

# Las Colinas Ocultadas

Breñon, Panama







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## Forward

SIX DIAMOND RESORTS INTERNATIONAL is a development company which creates world-class resort and vacation masterplanned communities consisting of houses, condominiums, marinas, community centers, hotels, restaurants and shopping centers throughout Panama. Each property in our portfolio is among the most pristine beachfront and mountain areas that can be found in Panama. Each is schematically designed to maximize the outstanding characteristics of the particular site, and offers unparalleled quality and buyer satisfaction through world-class design coupled with first-class service. Our success has been achieved by combining our business expertise with the sophistication, experience, style and technology that are required to build world-class resorts. SDRI believes that the current economic, social, and political climates in Panama hold a tremendous advantage for retirees and second homebuyers who purchase property in Panama. SDRI properties offer much in return both as a destination and as an investment vehicle. Las Colinas Ocultadas, which translates as “The Hidden Hills”, is an accurate description of this hidden gem in the coffee highlands of Panama. Please allow us to introduce to you our masterplan to create a world-class retirement destination.



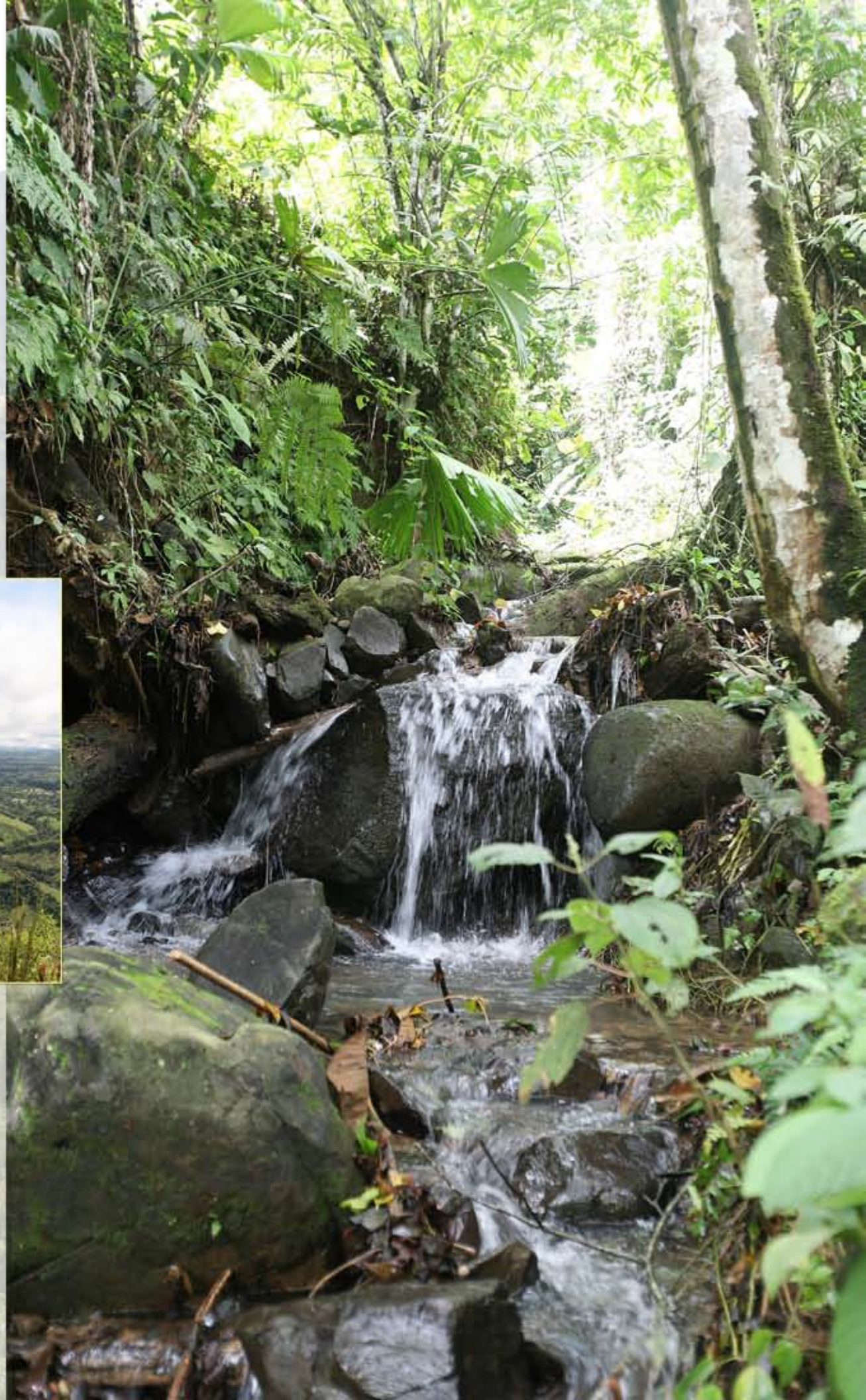
# Introduction

This property is poised to offer the retirement market an idyllic active retirement destination in the lush green hill and mountainside coffee plantation highlands. What makes this development different is its location in the country of Panama, the climate and topography of the land, and the design of the community.

Panama is an economically strong, politically stable, and naturally beautiful country with much to offer today's retirees. Panama is a center for banking and medicine, as well as trade and tourism. Retirement communities in Panama are just now becoming well known. A comparable example in the nearby town of Boquete. The owners there are very satisfied, and dollar for dollar enjoy a much higher standard of living than would be possible elsewhere.

The highland location of Brenon enjoys spectacular weather year round. The high elevation makes for comfortable temperatures, while the views offered by the elevation are spectacular. The Pacific Ocean can be seen from the property to the south, and the far off Baru Volcano, at 12,000 feet, can be seen to the east. Monkeys, sloths, butterflies, and other exotic tropical plants and animals live in and around the property. All this makes for an exciting and beautiful setting for what aims to be one of the world's premier retirement communities.

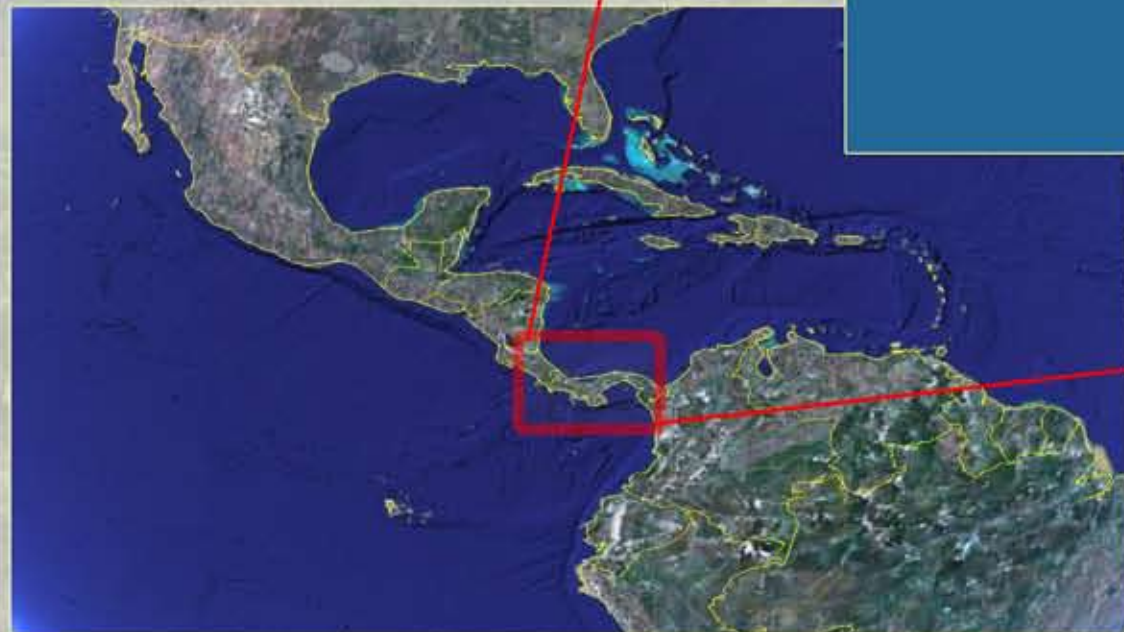
Perhaps our strongest point is the careful thought and attention given to the design of the community and residences. The attention to detail, and the sincere attempt to offer buyers the utmost convenience and amenities, stems out of a desire to maximize the satisfaction our clients feel with their community. Our purpose is to create value for our customers through brilliant design, thoughtful planning, and careful construction. We have discovered what we believe to be a hidden gem in Panama's hidden hills -*Las Colinas Ocultas*- and we are pleased to uncover this gem to the world.





# Location

The highlands of Panama offer an ideal climate, natural beauty, and extraordinary views. Brenon is a small ranching community located less than a mile from the border to Costa Rica. The landscape is breathtaking, with hills, valleys, streams and rivers being home to exotic plants and animals of all kinds. Monkeys, sloths, butterflies, orchids and wildflowers can be seen on the vast 485 acre property. Brenon is located 225 miles from Panama City and 25 miles from Panama's next largest city, David. As we modernize Brenon's overgrown airstrip bridging this distance will be even faster via private airplane or helicopter. Views in every direction from the top of the property's hills reveal a volcano to the east and the Pacific Ocean to the south.





# Neighborhood Layout

The development schedule is phased to allow for the sequential construction of the different neighborhoods as quickly as possible. First to be built will be the Village Visitor's center marked V-2, and the road to the Hillside Villas marked H-1. After the road and infrastructure are in place, construction will begin on the Hillside Villas, while at the same time construction will begin on the roads marked E-1 and E-2, after which construction will begin on the golf course. While the golf course and Estate lots are under construction, the village areas marked V-1 and V-3 will start, followed by the remaining areas H-2 and E-3 respectively. The last phase to be started will be the Riverside Homes, areas R-1 and R-2.



## Neighborhood Layout Key:

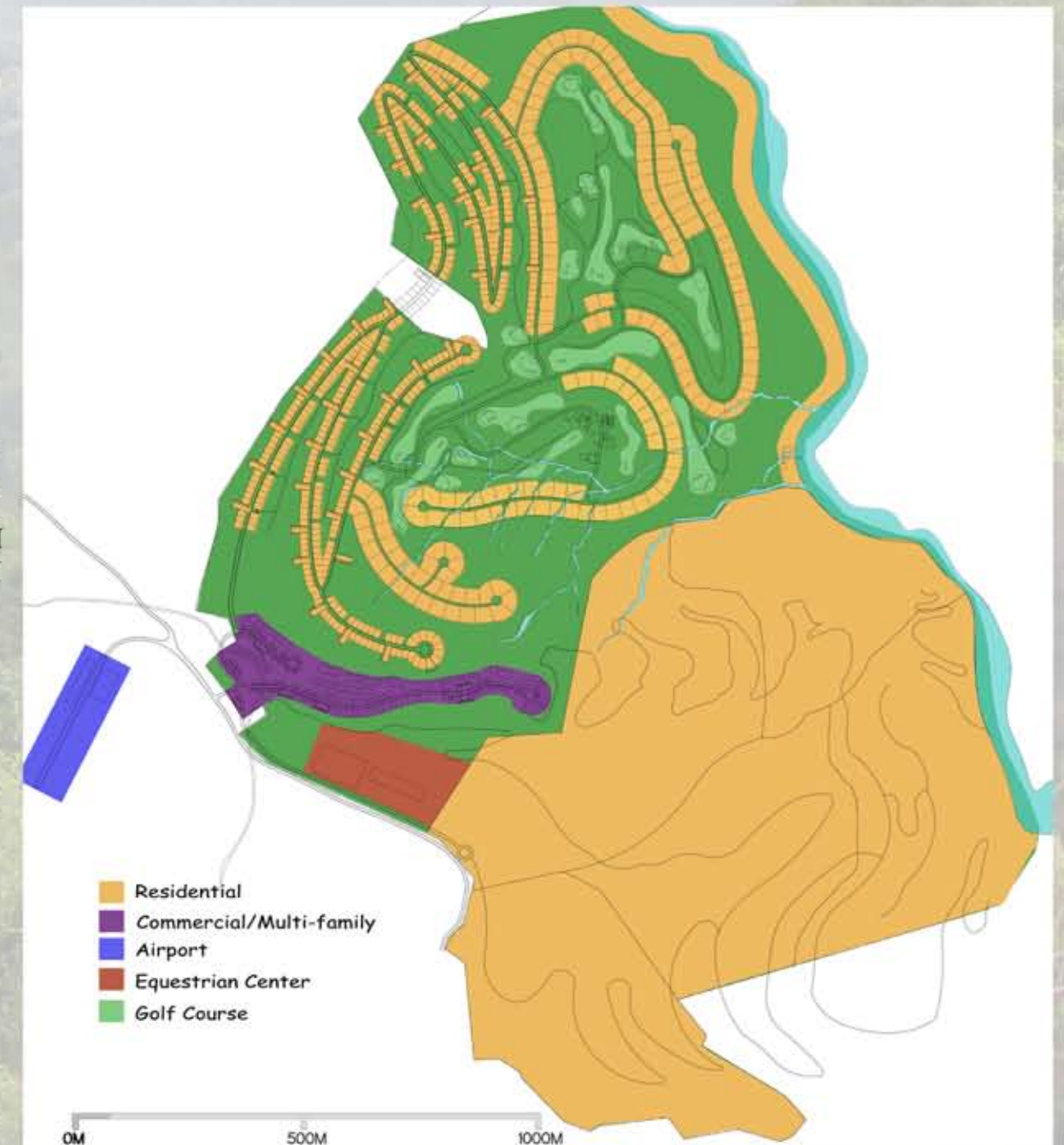
- V-1 Village Healthcare Area
- V-2 Village Visitors Center
- V-3 Village Residential/Stables area
- H-1 Hilltop Villas, Part 1
- H-2 Hilltop Villas, Part 2
- E-1 Golf Estates, Part 1
- E-2 Golf Estates, Part 2
- E-3 Golf Estates, Part 3
- R-1 Riverside Homes, Part 1
- R-2 Riverside Homes, Part 2

## Subdivisions for Sale:

- Division II-A Area: 32 Ha. Price: \$5.2 MM.
- Division II-B Area: 26 Ha. Price: \$3.7 MM.
- Division II-C Area: 36 Ha. Price: \$6.7 MM
- Division III-A Area: 27 Ha. Price: \$5.4 MM
- Division III-B Area: 22 Ha. Price: \$2.7 MM

# Land Use map

The 485 acre Brenon property is divided into different use areas as shown below. The top half of the development will be home to the first sections of residences, recreational areas, and retail or commercial spaces found in the Village. The Village will also be home to multi-family residential units which will create a small but vibrant mixed-use community. The southern half of the property will be developed as the first part nears completion. This area will be hillside residential villas and estates similar in size and style to those on the northern half. At this time, the subdivisions which comprise this area are for sale as shown, and are labeled as divisions II-A through III-B.





# Phase 1: Hilltop Villas



The Hilltop Villas are the first section of Las Colinas Ocultas that will be opened for sale. These units are designed with elegant simplicity to offer high quality materials and construction and an open plan for easy living. The value of these units, which start from \$240k, is immense. Each unit has a small backyard for low maintenance and extraordinary downhill facing views. Each backyard joins to a common space with trails leading through the community and to recreational areas. The value, the location, the design, the shared amenities, and the natural setting make for a great retirement community.





# Phase 1: Hilltop Villas Neighborhood Layout

Because of the sloped grade and downhill orientation of the hillside lots, each of these two story 1660 square foot units enjoys an almost completely unobstructed view across the Chiriqui River Valley. Each has a backyard which borders on common space where winding trails lead to recreational areas containing tennis courts, gardens, streams, and pools.





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# Phase II: Golf Course Estate Lots

The golf course at Las Colinas is the second phase of the development. Estate sized lots of approximately 11,000 square feet border directly on the 18 hole course. The homes will be privately designed to fit architectural guidelines. The subdivision roads, infrastructure, and the golf course itself will be constructed as part of Phase II, which will overlap the completion of the Phase 1 Hilltop Units.



### LEGEND

- 1. Hilltop Estate homes, E2
- 2. Tennis court and pool complex
- 3. Country Club
- 4. Driving range
- 5. Hilltop Villas, H2
- 6. Central lake
- 7. Plateau Estate homes, E3
- 8. River Road Estate homes, R1





# Village of Colinas

The Village of Colinas Residences will be constructed as multifamily, multi-use buildings with retail or public use spaces on the ground level and privately owned residences on the upper level. These optimally located residences will allow their owners the best access to the development's amenities. Plazas with fountains, statues, and Old World architecture reference a rustic Italian hamlet set against a dramatic background with some of the best hilltop views that Panama has to offer. The Village's proximity to hotels, restaurants, health and spa services, as well as the riverwalk and airport all combine to make the chosen location the premier site within the Village of Colinas Oculas.



1. Gated Entry
2. Assisted Living center with Heliport
3. Riverwalk
4. Visitors Center / air walk with cave entry
5. Theater District
6. Central Villa condominiums
7. Medical Spa
8. The Stables condominiums
9. Aerial tram to Coffee Mill Restaurant and Club
10. Las Colinas Resort hotel and restaurant



Sample Village Unit





# The Village Concept

The Village at Colinas Ocultas is a vibrant collection of shops and service based amenities catering to the specialized needs of our residents. Special emphasis has been placed on the village to create a wonderland that matches the majestic landscape and practical needs of the residents. The town has an Old World feel with town plazas, interconnecting alleyways, intimate restaurants and classical architecture. The Village, conveniently located with easy access to the equestrian center, private airport, theater district, golf course and horse trails, will never let one forget that adventure and recreation is just a step away.

DEVELOPMENT ENTRANCE GATE



ASSISTED LIVING CENTER



CENTRAL VILLA CONDOS



VISITORS CENTER



THEATER DISTRICT



RESORT HOTEL AND RESTAURANT



MEDICAL SPA



RIVERWALK RETAIL AREA



COMMUNITY GARDENS



PRIVATE HANGARS



FISHING



GOLF



RIDING TRAILS



STABLES





