

BLOCK BEACHES · Q4 2026

Panama Coastal Report: what's being built on the beach

144 coastal projects filed with Panama's Ministry of Environment in 2025 and 2026, and 51 already approved: where they are, who is building them, and how long approval takes. Straight from the public register.

The quarter in numbers

Every project in Panama must file an environmental impact study with the Ministry of Environment before it can build. We read the public register and kept the 144 filings from 2025 and 2026 that sit on the coast or close to it. 51 are approved, 83 are still in review and 10 were withdrawn, rejected or not admitted.

58 on the shoreline

Filed in a corregimiento whose centre is within 1.5 km of the coastline.

86 a short drive inland

Within about 10 minutes of the coast: an estimate from straight-line distance (6 km or less), not a routed drive time.

45 homes and hotels

Residential and hotel or tourism projects, as classified from the project's name and sector. The rest are commercial, mixed or other.

The ten busiest coastal areas

AREA (CORREGIMIENTOS)	FILINGS	APPROVED	IN REVIEW	HOMES & HOTELS
Panama City (coastal corregimientos) Panamá · Bella Vista, Betania, Calidonia, Don Bosco, El Chorrillo, Juan Díaz, Parque Lefevre, Río Abajo, San Felipe, San Francisco	36	11	23	10
Bocas del Toro islands Bocas Del Toro · Bastimentos, Bocas Del Toro, Tierra Oscura	23	4	19	11
Colón & the Caribbean coast Colón · Barrio Norte, Barrio Sur, Cativá, Colón, Cristóbal, Cristóbal Este, Puerto Pilón, Sabanitas	16	7	7	2
Río Hato & Playa Blanca (Antón) Coclé · Río Hato	10	6	4	3
Chepo Panamá · Chepo	7	4	3	1
Santa Catalina & Soná coast Veraguas · Hicaco, Río Grande	7	0	7	3

AREA (CORREGIMIENTOS)	FILINGS	APPROVED	IN REVIEW	HOMES & HOTELS
Chitré Herrera · Chitré (Cab.), Llano Bonito, Monagrillo, San Juan Bautista	6	4	0	3
Chiriquí Grande (Bocas mainland) Bocas Del Toro · Chiriquí Grande, Miramar, Punta Robalo	5	1	4	2
Portobelo (María Chiquita) Colón · María Chiquita	4	3	1	0
Puerto Caimito (La Chorrera) Panamá Oeste · Puerto Caimito	4	2	2	0

Counts by corregimiento, the smallest area the register publishes. The full table of every area is in the PDF.

Decree 17: why new builds matter

Why new coastal projects matter for residency. Under Panama's Executive Decree No. 17 (in force 16 September 2026), the Qualified Investor visa's real-estate route needs **\$300,000 for a new property bought first-hand from the developer** and **\$500,000 for resale** (Decree 17). A home in a project that is still being approved or built is, by definition, a first sale.

A filing on this list is not a promise that a project will be built, sold to foreigners or qualify for anything. Whether a specific purchase qualifies is a question for a Panama-licensed immigration attorney, before you sign.

Who is building: developer companies

The 48 company-filed projects a buyer is most likely to care about: homes, hotels, resorts and mixed projects, approved or in review. Fuel stations, warehouses, utilities, schools and public works are left out (by project name). Names are as filed with the Ministry of Environment.

PROJECT · COMPANY	CORREGIMIENTO	TYPE	STATUS
BOCA CHICA (GULF OF CHIRIQUÍ)			
Hermosa Land HERMOSA LAND CORPORATION	Boca Chica	Mixed / other	In review filed 02/07/2026
PH Bahía Boca Brava PROMOCIONES BOCA CHICA, S. A.	Boca Chica	Residential	In review filed 24/06/2026
BOCAS DEL TORO ISLANDS			
La Vida Resort Expansion LA VIDA RESORT S.A.	Bastimentos	Hotel / tourism	Approved filed 24/12/2025
Casa Cayuco WHITE SANDS LODGE PUNTA VIEJA, INC.	Bastimentos	Residential	Approved filed 04/03/2026
Proyecto Turístico la Punta BIG BIGHT ISLAND CORP.	Bocas Del Toro	Hotel / tourism	In review filed 28/08/2026

PROJECT · COMPANY	CORREGIMIENTO	TYPE	STATUS	
Bulle de Paradis 1 CASTAGNICCIA, S. A.	Bocas Del Toro	Mixed / other	In review	filed 05/03/2026
Eco-turístico Villas Verdes FUNDACIÓN FRESITEX 2025	Bocas Del Toro	Hotel / tourism	In review	filed 27/08/2026
Isla Altamar ISLA ALTAMAR VENTURES, S. A.	Bastimentos	Mixed / other	In review	filed 27/08/2026
Lotificación PH Paunch Village NAVA GROUP COMPANY, S.A.	Bocas Del Toro	Residential	In review	filed 12/03/2026
Panamax PANAMAX ENTERPRISES, S. A.	Bocas Del Toro	Mixed / other	In review	filed 24/08/2026
Pulley S.A PULLEY S.A.	Bastimentos	Mixed / other	In review	filed 03/08/2026
Seamont Corporation House SEAMONT CORPORATION	Bocas Del Toro	Mixed / other	In review	filed 22/08/2026
The Sanctuary STARFISH, S.A.	Tierra Oscura	Mixed / other	In review	filed 27/08/2026
CHAME DISTRICT BEACHES				
Colonia del Sol COLONIA PASEO DEL SOL, S.A.	Bejuco	Mixed / other	In review	filed 11/02/2026
Ocean Breeze DESARROLLO GANADERA DEL CERRO, S.A.	El Líbano	Mixed / other	In review	filed 19/12/2025
CHEPO				
Urbanización Reserva del Este RESERVA DEL ESTE, S.A.,	Chepo	Residential	Approved	filed 24/02/2026
Senderos de Tanara CEGONES, INC	Chepo	Mixed / other	In review	filed 27/08/2026
CHIRIQUÍ GRANDE (BOCAS MAINLAND)				
Proyecto Turístico Agroecológico de Punta Robalo ZEN FARMS, S.A.	Punta Robalo	Hotel / tourism	In review	filed 20/08/2026
CHITRÉ				
Residencial Paseo Sur INMOBILIARIA RYR, S.A.	Chitré (Cab.)	Residential	Approved	filed 08/05/2026
COLÓN & THE CARIBBEAN COAST				
264 - Fase A 99 INTERNATIONAL GROUP CORP.	Cristóbal	Mixed / other	In review	filed 24/08/2026
Santa Rita Ecolodge – Forest Science Retreat FINCA SANTA RITA, S.A.	Puerto Pilon	Mixed / other	In review	filed 27/08/2026
Edificio Multifamiliar Faro WAREHOUSE OULETS, S.A	Barrio Norte	Residential	In review	filed 24/08/2026
LAS TABLAS				
Residencial Sol Tableño Etapa I FUNDACION MATEO DEAGO	Las Tablas Abajo	Residential	Approved	filed 25/11/2025

PROJECT · COMPANY		CORREGIMIENTO	TYPE	STATUS	
PANAMA CITY (COASTAL CORREGIMIENTOS)					
Bambuda Casco Viejo	BAMBUDA CASCO VIEJO S. DE R.L.	San Felipe	Mixed / other	Approved 20/09/2025	filed
Grove by Terrazas	FONDOS COMERCIALES CORONADO C, S.A.	San Francisco	Mixed / other	Approved 10/02/2025	filed
PH Bosque de la Fuente	FUENTEBOSQUE CORP	Betania	Residential	Approved 26/02/2026	filed
P.H. Emily	INMOBILIARIA SM DM-6,S.A.	Juan Díaz	Residential	Approved 28/08/2025	filed
Kyte	KYTE BY LIVING, S.A	Bella Vista	Mixed / other	Approved 25/02/2025	filed
14 Patios	14 PATIOS, S.A.	Parque Lefevre	Mixed / other	In review 28/08/2026	filed
PH Aptta	CENTURION REALTY, S.A.	Bella Vista	Residential	In review 20/07/2026	filed
PH The Label by Loft Obarrio	DEVELOPMENT OF LOFTS, CORP	Bella Vista	Residential	In review 08/07/2026	filed
Edificio Residencial Exuma	EXUMA PROYECTS INC.	San Francisco	Residential	In review 08/06/2026	filed
Ipanema Torre 3	INMOBILIARIA IPANEMA, S.A.	Parque Lefevre	Residential	In review 10/08/2026	filed
Edificio de Apartamentos Capela	MD11A VENTURES, INC.	Juan Díaz	Residential	In review 21/08/2026	filed
PH Mercan Santamaría	MERCAN PANAMA SANTAMARIA, S.A.	Juan Díaz	Residential	In review 10/07/2026	filed
Boreal	RANDOM DEVELOPERS, S.A.	Bella Vista	Mixed / other	In review 29/06/2026	filed
P.H. Altana	STEFAN BUSINESS CORP	Bella Vista	Residential	In review 26/08/2026	filed
Mantra	THE STATION PACIFICA 3, CORP.	San Francisco	Mixed / other	In review 08/12/2025	filed
Paseo del Este	TOWN CENTER RESIDENCES, S.A	Juan Díaz	Mixed / other	In review 23/12/2025	filed
PORTOBELO (MARÍA CHIQUITA)					
Los Coquitos - Playa Escondida	PLAYA ESCONDIDA RESORT DEVELOPMENT, S.A.	María Chiquita	Mixed / other	Approved 09/12/2025	filed
RÍO HATO & PLAYA BLANCA (ANTÓN)					
Alamar	ALAMAR BY VALOR, S.A	Río Hato	Mixed / other	Approved 24/10/2025	filed
Nuevo Modulo de Habitaciones - Playa Blanca Beach Resort	PLAYA BLANCA HOTELS, INC.	Río Hato	Hotel / tourism	Approved 07/02/2025	filed
Sea Cliff Beach Resort	SEA CLIFF GROUP INC	Río Hato	Hotel / tourism	In review 08/08/2026	filed

PROJECT · COMPANY		CORREGIMIENTO	TYPE	STATUS	
SANTA CATALINA & SONÁ COAST					
Cedromar	CATHYSLAND,S.A. / CATLANDS FOUR HUDNRED, S.A.	Hicaco	Mixed / other	In review 18/08/2026	filed
Villa Escondida	INVERSIONES COCOBOLO, CORP	Hicaco	Residential	In review 26/08/2026	filed
Las Costas de Santa Catalina	LAS COSTAS SANTA CATALINA , S.A.	Hicaco	Mixed / other	In review 01/04/2026	filed
TABOGA ISLAND					
Taboga Beach Club	HOTEL CHU, S.A.	Taboga	Hotel / tourism	In review 20/11/2025	filed
P.H. Sonny Boy	INVERSIONES SONNY BOY, S.A.	Taboga	Residential	In review 17/11/2025	filed

Filing to approval: how long it takes

The register's public list does not show the date a study was approved, so this is an **upper bound**: for each approved filing, the time from filing to the day we first saw it approved.

238 days or less Median, filing to seen-approved, across the 51 approved filings. A quarter were approved within 155 days of filing or less.	54 days so far Median time the 83 filings still in review have been waiting; 21 have waited more than 180 days.
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Most coastal filings are Category I studies, the shortest review track. Environmental approval is one step: construction permits, municipal approvals and financing come after it.

Every coastal area, in one table

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Colón & the Caribbean coast Colón · Barrio Norte, Barrio Sur, Cativá, Colón, Cristóbal, Cristóbal Este, Puerto Pilón, Sabanitas	16	7	7	2

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Chepo Panamá · Chepo	7	4	3	1
Santa Catalina & Soná coast Veraguas · Hicaco, Río Grande	7	0	7	3
Chitré Herrera · Chitré (Cab.), Llano Bonito, Monagrillo, San Juan Bautista	6	4	0	3
Chiriquí Grande (Bocas mainland) Bocas Del Toro · Chiriquí Grande, Miramar, Punta Robalo	5	1	4	2
Portobelo (María Chiquita) Colón · María Chiquita	4	3	1	0
Puerto Caimito (La Chorrera) Panamá Oeste · Puerto Caimito	4	2	2	0
Veracruz (Arraiján) Panamá Oeste · Veracruz	4	2	2	1
Chame district beaches Panamá Oeste · Bejuco, El Líbano, Las Lajas	3	1	2	1
Taboga Island Panamá · Taboga	3	0	3	2
Tonosí (Cañas) Los Santos · Cañas	3	0	0	1
Boca Chica (Gulf of Chiriquí) Chiriquí · Boca Chica	2	0	2	1
Chagres Colón · Salud	2	2	0	0
Changuinola (Bocas mainland) Bocas Del Toro · Finca 6, Finca 60	2	1	1	2
Las Tablas Los Santos · Las Tablas Abajo	2	2	0	1
Alanje (Chiriquí) Chiriquí · Alanje	1	0	1	0
Mariato Veraguas · Mariato	1	0	1	0
Pedasí Los Santos · Pedasí	1	1	0	0

AREA (CORREGIMIENTOS)	FILINGS	APPROVED	IN REVIEW	HOMES & HOTELS
Puerto Armuelles (Barú) Chiriquí · Puerto Armuelles	1	0	0	0
San Miguelito Panamá · Jose Domingo Espinar	1	0	1	1

How we built this, and its limits



Source

MiAmbiente e-SEVIA, Consulta Externa de Estudios de Impacto Ambiental (<https://e-sevia.miambiente.gob.pa/estudios/consultaExterna/>), the Ministry of Environment's public register. Read on 30 September 2026; 691 filings from 2025 and 2026 scanned.



Location is the corregimiento, not the site

The register names the province, district and corregimiento, not an address. Each filing is placed at its corregimiento's centre, so "on the shoreline" means the corregimiento is, not necessarily the lot.



Drive time is an estimate

"About 10 minutes" means 6 km or less in a straight line from the corregimiento's centre to the coastline. It is not a routed time.



Coverage is partial

The register's search returns a capped number of rows; 4 of our searches hit that cap, so some filings in the busiest provinces may be missing. Infrastructure works are left out.



Only companies are named

Private individuals building a house are public record, but we count them and never name them. Ministries are listed as public bodies, not developers.



No prices

This report is about what is being built. It quotes no listing or sale prices.

Source: MiAmbiente e-SEVIA, Consulta Externa de Estudios de Impacto Ambiental (<https://e-sevia.miambiente.gob.pa/estudios/consultaExterna/>), read 30 September 2026. Locations are corregimiento-level; drive times are estimates. Residency figures: Executive Decree No. 17 of 8 September 2026 (Official Digital Gazette No. 30613). Immigration rules change: confirm your case with a Panama-licensed attorney.