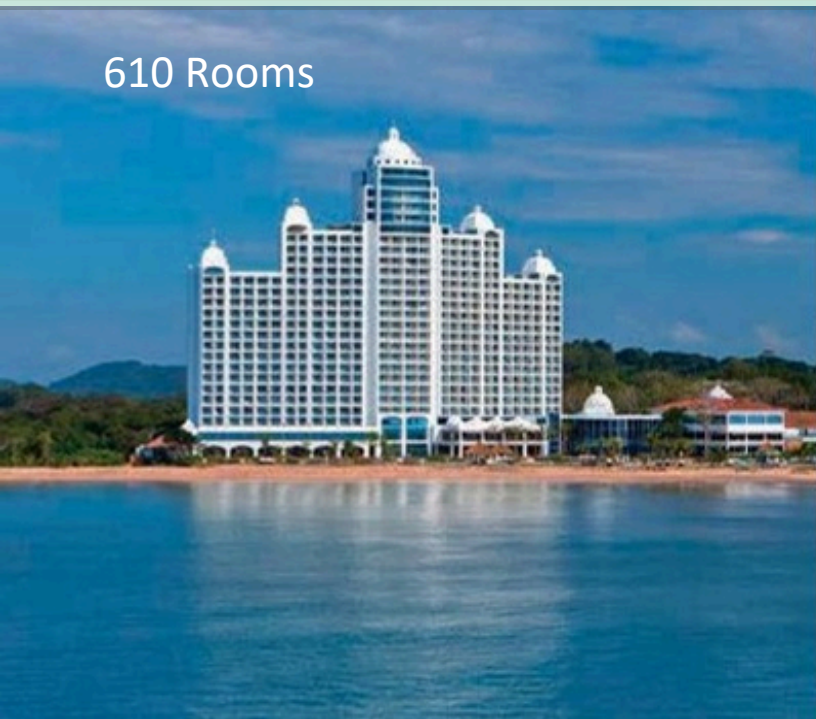
+15
years —————
Offering property
management services.

+35
years —————
In the hospitality and
tourism industry.

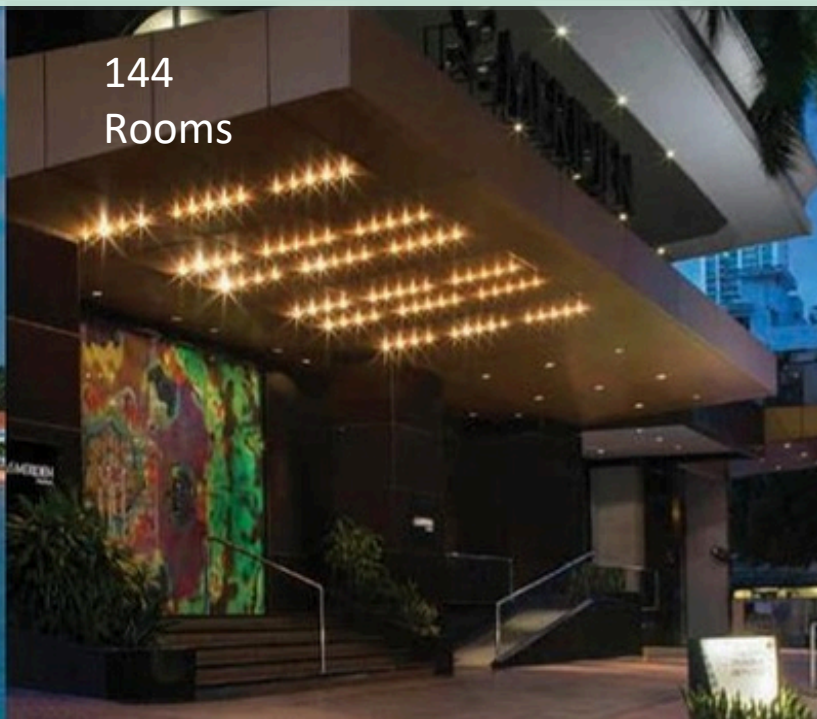
+2,000
Hotelrooms from
BernHotels and
Resorts.

6 City hotels and 3 Resorts

610 Rooms



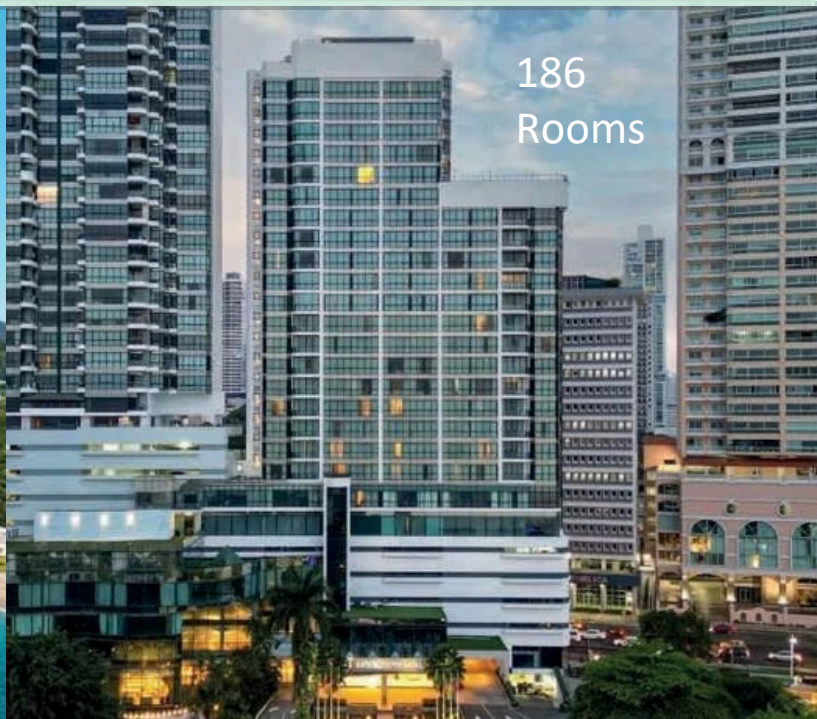
144
Rooms



310
Rooms



186
Rooms



Discover Playa Bonita

Located just 10.5 miles (17km) from Panama City, Playa Bonita offers a rare opportunity to live by the ocean while staying connected to urban conveniences. Nestled between lush tropical forests and the Pacific Ocean, this exclusive beachfront community offers stunning views, luxurious amenities, and an unparalleled lifestyle.

Exclusive Amenities for an Elevated Lifestyle

THE PEARL CLUB

A private beach club with an infinity pool, direct beach access, and top-tier wellness facilities.

STATE-OF-THE-ART FITNESS CENTER

Stay active and energized in a fully equipped gym.

SENSORY SPA BY CLARINS

Indulge in world-class relaxation and rejuvenation.

VIBRANT SOCIAL SPACES

Enjoy lounges, dining areas, and event spaces designed for community and connection.



Prime Location

Playa Bonita Village has been developed by Empresas Bern as the closest beach upon leaving Panama City, with complete infrastructure and a strategic real estate location.

With its proximity to downtown Panama City and surrounding areas such as Panamá Pacífico, the new cruise port and convention center in Amador; the historic center of Panama, and the construction of the fourth bridge over the Canal, we see Playa Bonita with great potential to become an exclusive suburb of the city.





1. PANAMÁ PACÍFICO

One of the largest mixed-use developments in the world, it offers a modern business center for multinational corporations seeking a competitive position in the Americas. It also has an international airport.

JUST 1.8 MILES FROM THE WESTIN RESIDENCES PLAYA BONITA



2. AMADOR CAUSEWAY

Four small islands located near the entrance of The Panama Canal that are connected by a causeway, perfect for outdoor activities. It is home to a large Convention Center with a capacity of 20,000 people, the Biomuseo, a biodiversity museum designed by renowned architect Frank Gehry, and the cruise terminal.

5.6 MILES FROM THE RESIDENCES AT WESTIN PLAYA BONITA



3. CASCO VIEJO

The historic district of Panama City, this old quarter has been recognized as a World Heritage Site by the UNESCO. In recent years, Casco Viejo has become a tourist hotspot filled with restaurants, boutique hotels, and nightclubs; while also maintaining the multiple historical sites it has to offer.

8.7 MILES FROM THE RESIDENCES AT WESTIN PLAYA BONITA



4. CINTA COSTERA

Beginning in the heart of the city and ending at Casco Viejo, this 4.3 mile (7km) public recreation area along Panama Bay with gardens, bike lanes, sports fields, lookouts, and traditional restaurants.

9.3 MILES FROM THE RESIDENCES AT WESTIN PLAYA BONITA



5. TOCUMEN INTERNATIONAL AIRPORT'S EXPANSION

Currently, the airport has 54 air connections, 12 remote boarding gates, and the capacity to handle 25 million passengers per year.

21.7 MILES FROM THE RESIDENCES AT WESTIN PLAYA BONITA

Your new
neighborhood



Panamá
Pacífico

THE WESTIN
RESIDENCES
PLAYA BONITA, PANAMA

THE WESTIN
PLAYA BONITA
PANAMA

Beach
Club

Memories made



by the ocean
breeze



The Westin Residences, Playa Bonita, Panama

Designed with comfort and efficiency in mind, The Westin Residences, Playa Bonita, Panama offers premium one and two-bedroom units, each crafted to maximize space and luxury.

A visionary investment with high potential

Westin Residences is more than a home—it's an investment in an exclusive, high-growth location.

SEAMLESS CONNECTIVITY

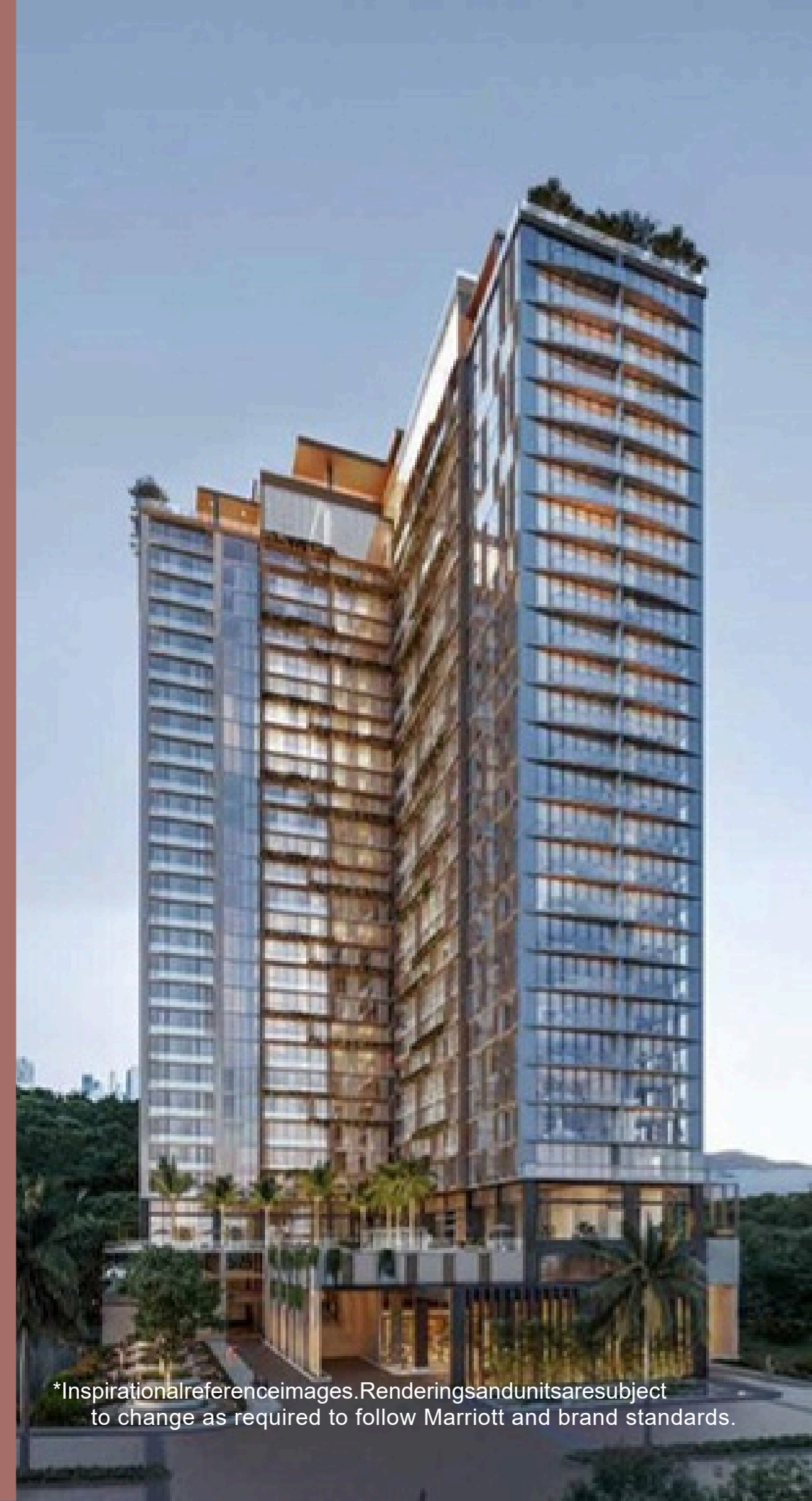
Just minutes away from Panamá Pacífico, the new Amador Cruise Port, and the historic Casco Viejo.

FUTURE DEVELOPMENT

With upcoming infrastructure projects like the fourth bridge over the Panama Canal, Playa Bonita is set to become one of the most sought-after residential areas.

FLEXIBLE INVESTMENT OPPORTUNITIES

Ideal for medium- and long-term rentals, catering to high-demand tourism and expatriate markets.



*Inspirational reference images. Renderings and units are subject to change as required to follow Marriott and brand standards.

Project Details



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Phase A

200 residences | 8 residences per floor

198,055 sq ft (18,400 m²) of sellable space | 7,922 sq ft (736 m²) per floor.

Phase B

150 residences units | 6 residences per floor

155,000 sq ft (14,400 m²) of sellable space | 6,200 sq ft (576 m²) per floor.

Available Residences:

1,377 SQ FT (128 M²)

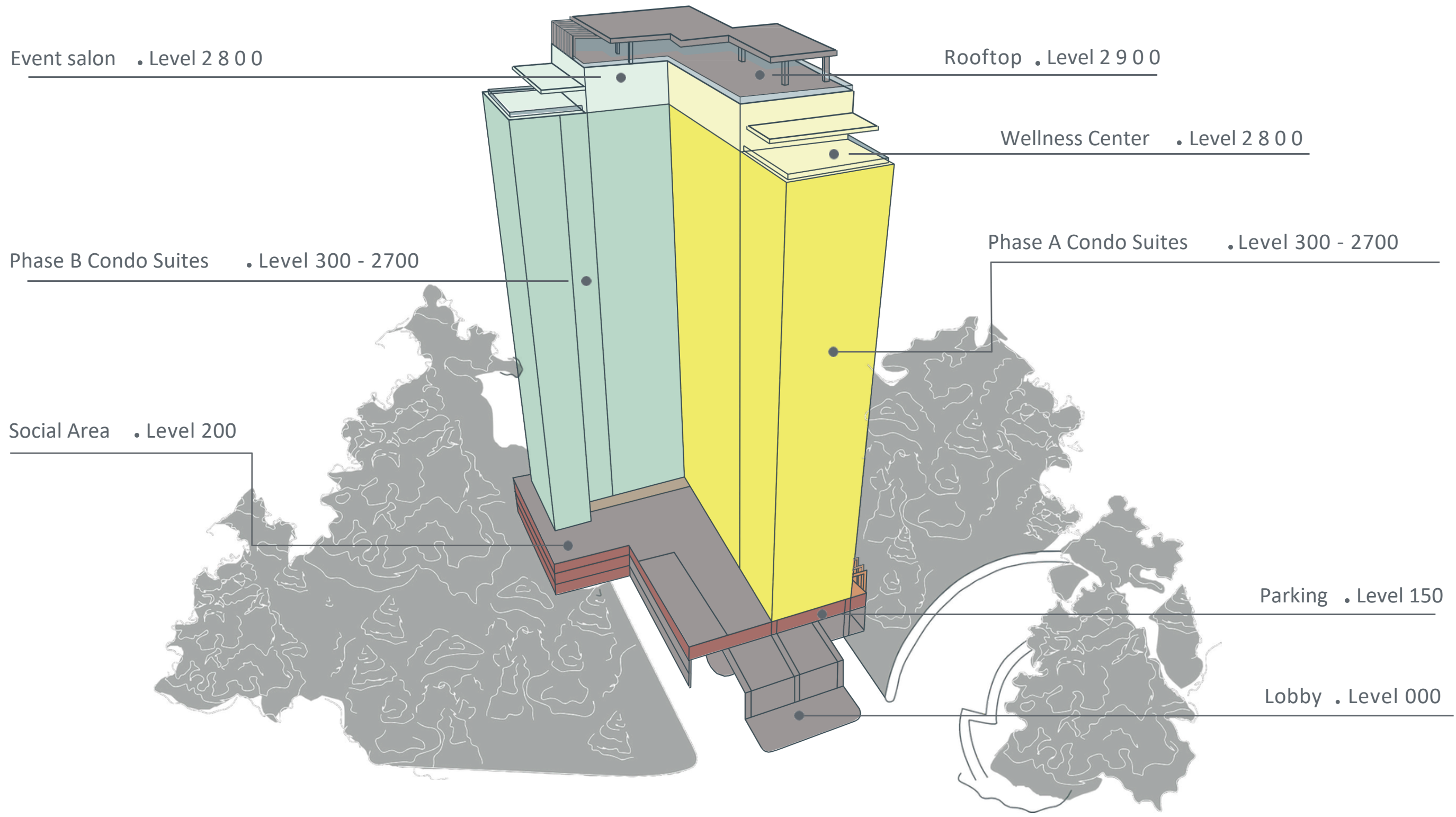
2 bedrooms, flexible studio space, three bathrooms, a spacious living area, a private balcony, a modern kitchen and in-unit laundry.

861 SQ FT (80 M²)

1 bedroom, flexible studio space, two bathrooms, a modern kitchen, a cozy living space, and in-unit laundry.

Furniture, Fixtures & Equipment (FF&E) package included.*

*Please check with your real estate advisor for details on what's specifically included.





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ONVIA

Introducing Onvia, an exclusive platform for
Marriott Residence owners.



Introducing ONVIA

ONVIA is Marriott's new Owner Recognition Platform, it represents a significant step forward in our commitment to enhancing your Residential Ownership experience. This fully integrated and comprehensive platform is designed to not only build upon current offerings to Residence Owners, but also to introduce a host of additional advantages tailored specifically for you.



Enjoy Elite status with Marriott Bonvoy

As the world's richest loyalty travel platform, Marriott Bonvoy enables everyone to keep traveling with passion and purpose. With more than 7,000 hotels and resorts in 130 countries across a portfolio of extraordinary brands, our members enjoy unparalleled benefits, rewards and recognition. Our awarded loyalty platform was developed to better cater to the unique preferences of our most valuable visitors by providing you with premium opportunities for a variety of exciting rewards such as preferred rates, endless experiences and special partnerships. As an exclusive member, you will earn points for every U.S. dollar spent on accommodations at participating locations worldwide.

Residence Owner identification Marriott Bonvoy App feature

Your mobile device serves as your identification as a Residence Owner, a feature that can be used to recognize you as one of our company's most valued customers. Accordingly, your Bonvoy Member's profile and digital member card with the mobile Bonvoy app reflect your status as a "Residence Owner".

As you travel within our portfolio, please feel free to use this feature, as needed, for identification purposes.



Extraordinary perks, exclusively for you

As a valued Residence Owner, you can also take advantage of exclusive offers from our partners, including:

THE RITZ-CARLTON YACHT COLLECTION

Enjoy preferred access and signature amenities when booking a voyage.

FOOD AND BEVERAGE

Savor exclusive offers on epicurean experiences.

WELLNESS

Indulge in exclusive offers for a healthy mind, body, and spirit.

CREDIT CARD

Simplified access to Marriott Bonvoy's portfolio of offers.

RETAIL

Access exclusive property and online offers.

Elevated concierge services

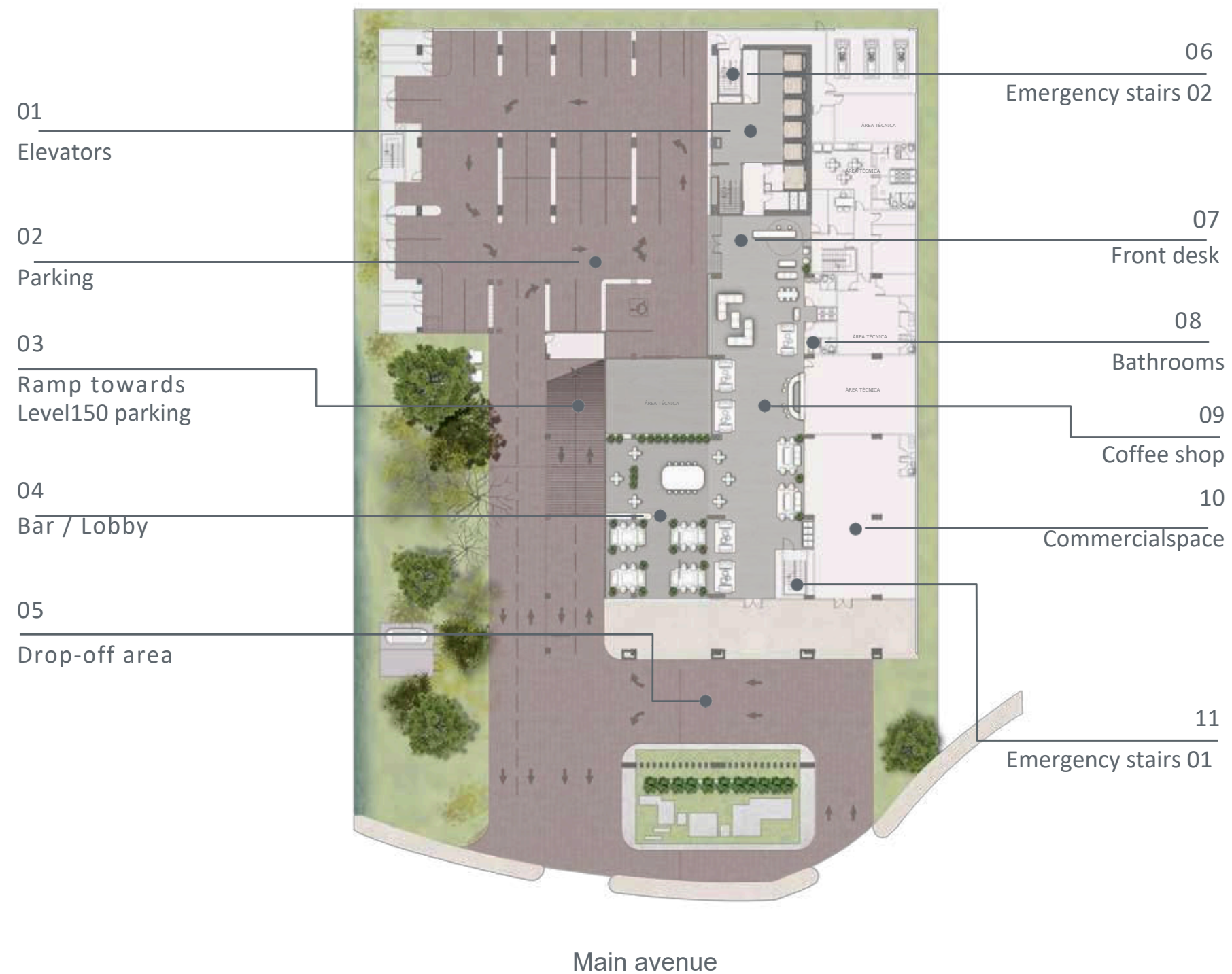
To elevate our service delivery, each property is required to have at least one concierge be a Member of The International Society of Residential Concierge. As a member of this prestigious organization, they must pass strict qualifying standards, attend meetings and annual

symposiums in an effort to stay up to date on the latest trends and unique experiences.



Lobby

Level 000



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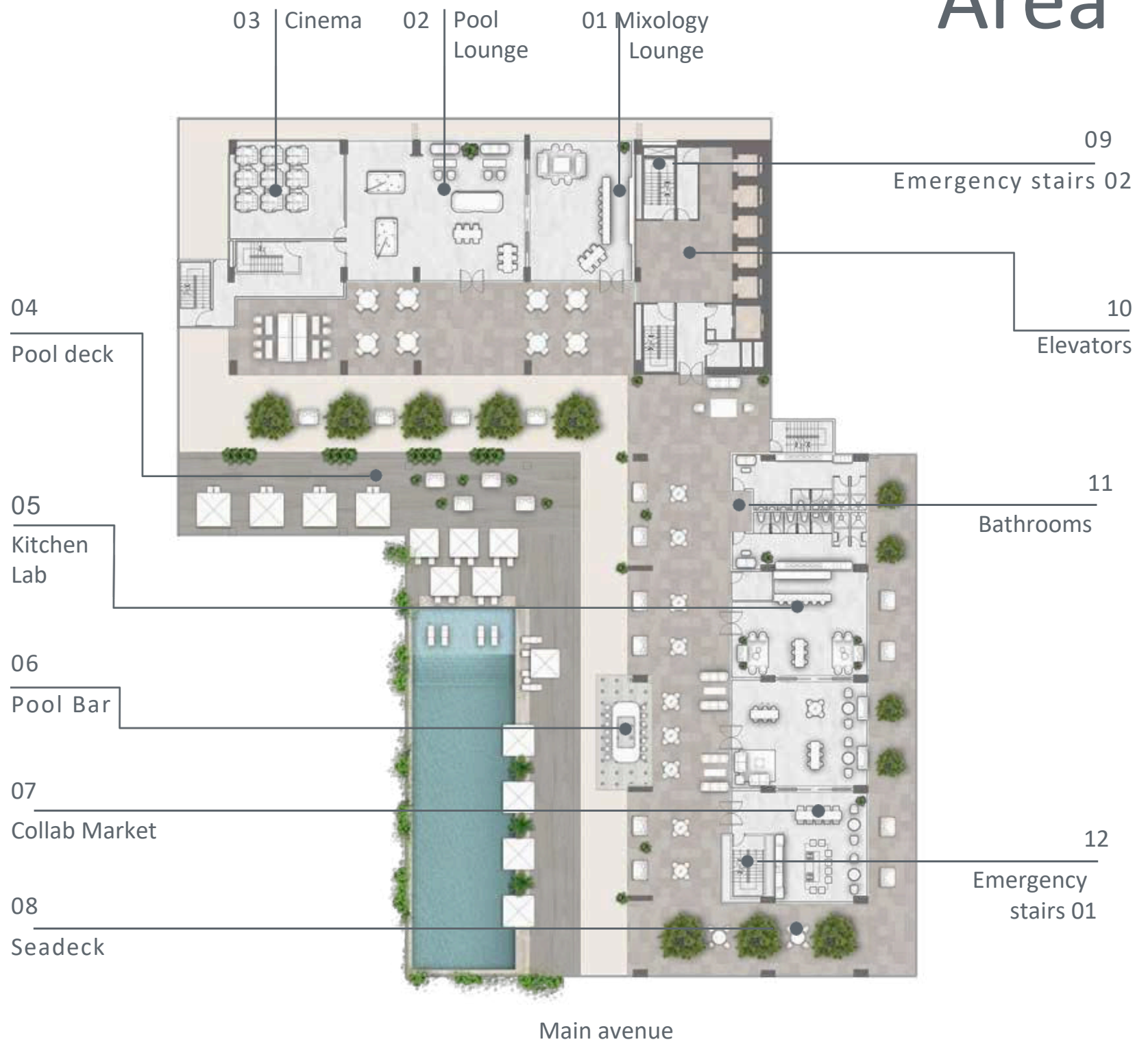


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Social Area

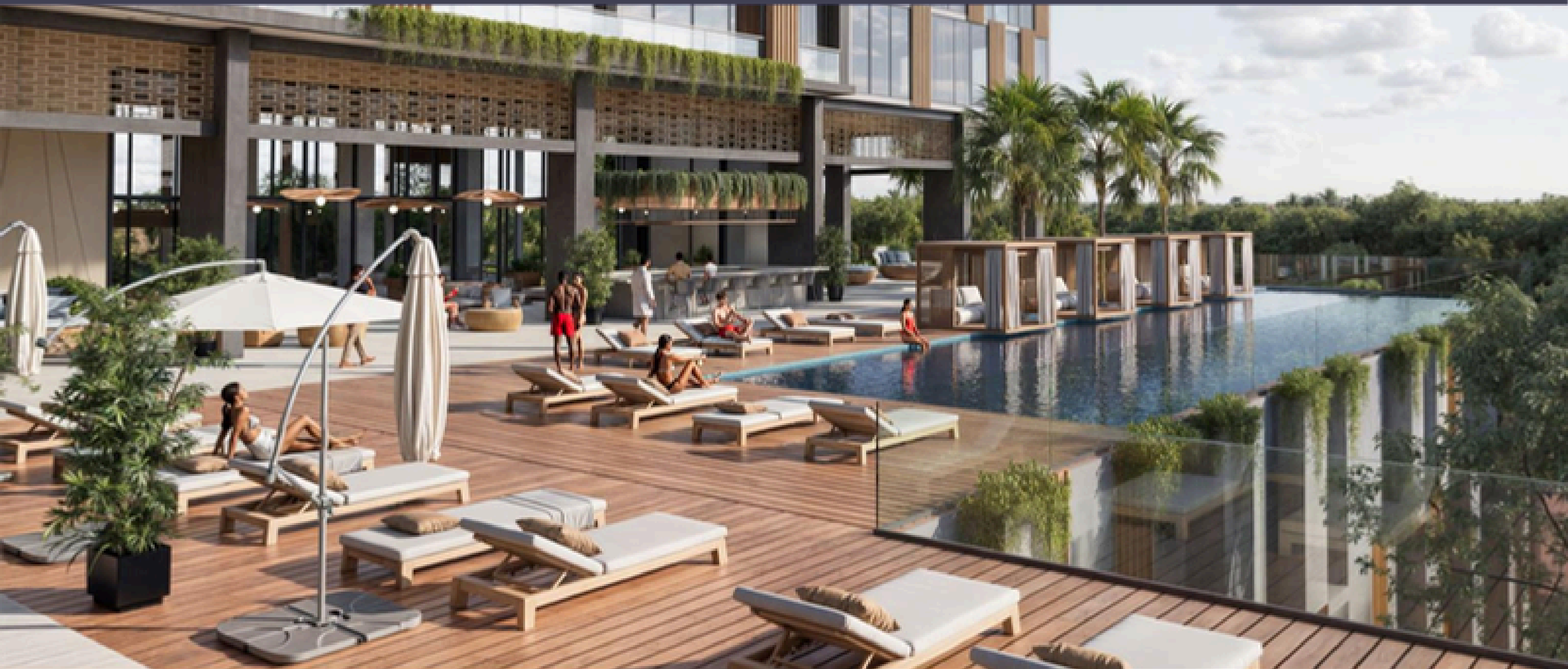


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Resort-style amenities



Mixology Lounge

Experience the world of mixology at a completely authentic level, where local and artisanal products will take center stage.



Kitchen Lab

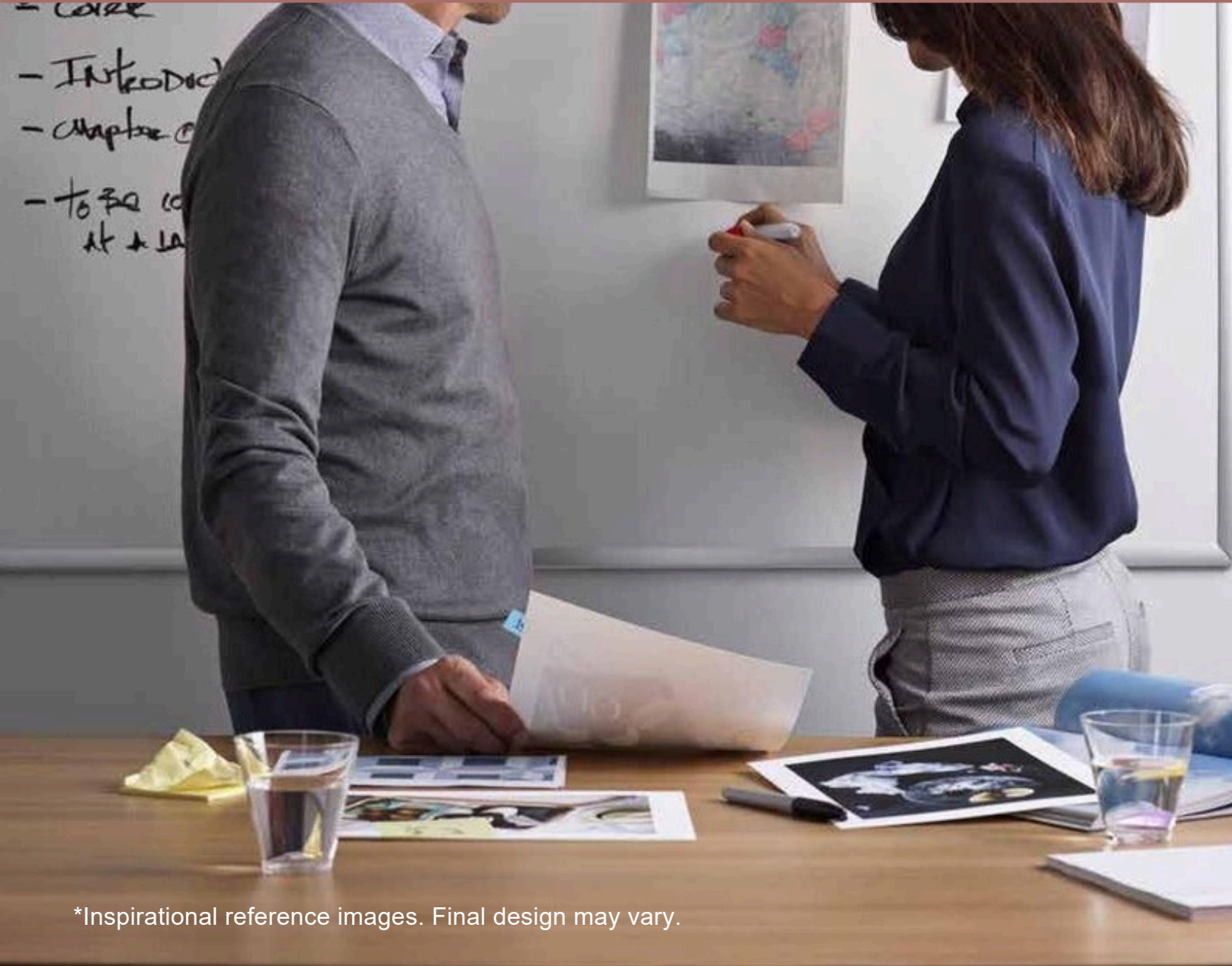
Enjoy cooking with friends and family, or being cooked for, in a unique and different space.



*Inspirational reference images. Final design may vary.

Collab Market

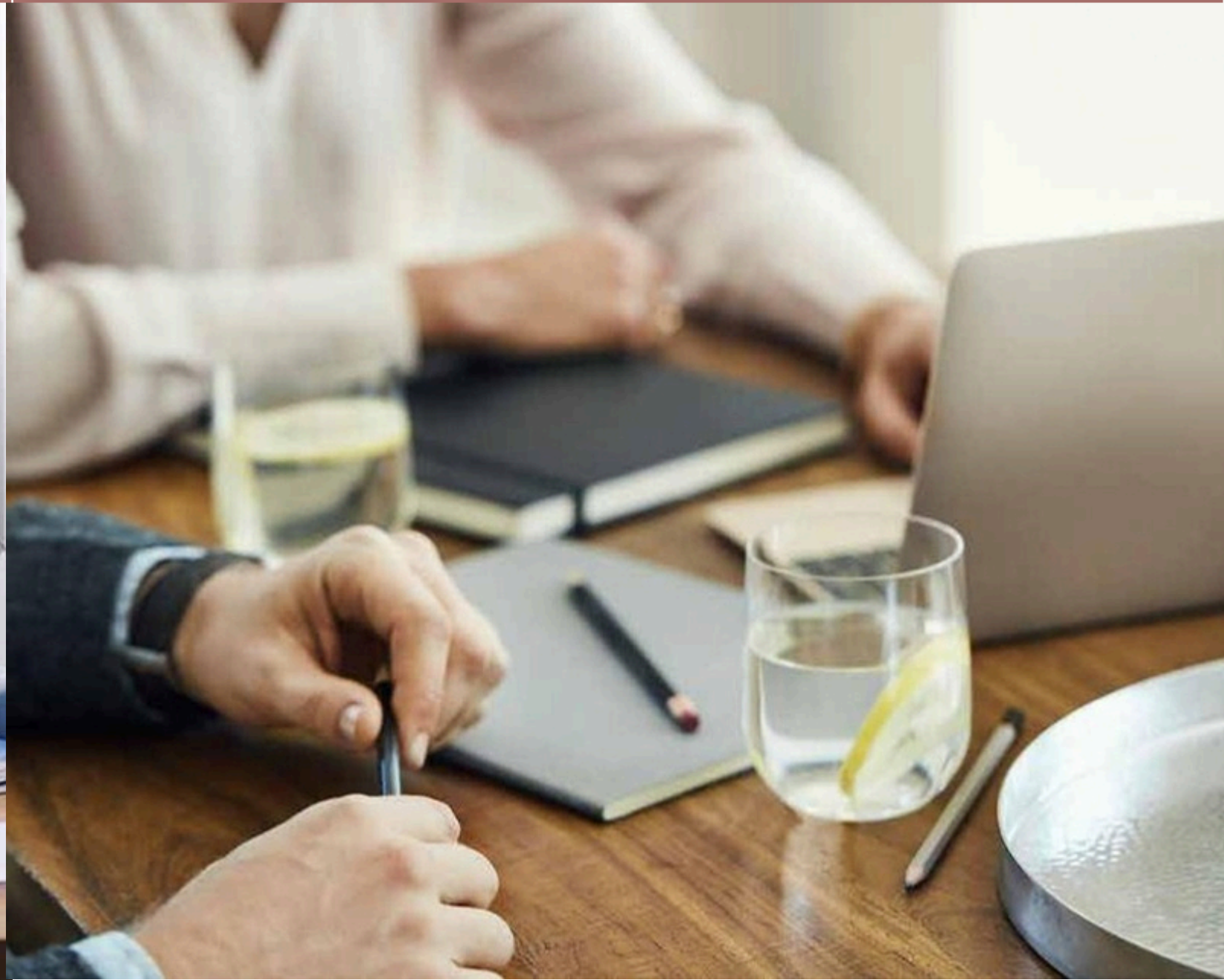
A space where you can collaborate openly with others, with services at your disposal such as different workstations, food, bar and more.



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Meeting

Meet with co-workers, business partners or clients in a refined space designed to provide comfort and privacy.





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Wellness Center



Level
2800



Wellness Center

Relax in a getaway where you will feel the world at your disposal, with all the amenities you need to take care of your well-being.



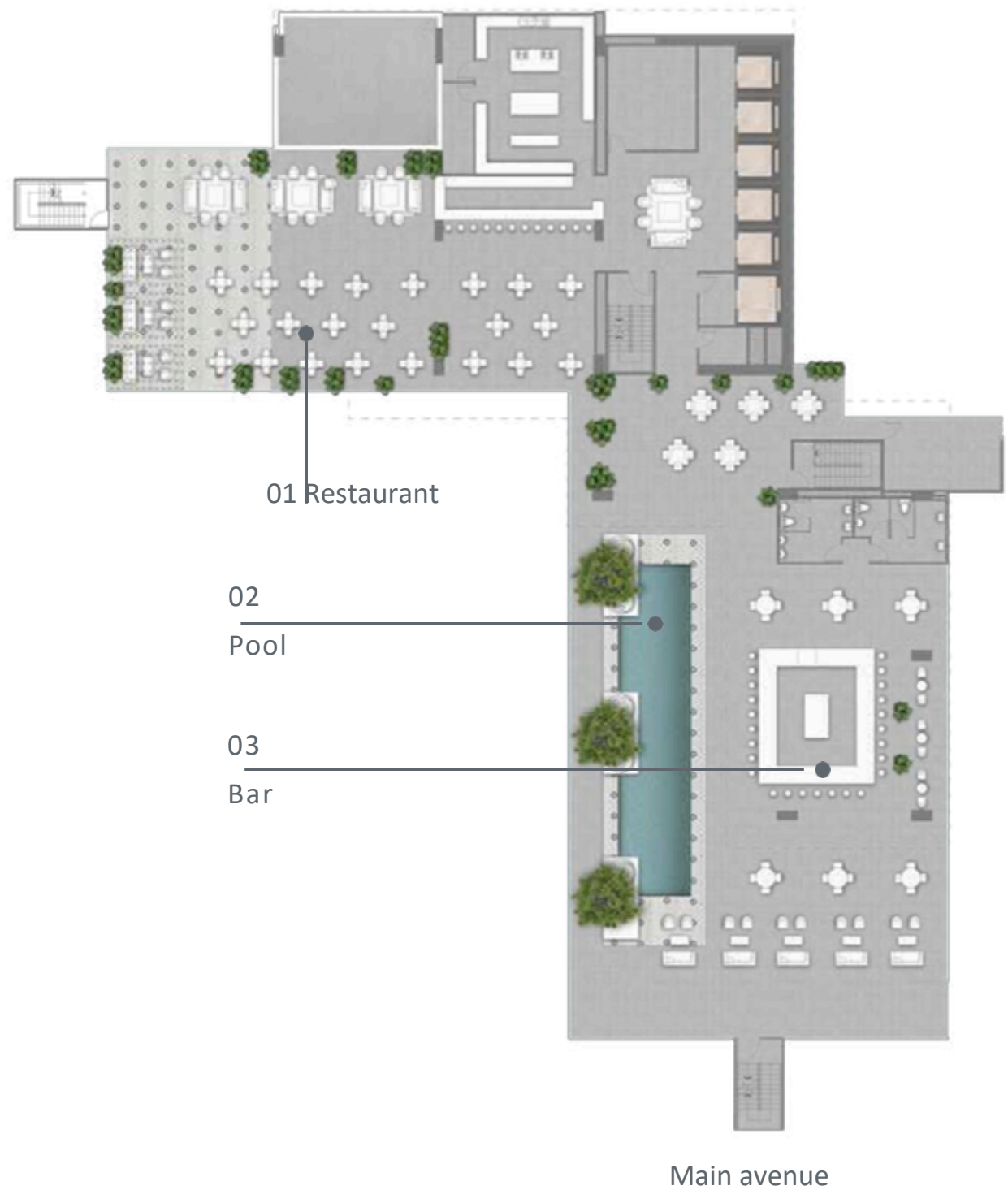
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Rooftop

p



01 Restaurant

02
Pool

03
Bar

Main avenue

Level 2900





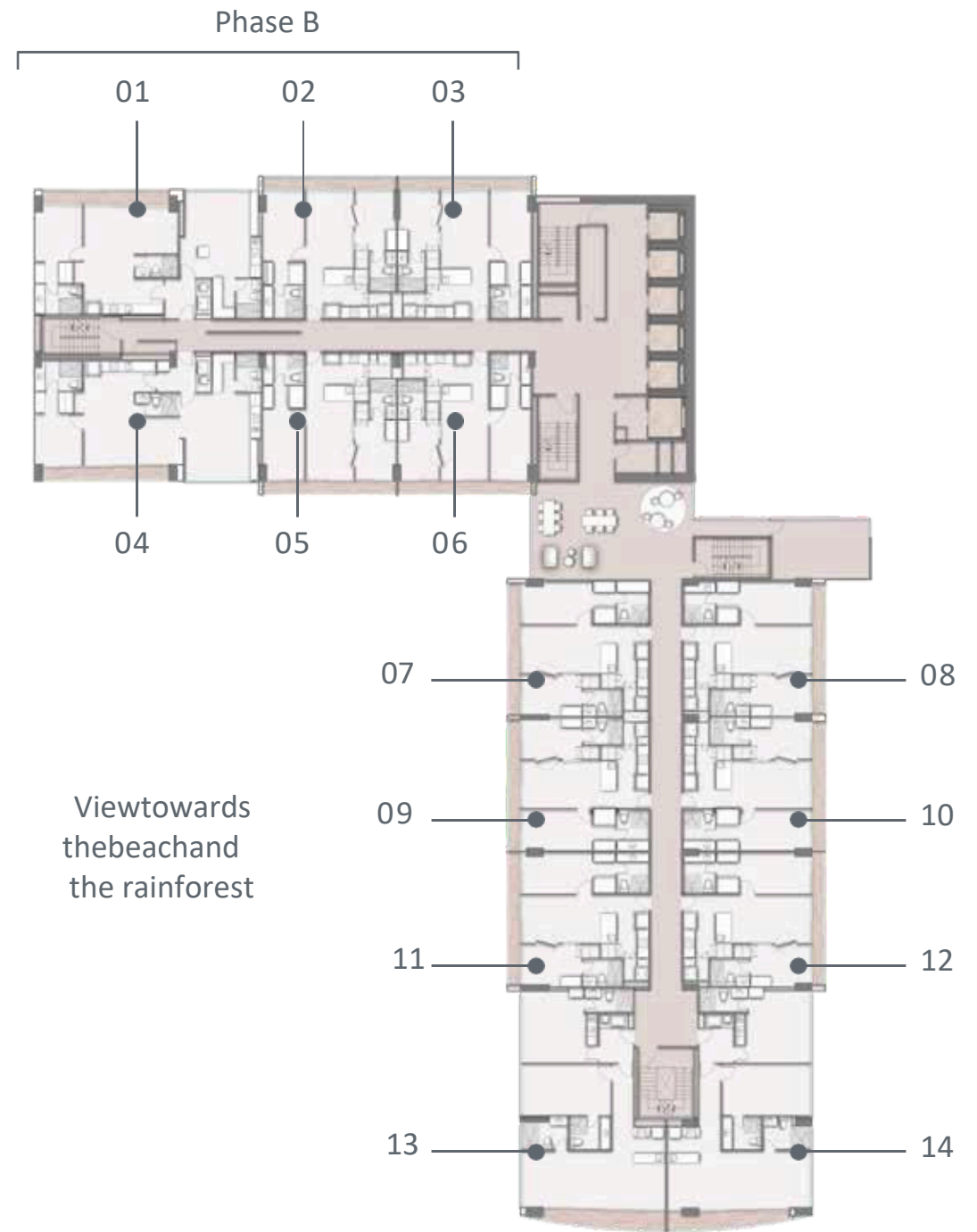
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Floorplan

Regular level

Levels 400 -
2700

View towards the rainforest



View towards
the beach and
the rainforest

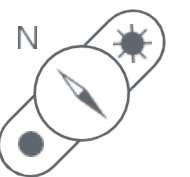
View towards the beach

Phase A

Main avenue



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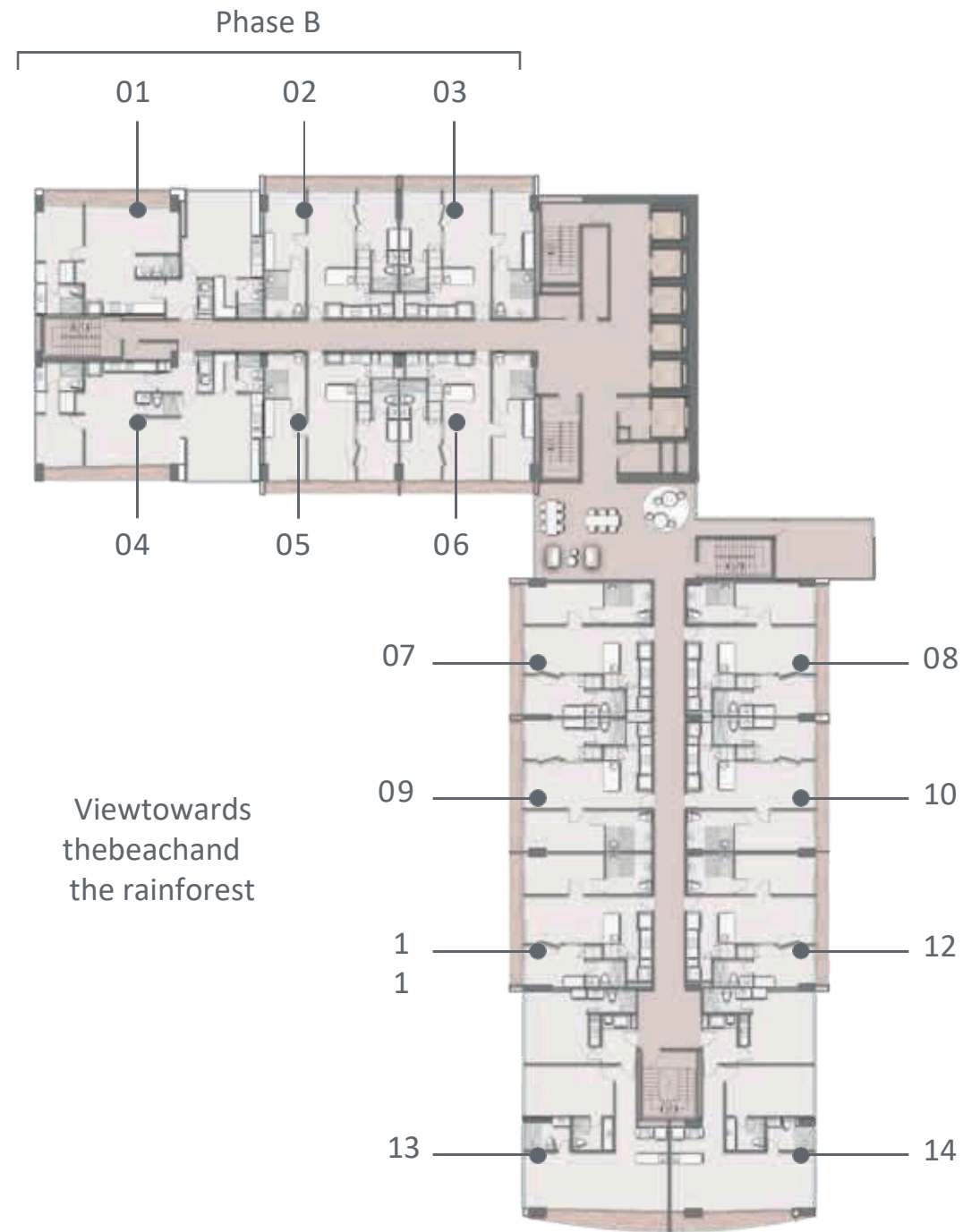


Floorplan

Accesible level

Level
300

View towards the rainforest



View towards
the beach and
the rainforest

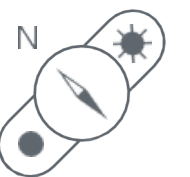
View towards the beach

Phase A

Main avenue

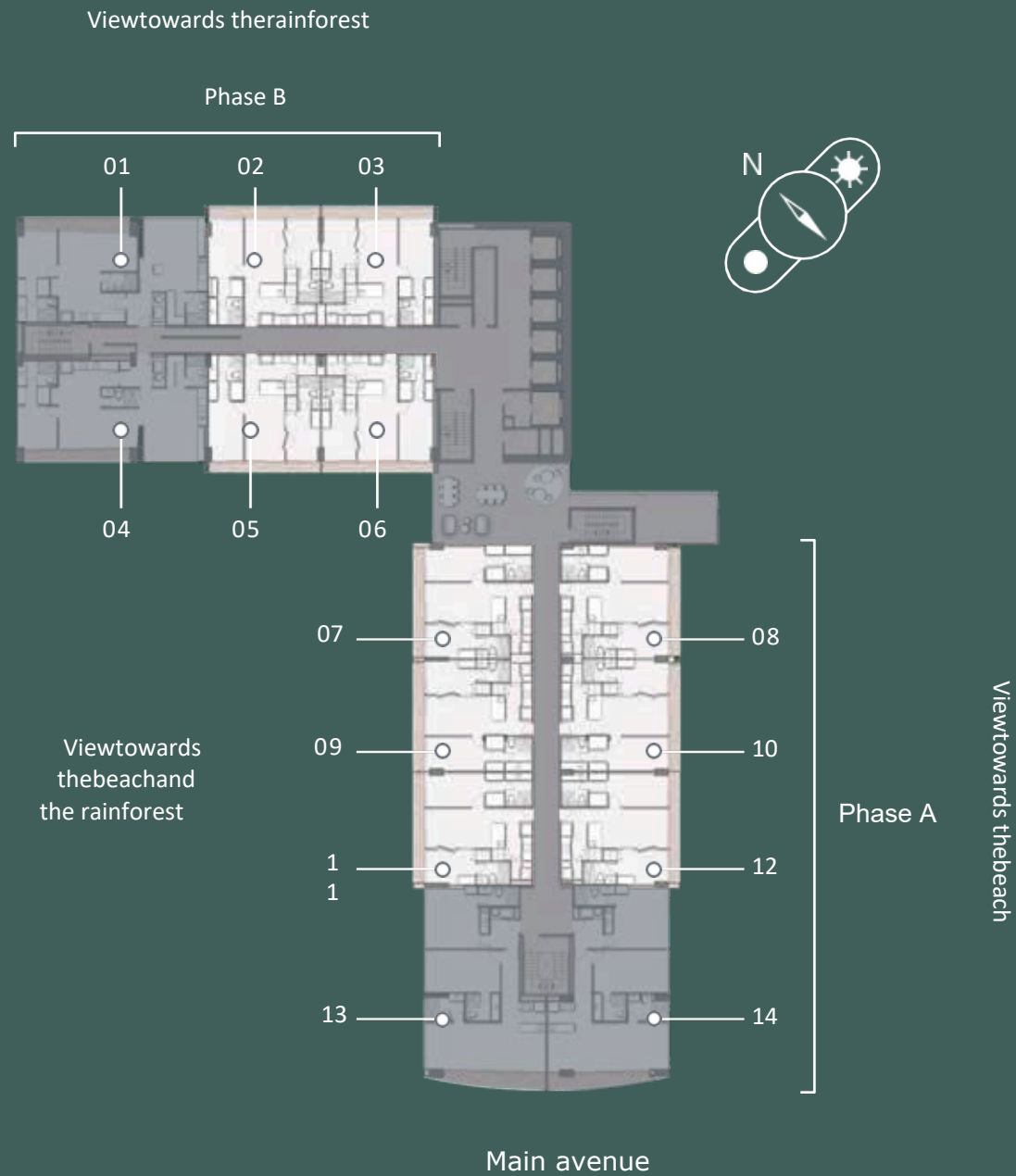


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Distribution 861 sq ft (80 m²)

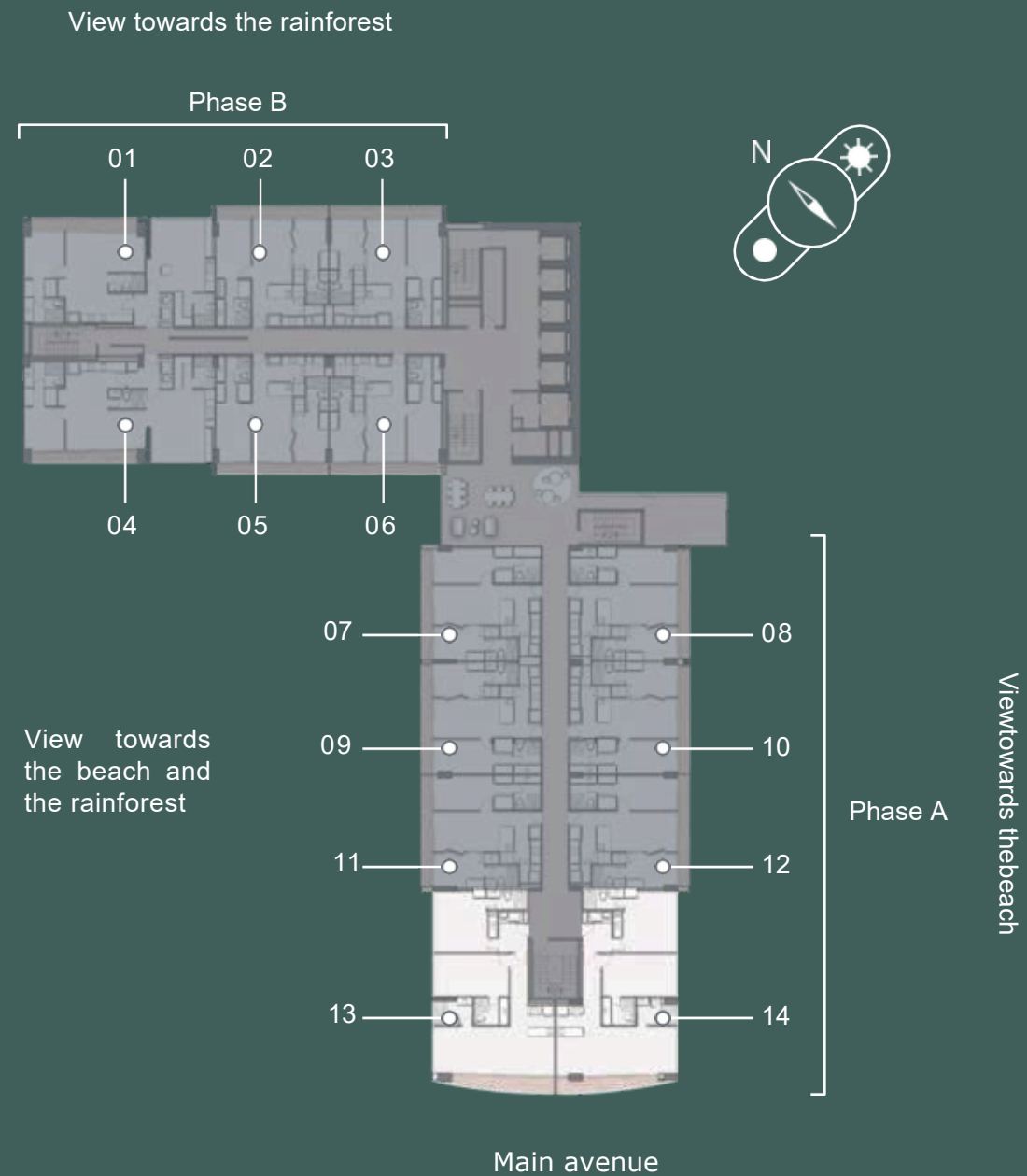
Phase A & B



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Distribution 1,377 sq ft (128

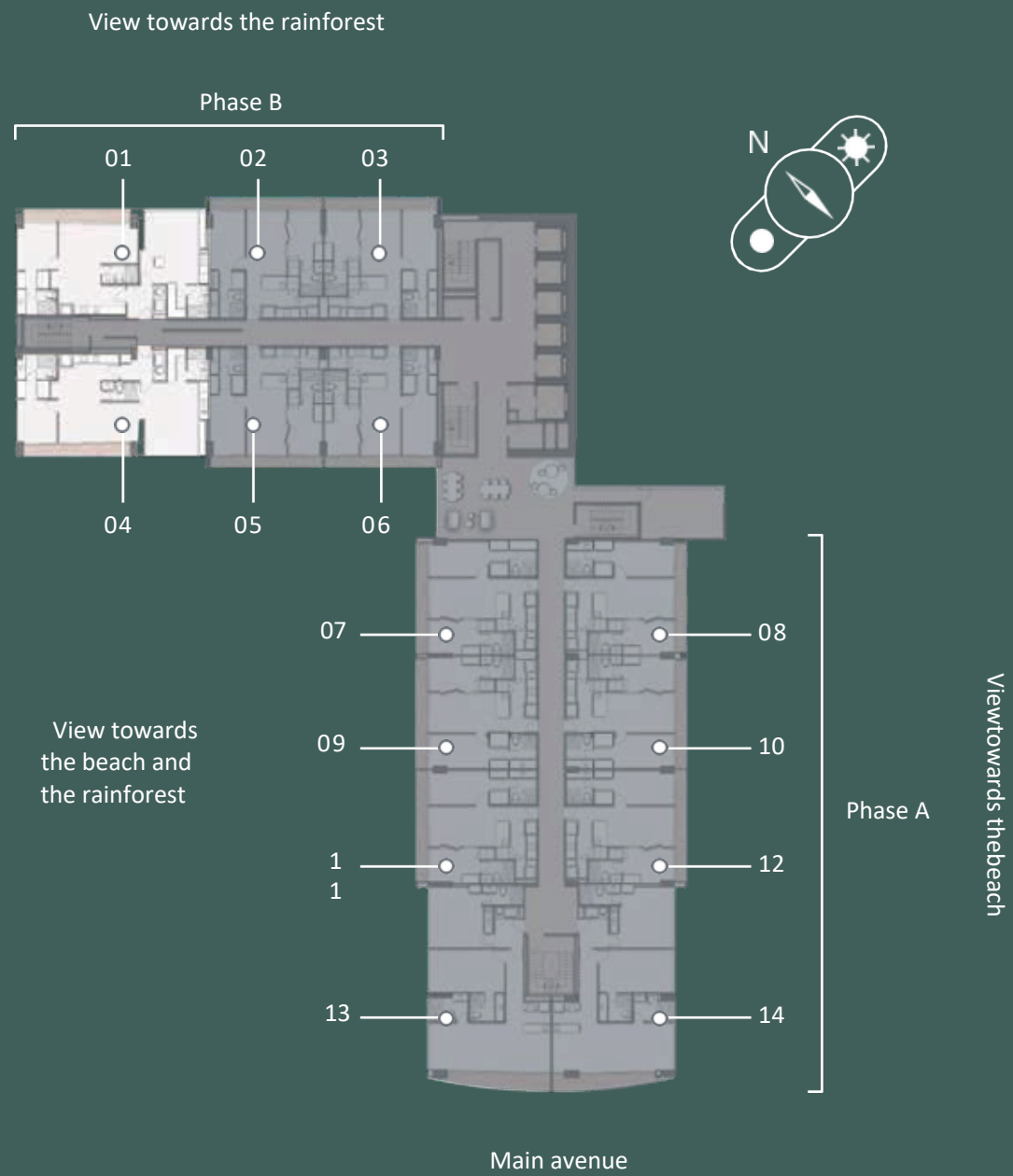
m²_{Phase A})



*Renderings and units are subject to change as required to follow Marriott and brand standards.

Distribution 1,377 sq ft (128 m²)

Phase B



*Renderings and units are subject to change as required to follow Marriott and brand standards.

Lock-off

Mode of use for 1,377 sq ft (128 m²) residences

1

Residences equipped with independent access to each private unit and a shared-use area.



2

Two separate residences can be used at the same time, maintaining complete privacy.



3

The residences are versatile and adapt to the needs of different types of guests.



861 sq ft (80 m²) Model



Residences ready for use



1. Closet.

2. Bed and nightstand.

3. Living room and TV
furnishings.

4. Sofabed.

5. Full bathroom.

6. Laundry tower and
washing bin.

7. Kitchen: fixed
furnishings,
appliances and
4 high stools.

*Inspirational reference images. Renderings and Units are subject to change as required to follow Marriott and brand standards.
*Living room, dining room and bedrooms come with A/C included.

Residences ready for use



1. Bed and nightstand.
2. Closet.
3. Full bathroom.
4. Kitchenette: fixed furnishings and appliances.

5. Living room and TV furniture.
6. Laundry tower and washtub.
7. Kitchen: fixed furnishings, appliances and 2 chairs.
8. Dining table with 4 seats.

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*Living room, dining room and bedrooms come with A/C included.

1,377 sq ft (128 m²) Model





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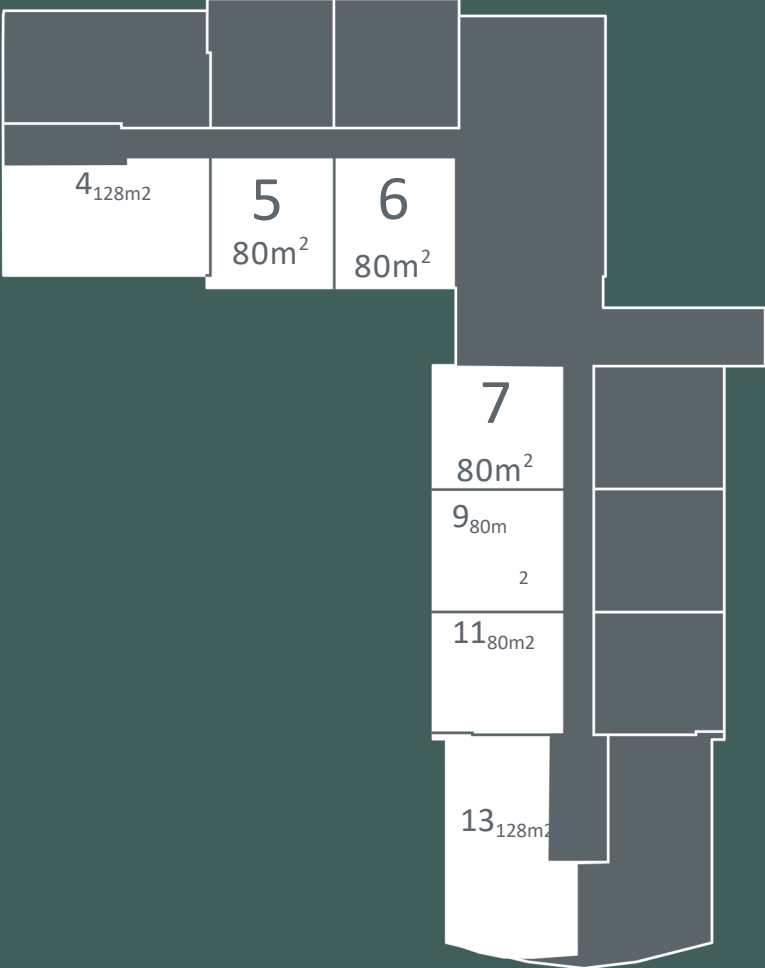


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View towards the beach and rainforest



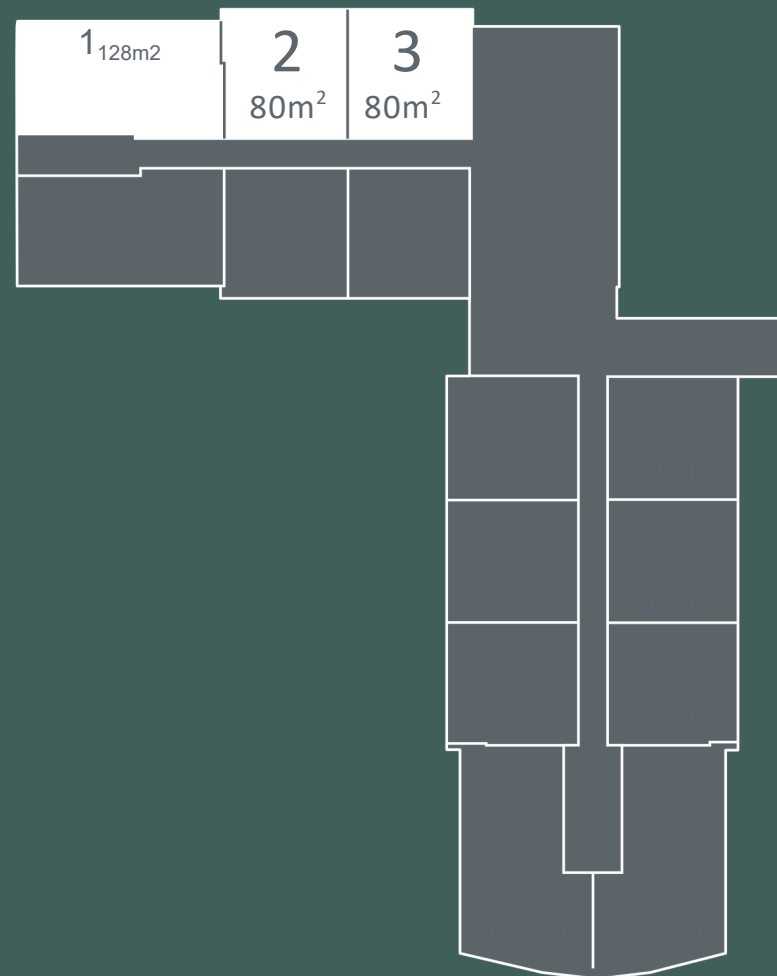
*Units are subject to change as required to follow Marriott and brand standards.

View from level 1400



*Approximate view from the level 1400. Each unit's view may vary depending on height and orientation.

View towards the rainforest



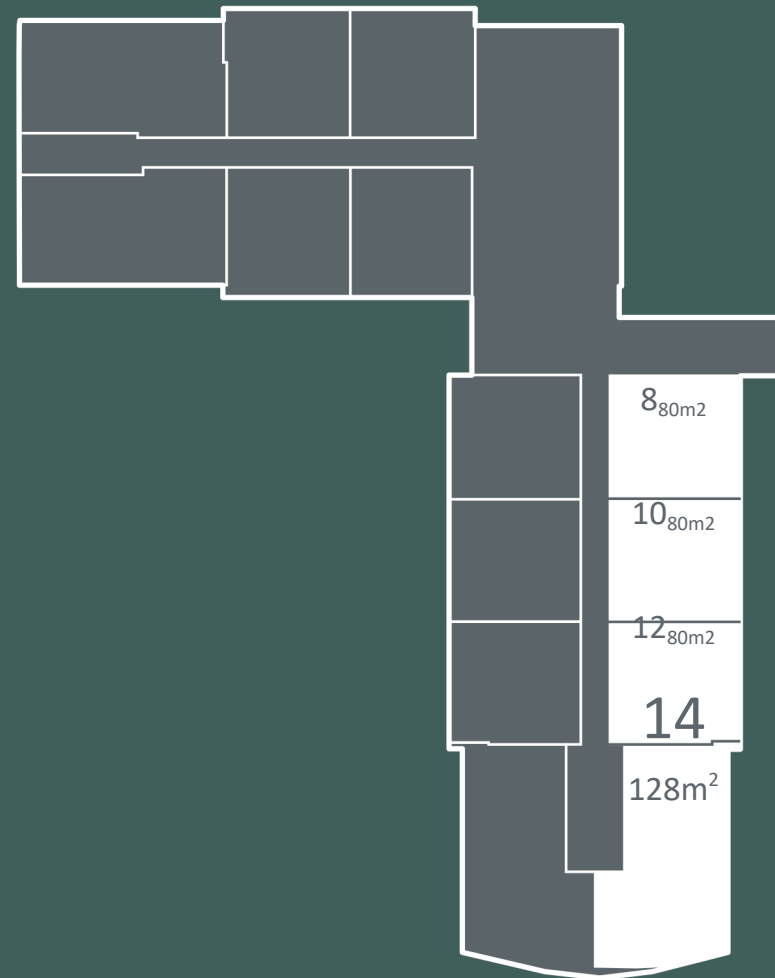
*Units are subject to change as required to follow Marriott and brand standards.

View from level 1400



*Approximate view from the level 1400. Each unit's view may vary depending on height and orientation.

View towards the beach



*Units are subject to change as required to follow Marriott and brand standards.

View from level 1400



*Approximate view from the level 1400. Each unit's view may vary depending on height and orientation.

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