

The background is a watercolor wash transitioning from a deep blue at the top to a vibrant magenta at the bottom. Two white line-art profiles of human faces are positioned on either side, facing each other. The lines are simple and elegant, capturing the basic shape of the head and jawline. The overall aesthetic is artistic and modern.

Alive

ART DISTRICT



THE ART OF unforgettable moments...

Alive - Art District is your masterpiece, a place where the extraordinary happens. Here, pleasure, technology, and art converge to create "A DREAM HOMETOWN" in the heart of Panama City.

Invest in a unique legacy that will make every day an unforgettable experience.


MARJALIZO


URBAN DEVELOPMENT GROUP

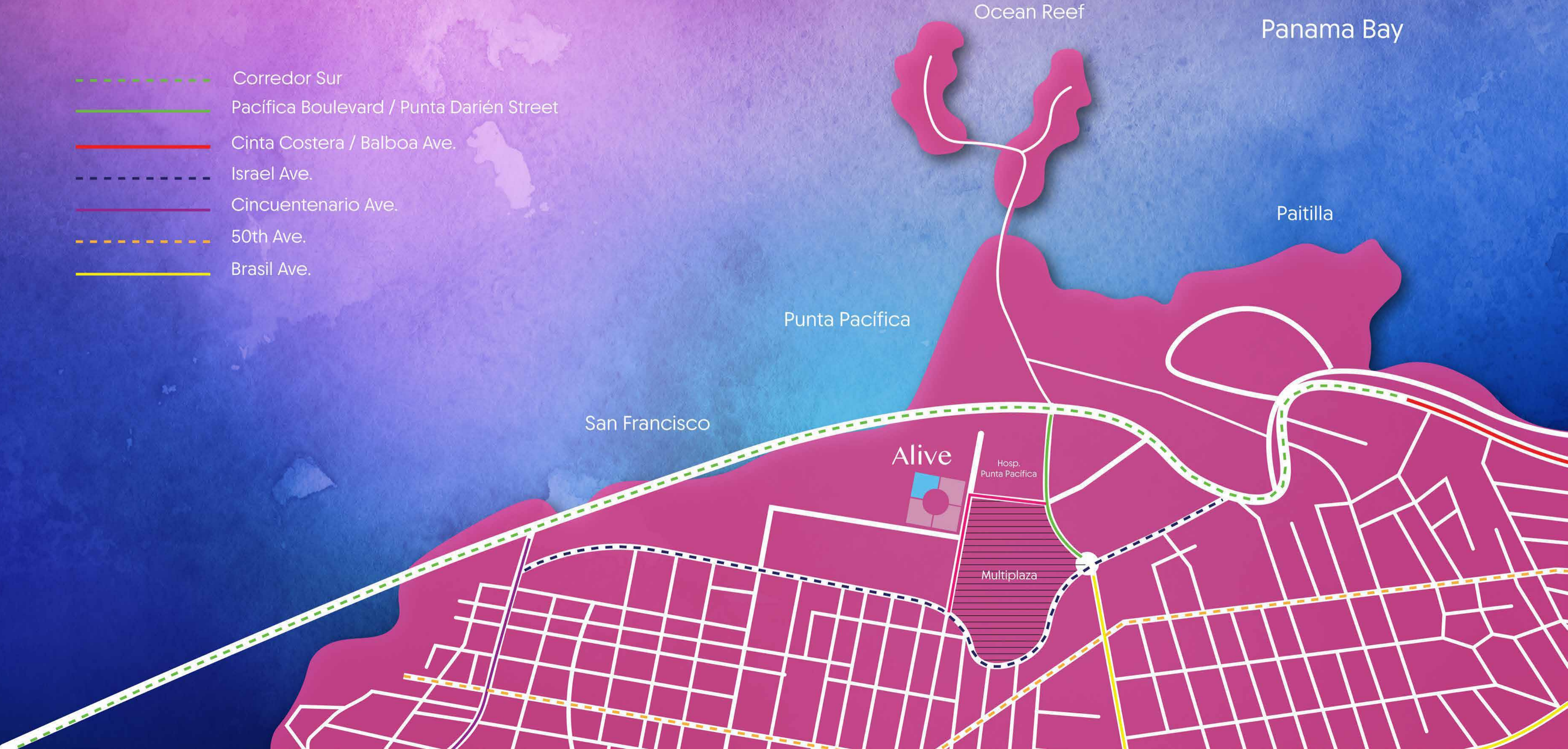
rawa_____

Punta Pacífica, San Francisco
Panama City, Panama



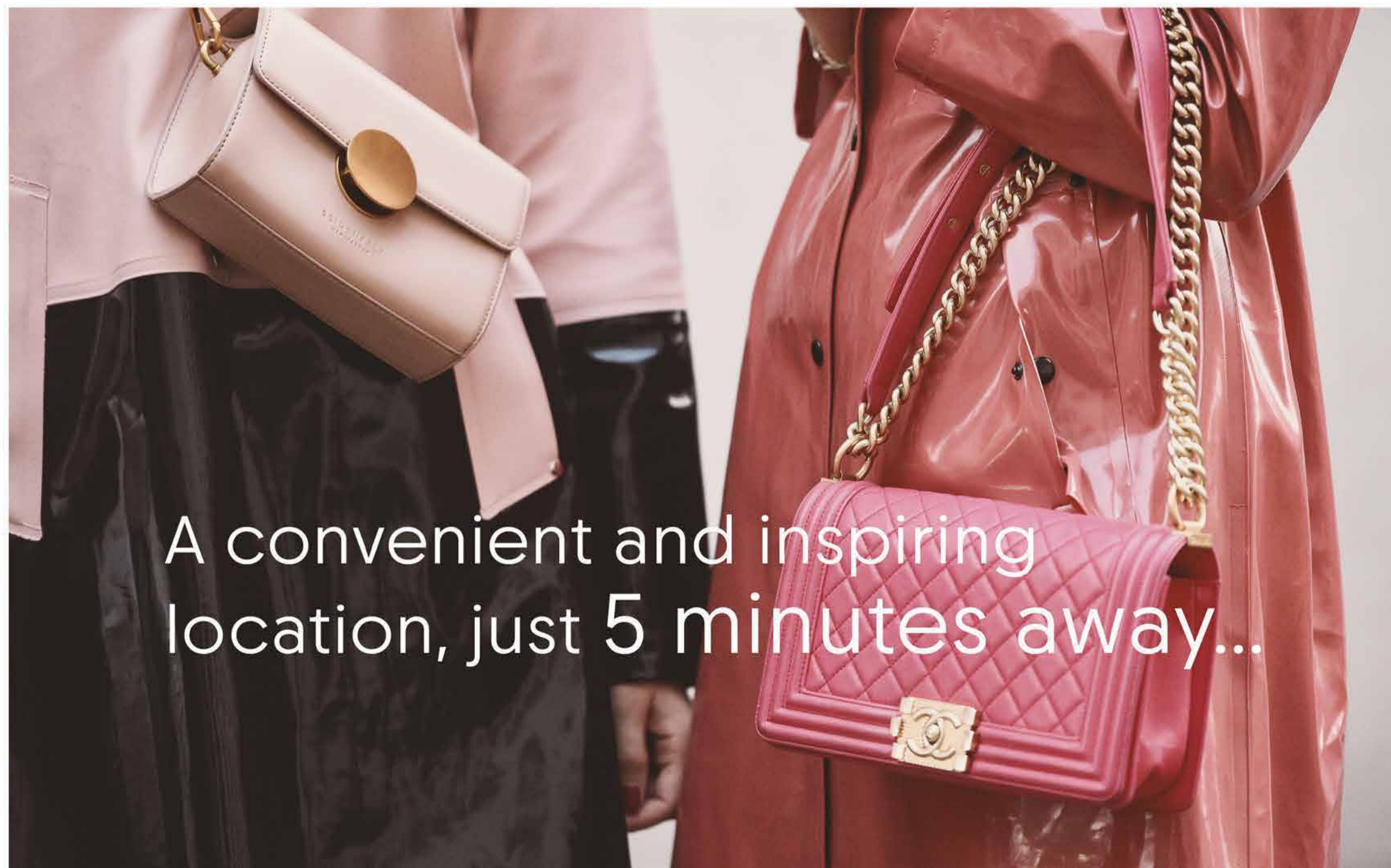
More than just a residence,
It's an iconic destiny in Panama city...

- Corredor Sur
- Pacífica Boulevard / Punta Darién Street
- Cinta Costera / Balboa Ave.
- Israel Ave.
- Cincuentenario Ave.
- 50th Ave.
- Brasil Ave.

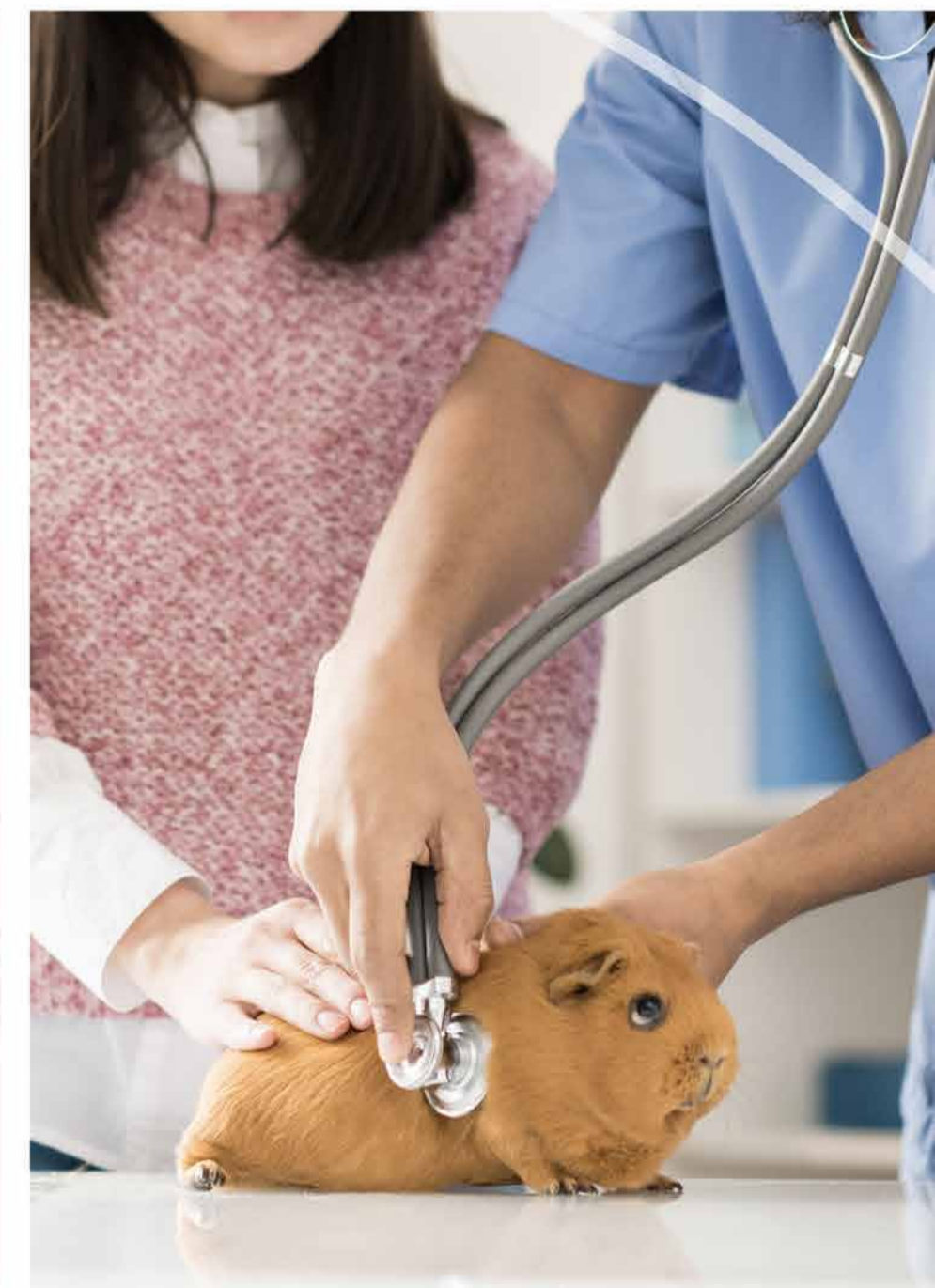




- Restaurants
- Bars & Coffee Shops
- Art Galleries
- Luxury shopping malls
- Banks & Supermarkets
- Pharmacies
- Renowned Intl. Hospitals
- Green areas
- Plus much more...

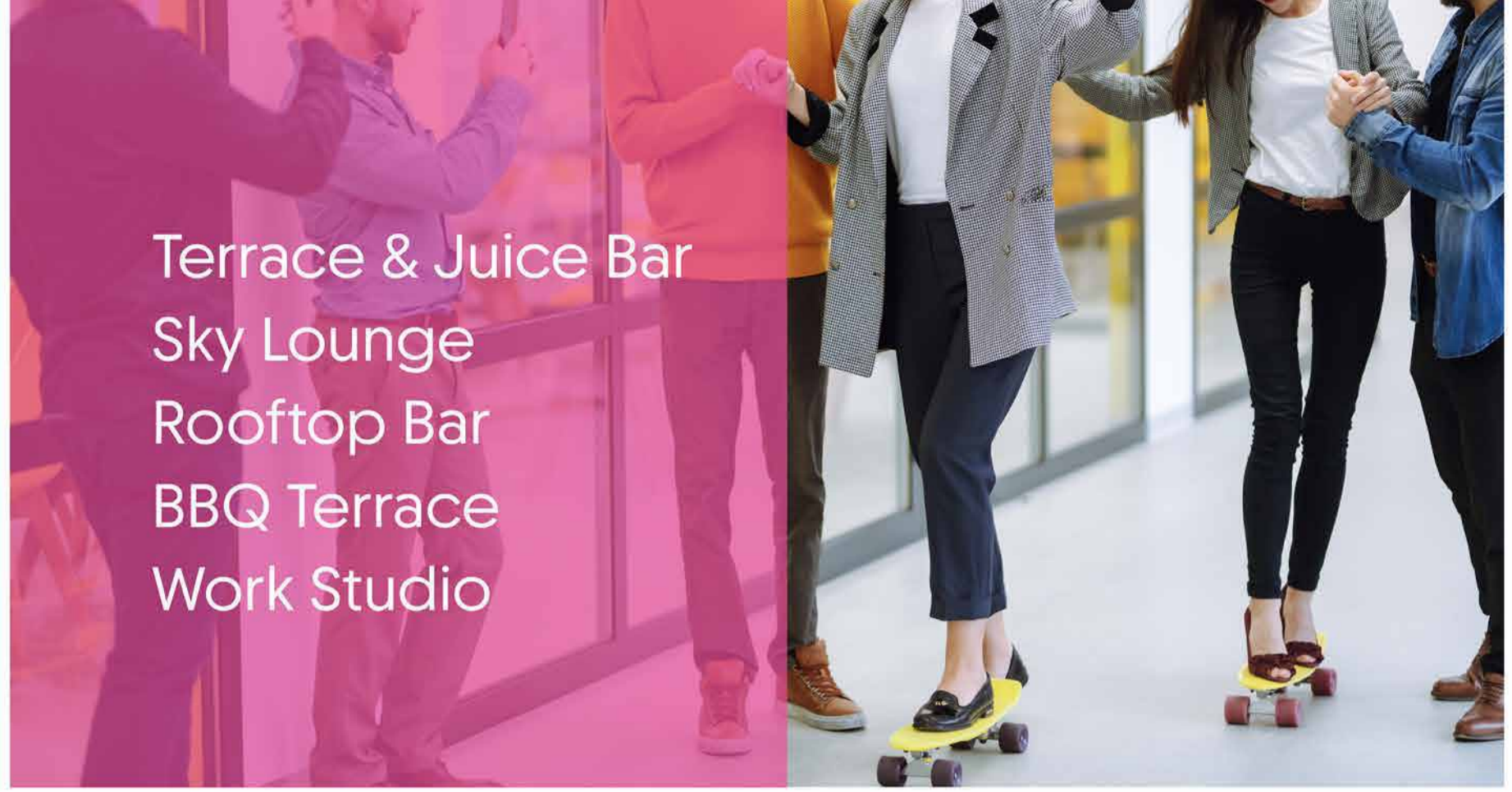


A convenient and inspiring location, just 5 minutes away...

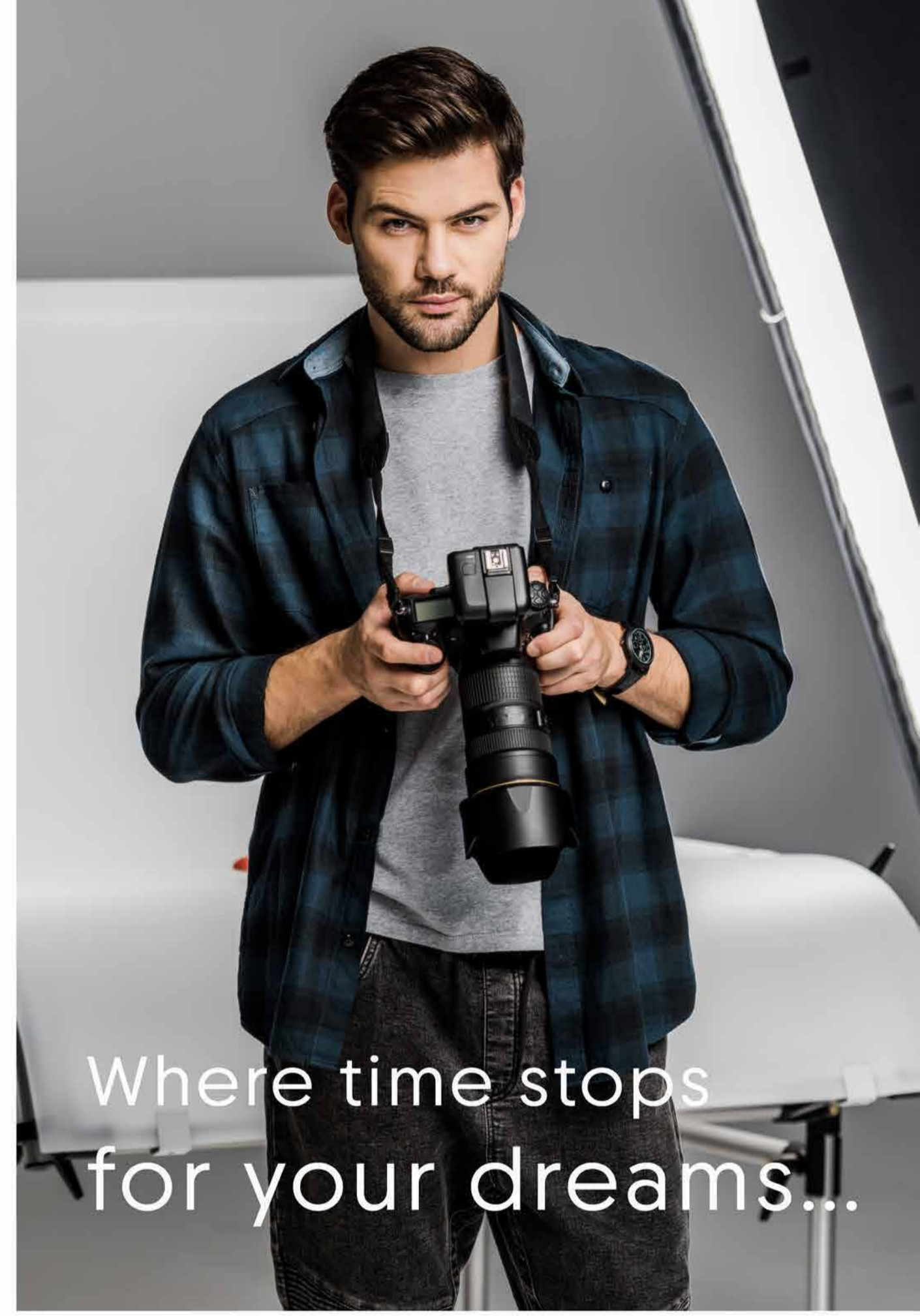




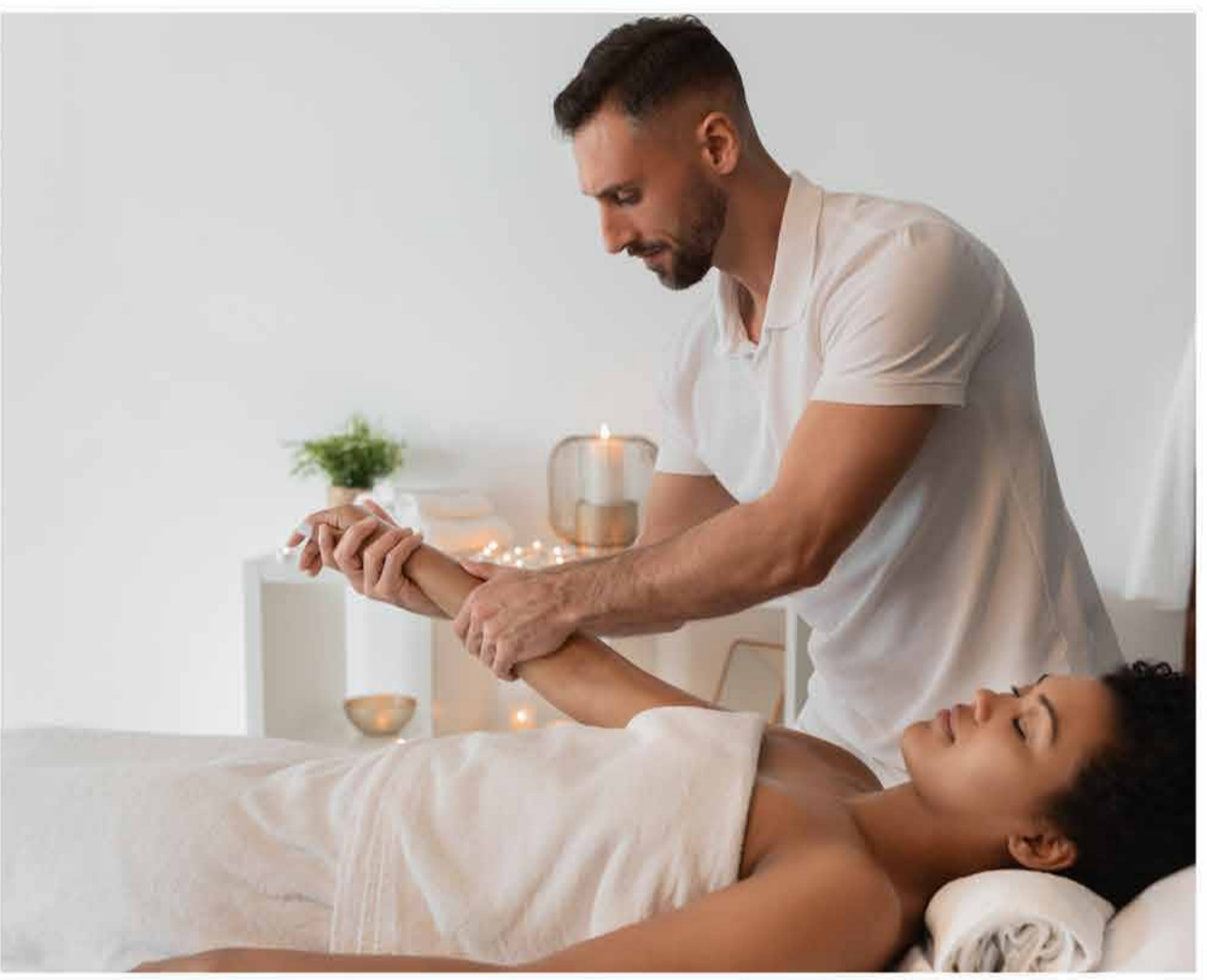
Alive
ART DISTRICT



Terrace & Juice Bar
 Sky Lounge
 Rooftop Bar
 BBQ Terrace
 Work Studio



Where time stops
 for your dreams...

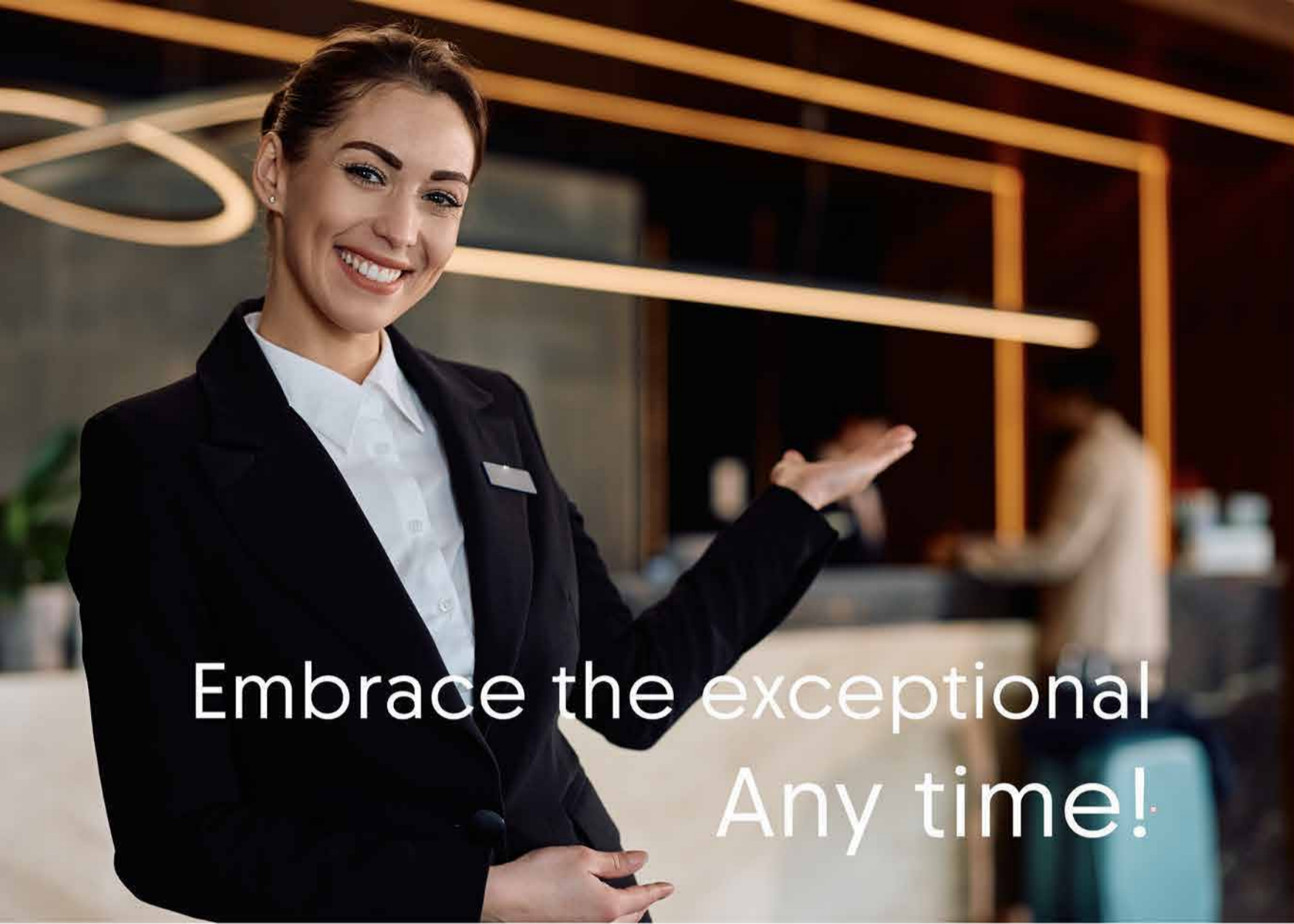


- Fitness Center
- Spinning Room
- Spa Haven
- Sauna
- Beauty Salon
- Swimming lane





The Art of living
the extraordinary.



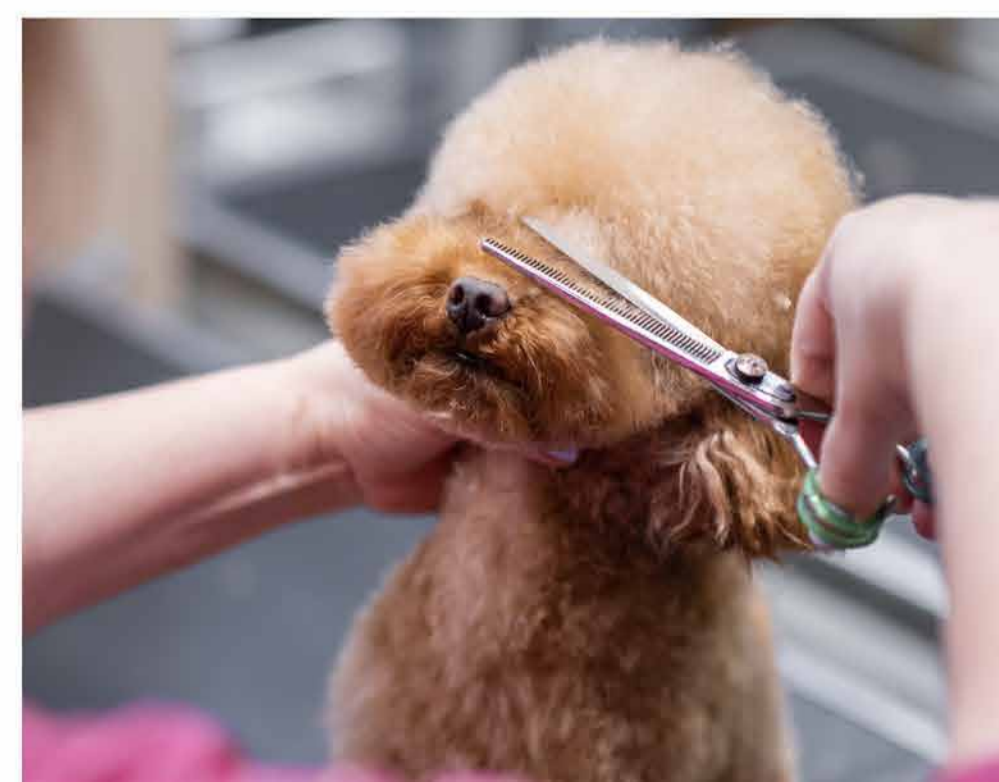
Embrace the exceptional
Any time!



- Lobby & Hospitality
- Valet Parking
- Concierge Service
- E-Parking



- Pet's Spa
- Kid's Playground
- Sky Pool
- BBQ Terrace
- Social Kitchen



Framed by remarkable
Artist's legacy...





This rendering is for informational and illustrative purposes only. The final design, materials, colors, and elements depicted may be subject to change to optimize the final project outcome. These adjustments are made to ensure the highest quality and best experience for our clients.



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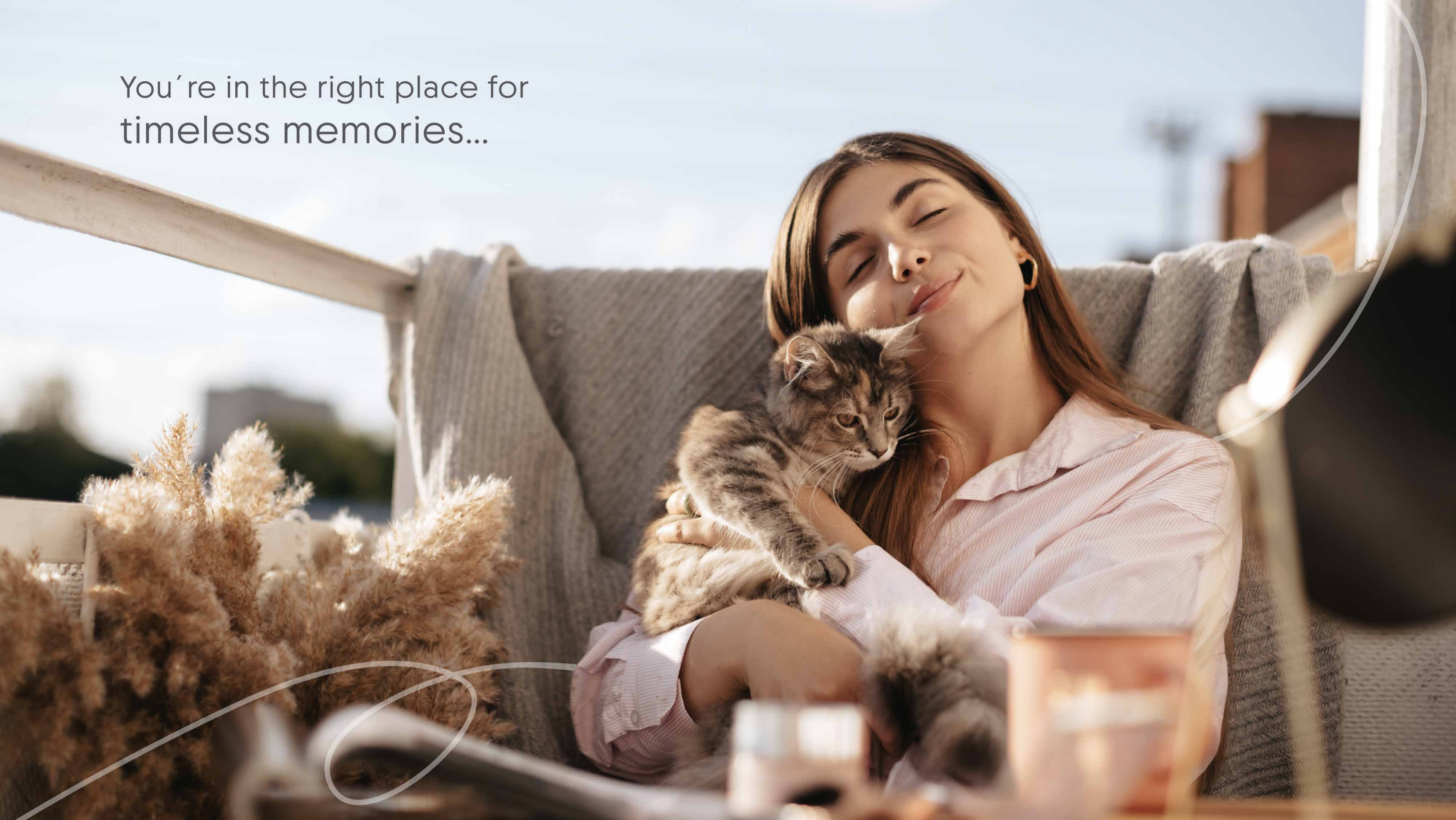


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You're in the right place for
timeless memories...





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THE ART OF UNEXPECTED POETRY

Wabi-Sabi, an inspiration for its finishes





1. Spanish Porcelain Tile - Storm White 60 x 120cm
2. Solid doors, Greige color
3. Anodized aluminum frame, light bronze color
4. Smart lock Teon A5 (main entrance)



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1. Waterproof furniture, greige color.
2. Sintered stone countertop and backsplash, grey.
3. Water-resistant furniture with a wood-like finish
4. Stainless steel faucet, bronze color, TEKA brand

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- 1. Spanish porcelain tile walls, 60 x 90cm
- 2. Spanish porcelain tile flooring, 60 x 60cm
- 3. Water resistant furniture, grey color, and wood-like finish
- 4. Stainless steel faucets, bronze color, TEKA brand



Every Corner is a Reflection of a
DREAM HOMETOWN...

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Building: ALIVE
Location: San Francisco, Panamá
Area: 80m²
Bedrooms: Two (2)
Bathrooms: Two (2)
Estimated Price: USD 280,000
Estimated Furniture Value: USD 25,000

Total Estimated Investment: USD 305,000

FORECAST *

Average rate per night
Occupation (%)

Total Income (Gross of OTA commissions)
WH Commission (20%)
Monthly Operating Costs

Monthly Rent
Annual Rent

Annual Return of Investment

* Does not include revaluation

	Conservador	Base	Optimista
Average rate per night	\$ 150.00	180.00	210.00
Occupation (%)	% 75%	75%	75%
Total Income (Gross of OTA commissions)	\$ 3,375	4,050	4,725
WH Commission (20%)	\$ 517	652	787
Monthly Operating Costs	\$ 790	790	790
Monthly Rent	\$ 2,068	2,608	3,148
Annual Rent	\$ 24,816	31,296	37,776
Annual Return of Investment	8.14%	10.26%	12.39%

OPERATING COSTS AND EXPENSES

	USD
Cleaning (est. 6 per month)	240
Repairs and Maintenance	80
Electricity	150
Internet	40
PH Maintenance Quota	280

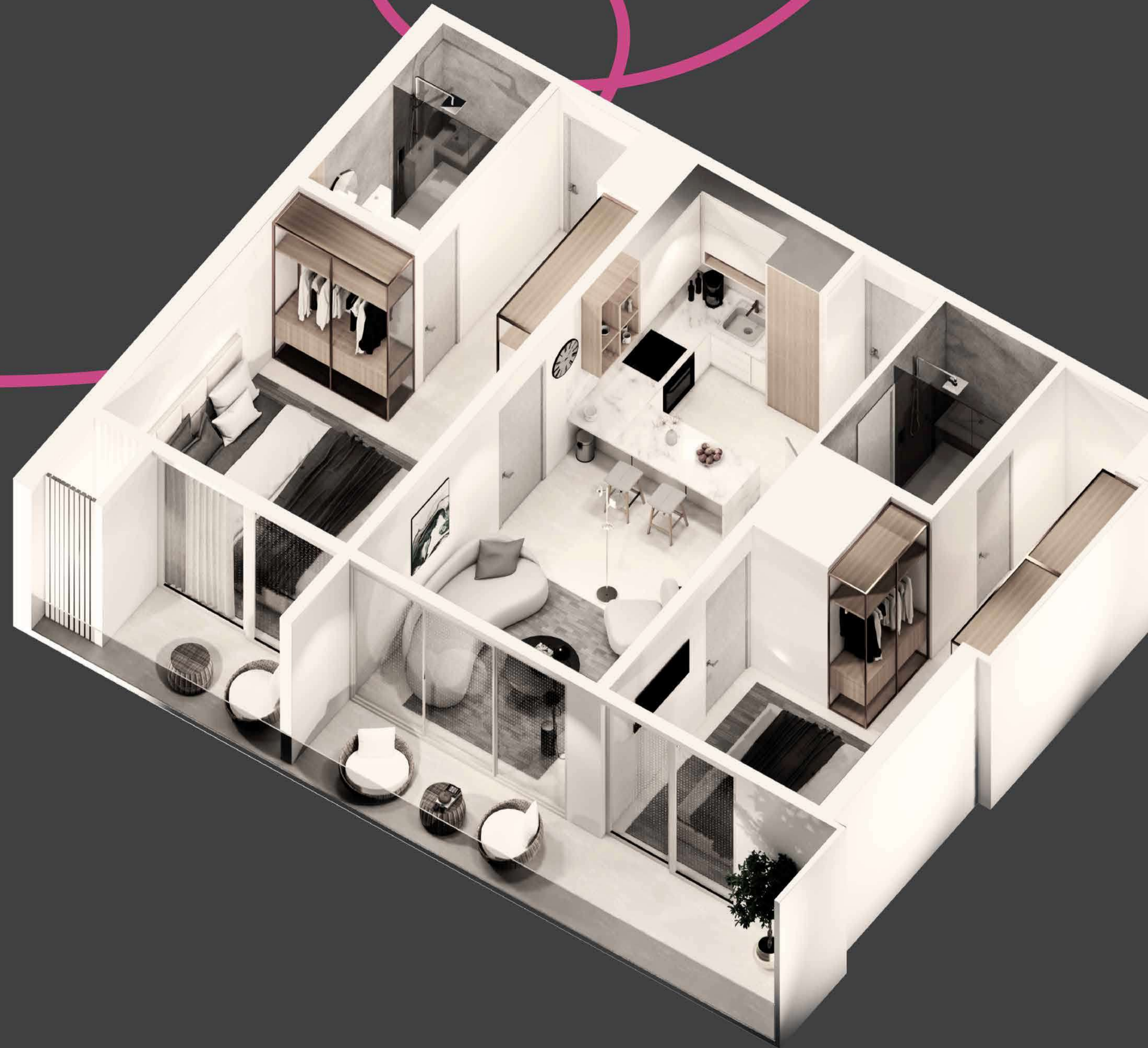
Operating Costs and Expenses

Disclaimer: These projections are for informative purposes only and are based on current data and assumptions. Actual results may vary due to changes in the market, competition and other factors. The provider is not responsible for decisions made based on this information.

Typology 1

(A, B, C, D, E, F, G, H, J)

ALIVE is a declaration of
your own life's spirit...





80m² / 861.12 ft²
of joyful serenity

Typology 1 (A, B, C, D, E, F, G, H, J)



Residence Suite

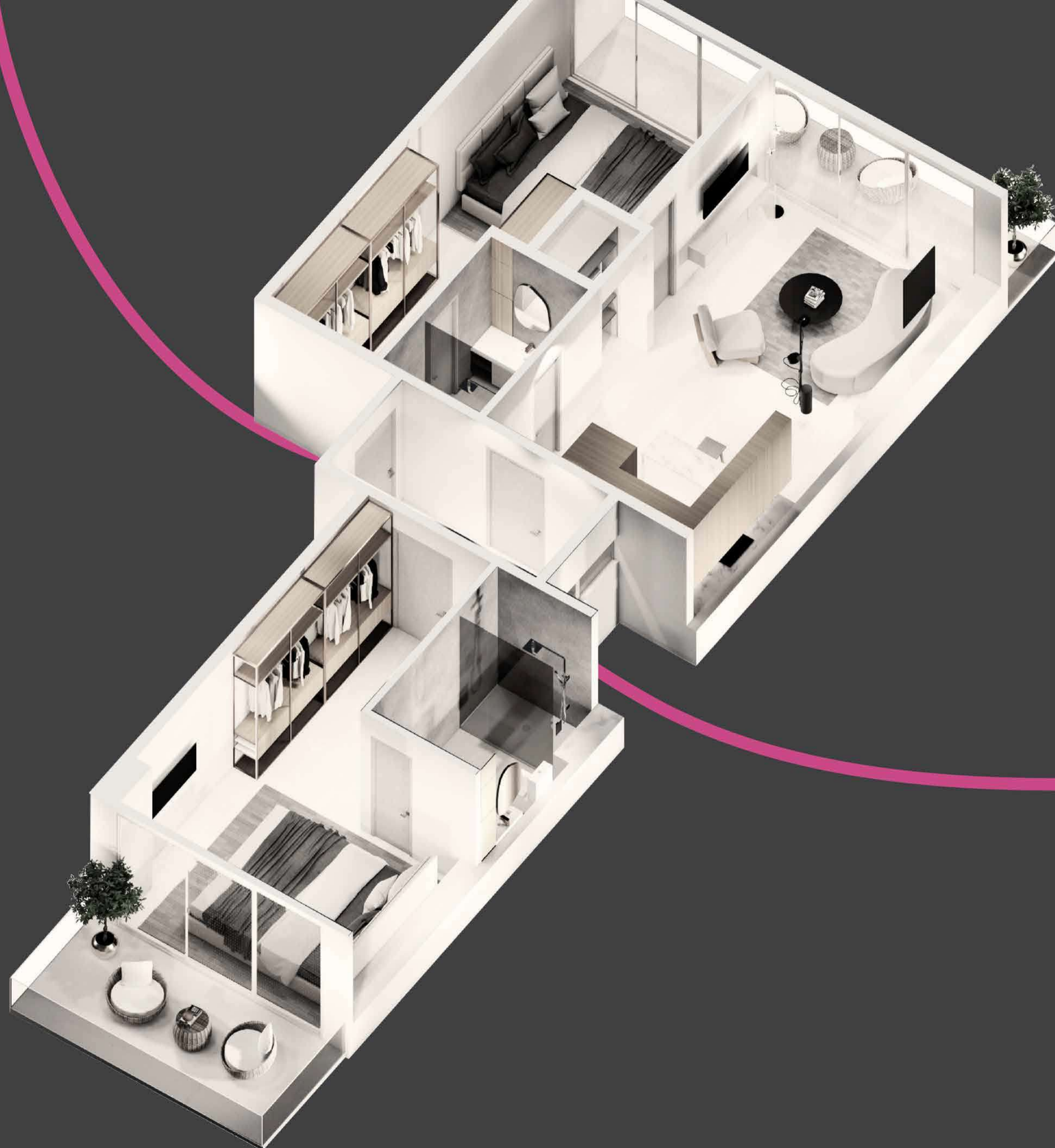
- 1 Bedroom
- Walk-in-closet
- 1 Jack & Jill Bathroom
- Open Kitchen
- Laundry Station
- Open Living & Dining Area
- Balcony with dual access

Lock off Unit

- 1 Bedroom
- 1 Bathroom
- Closet or Kitchenette
- Balcony

Typology 2

(1)



ALIVE is where your soul
feels at home...

94m² / 1,011.82 ft²
of infinite happiness

Typology 2 (I)



Residence Suite

- 1 Bedroom
- Walk-in-closet
- 1 Jack & Jill Bathroom
- Open Kitchen
- Laundry Station
- Open Living & Dining Area
- Balcony with dual access

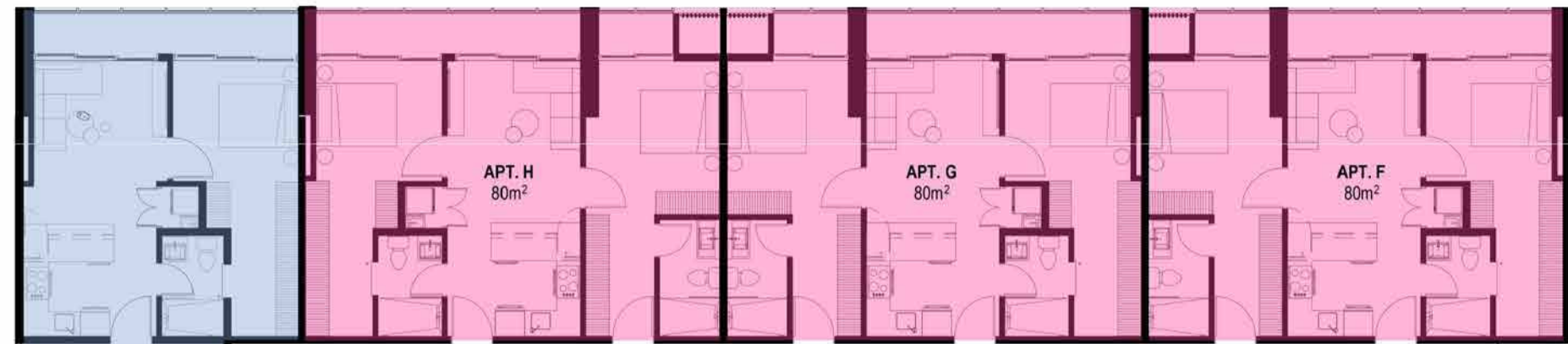
Lock off Unit

- 1 Bedroom
- 1 Bathroom
- Closet or Kitchenette
- Balcony



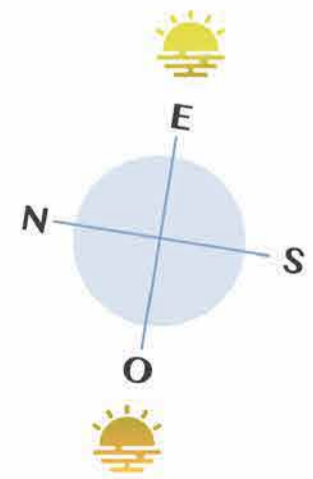
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View of Corredor Sur / Ocean View

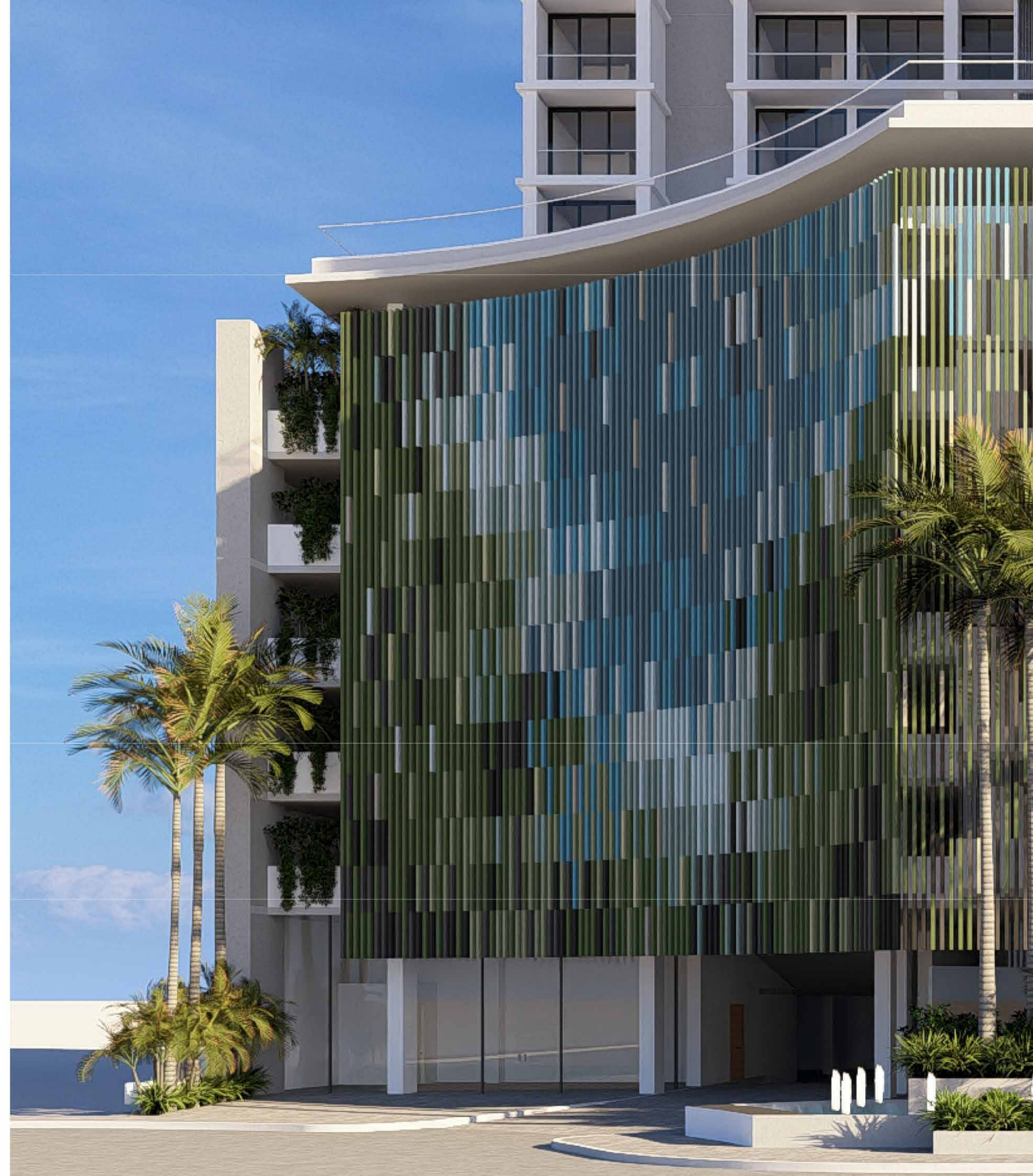


City & Multiplaza View

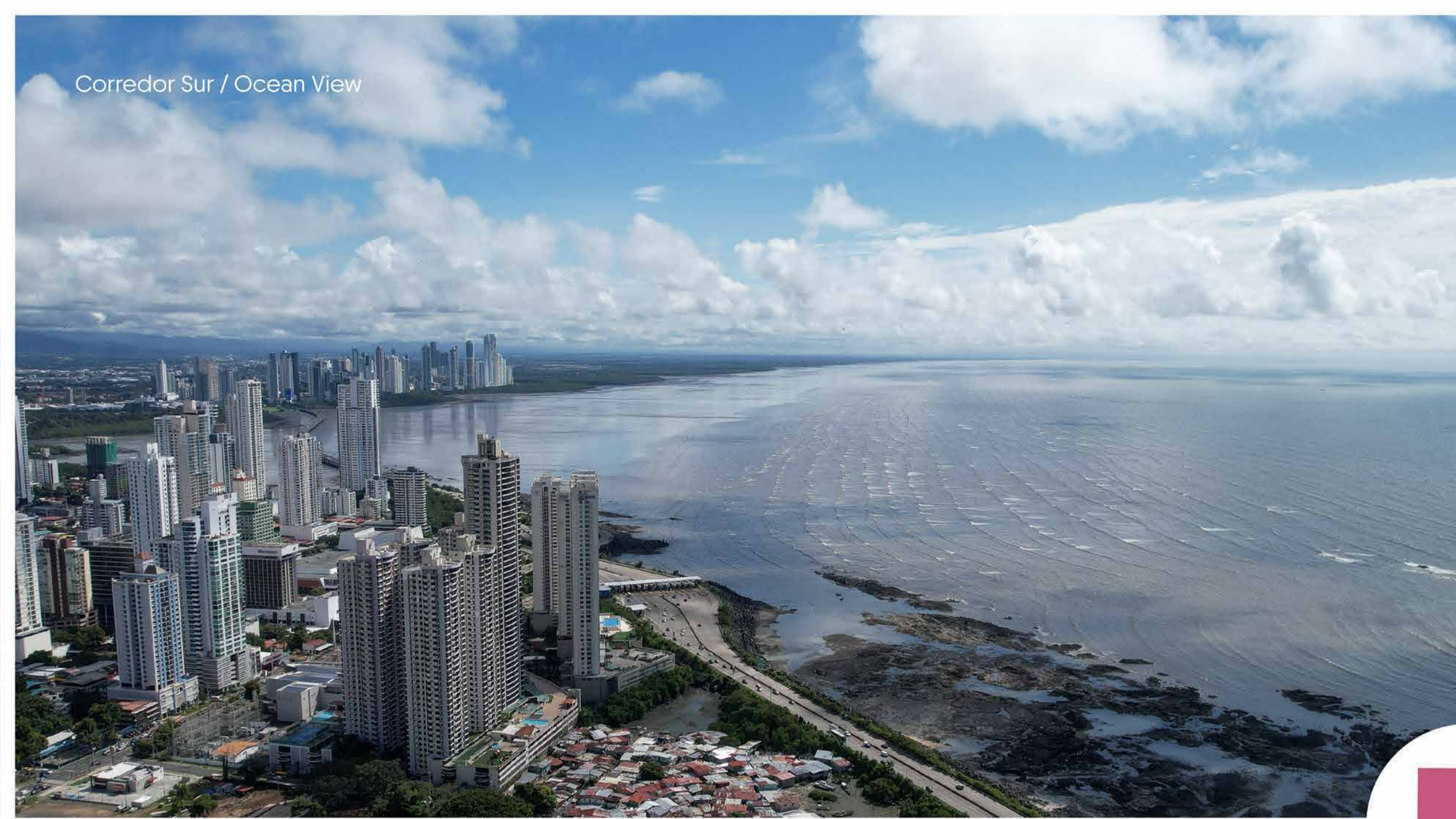
San Francisco View



Punta Pacifica View / Partial Ocean View



Corredor Sur / Ocean View



Punta Pacifica / Partial Ocean View



San Francisco View



City & Multiplaza View





For a Sustainable
city living...



EDGE Certification

The EDGE certification is currently in the initial registration stage, and we are committed to enhancing the quality of life for our investors. Our goal is to provide a sustainable, high-performance environment with a strong focus on long-term well-being and efficiency.



EXCLUSIVE MEMBER OF
CLUB LIVING



Now is the perfect time to be... **ALIVE**