



**THE WESTIN**  
RESIDENCES  
PLAYA BONITA, PANAMA

# Why Panama?

An aerial photograph of Panama City, Panama, showing a dense urban skyline with numerous high-rise buildings. In the foreground, there is a waterfront park with a large, modern fountain structure, palm trees, and a paved walkway. The water of the bay is visible on the left side of the image.

- **PROVEN ECONOMIC GROWTH**  
GDP +4.2% in 2025, with a sustained trajectory even in a complex global environment.
- **DOLLARIZED ECONOMY (USD)**  
No currency risk · Ease of receiving income and repatriating capital.
- **STRONG AND PROFITABLE PANAMA CANAL**  
Record revenues in 2025: approximately B/. 5,705 million, about 14.4% above fiscal year 2024.
- **SECTORS THAT SUPPORT STABLE INCOME**  
Logistics, tourism, banking, and real estate drive employment and real estate demand.
- **REAL AND DIVERSIFIED REAL ESTATE DEMAND**  
Residents, executives, retirees, and regional and global investors.
- **LEGAL CERTAINTY AND PRIVATE PROPERTY RIGHTS**  
Foreigners have the same property ownership rights as nationals.
- **INFRASTRUCTURE AND INTERNATIONAL CONNECTIVITY**  
Key air and maritime hub in the Americas, ideal for residence and investment.
- **QUALITY OF LIFE AS A PATRIMONIAL VALUE**  
High-level private healthcare system, modern services, and a stable environment.

# Empresas Bern

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Over 45 years leading,  
always innovating

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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.

# Discover Playa Bonita

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Located just 10.5 miles (17 km) 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

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### **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.





Panamá  
Pacífico

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PLAYA BONITA  
PANAMA

Beach  
Club

# The Westin Residences, Playa Bonita, Panama

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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

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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

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200 residences | 8 residences per floor  
198,055 sq. ft. of sellable space | 7,922 sq. ft. per floor.

## Phase B

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150 residences units | 6 residences per floor  
155,000 sq. ft. of sellable space | 6,200 sq. ft. per floor.

## Available Residences:

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### 1,377 SQ. FT.

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

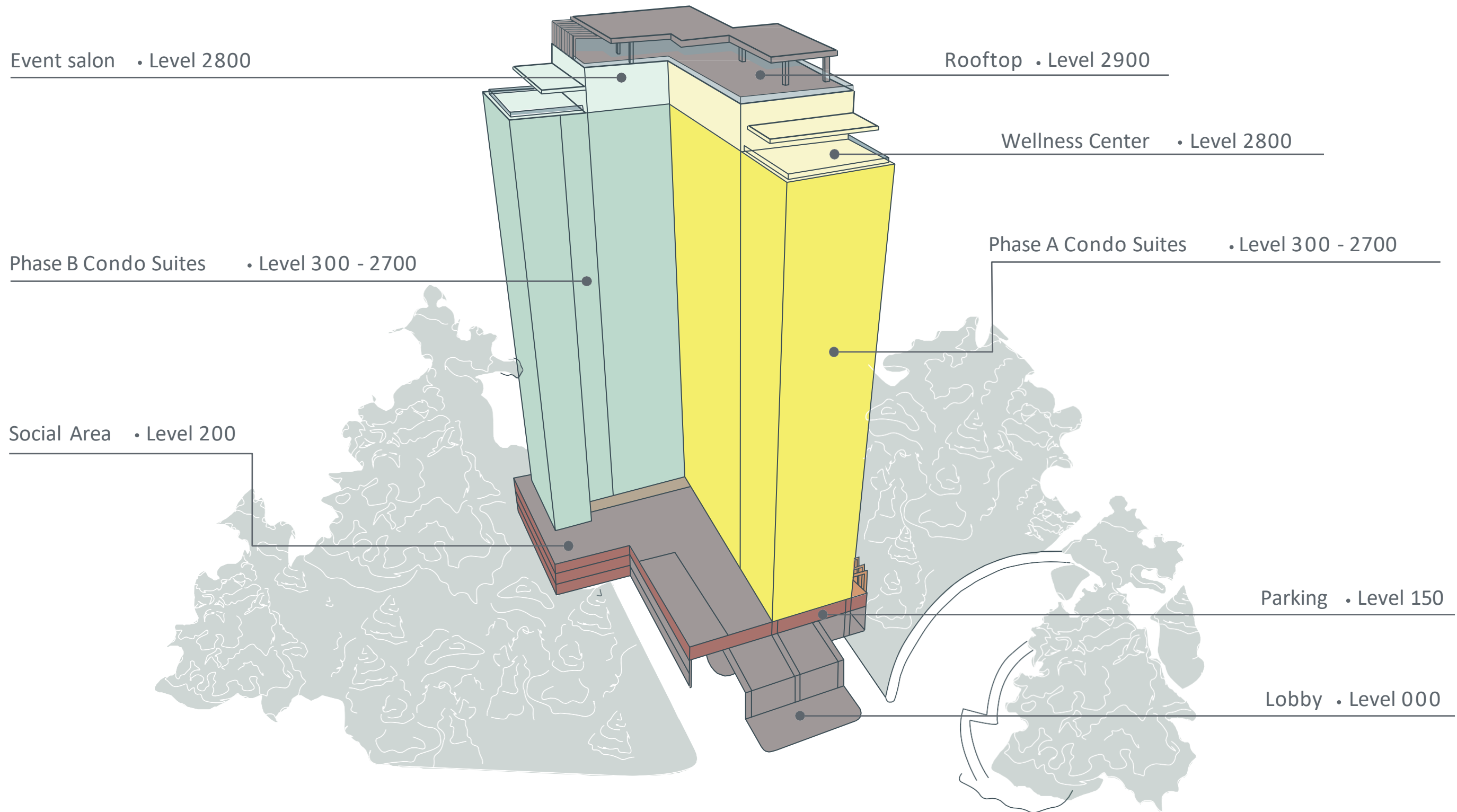
### 861 SQ. FT.

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.\*

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

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



Event salon • Level 2800

Rooftop • Level 2900

Wellness Center • Level 2800

Phase B Condo Suites • Level 300 - 2700

Phase A Condo Suites • Level 300 - 2700

Social Area • Level 200

Parking • Level 150

Lobby • Level 000



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# Introducing ONVIA

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We're proud to introduce ONVIA—a major step forward in our ongoing commitment to enhancing your Residential Ownership journey.

This fully integrated, all-in-one platform not only builds upon the services you already enjoy as a Residence Owner—it also introduces a range of thoughtfully designed benefits tailored specifically to the needs of residence occupants. Discover ONVIA's key features, how it works, and the many ways it will enrich and simplify your Residential Ownership experience.

Residence occupants enjoy a range of top-tier benefits inspired by hotel living—including exclusive offers in fine dining and wellness experiences, allowing you to indulge in epicurean delights while nurturing your body, mind, and soul.

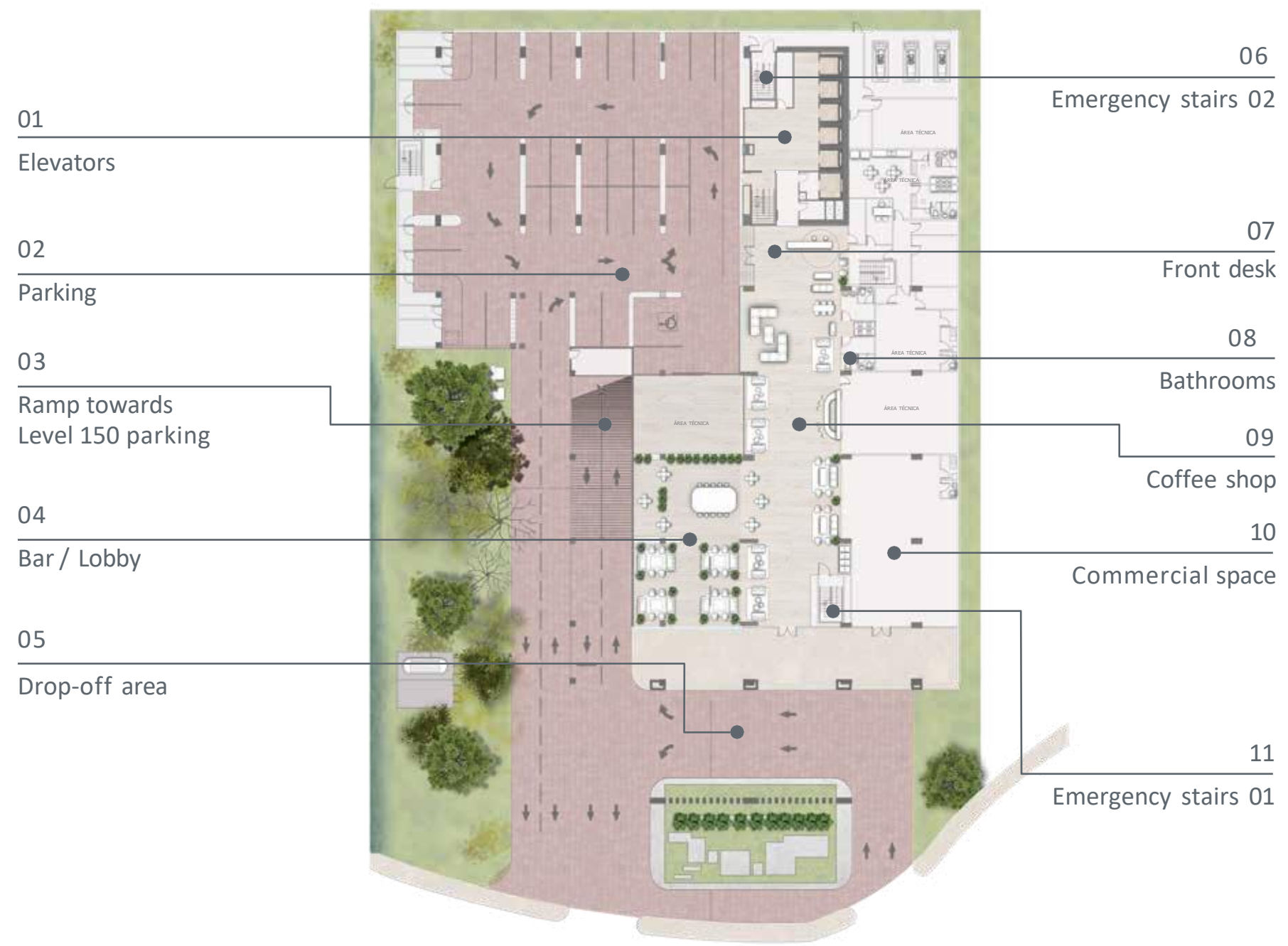
Deeded Residence Owners will also enjoy Elite Status with Marriott Bonvoy, the world's most rewarding travel loyalty program. Benefits include exclusive offers from our luxury partners, privileged access to premium experiences, and complimentary stays, air travel, and more—all while earning and redeeming points and miles.

Explore revitalizing lifestyle enhancements with exclusive owner privileges through Marriott International's ONVIA Stays program. Enjoy preferred room rates and distinctive amenities at participating hotels—all complemented by the signature Westin brand service.



# Lobby

Level 000



Main avenue



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



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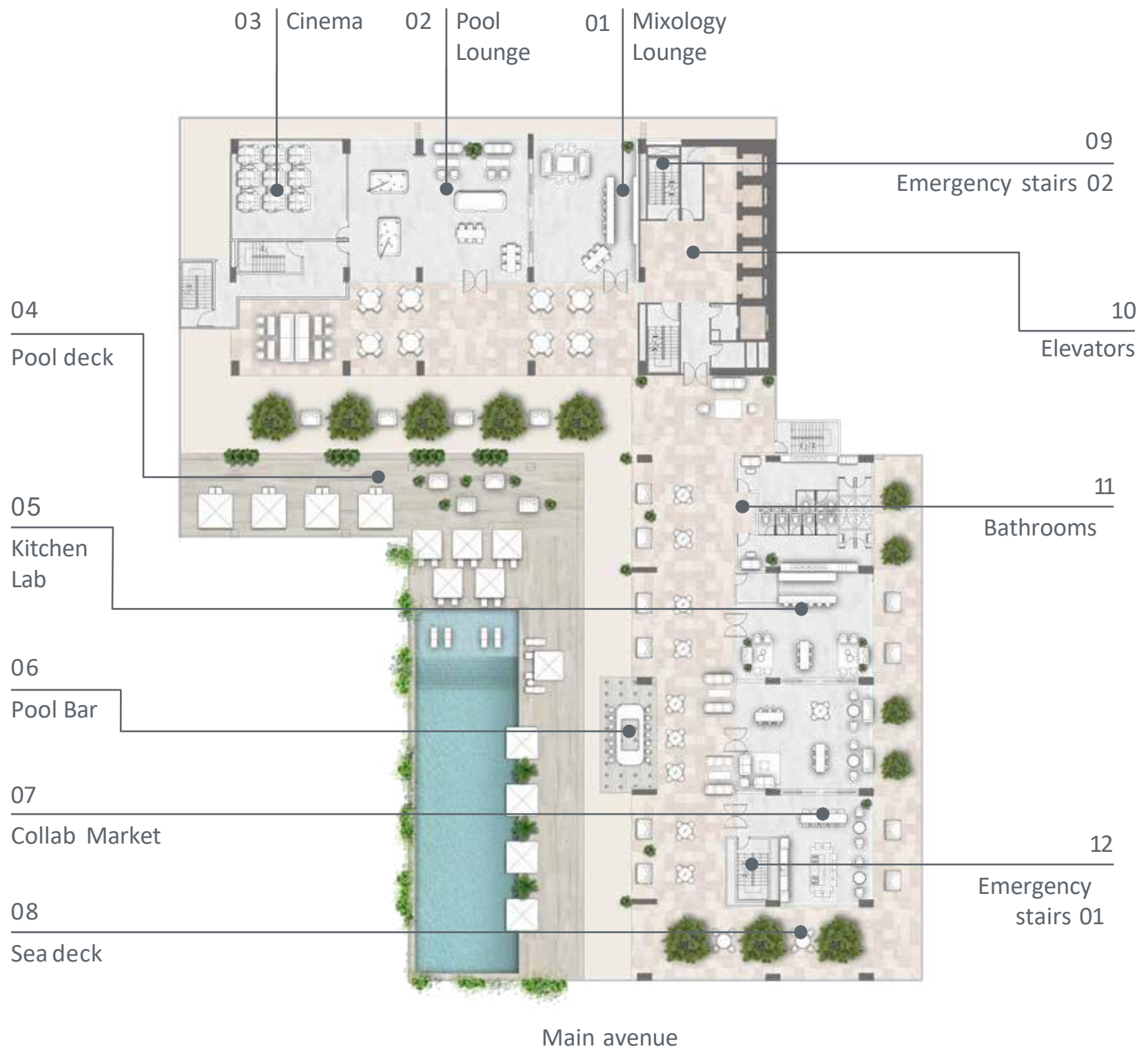
\*Inspirational reference images. Renderings and units are subject to change as required to follow Marriott and brand standards.

# Resort-style amenities

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# Social Area



Level 200



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





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# Mixology Lounge

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



# Kitchen Lab

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

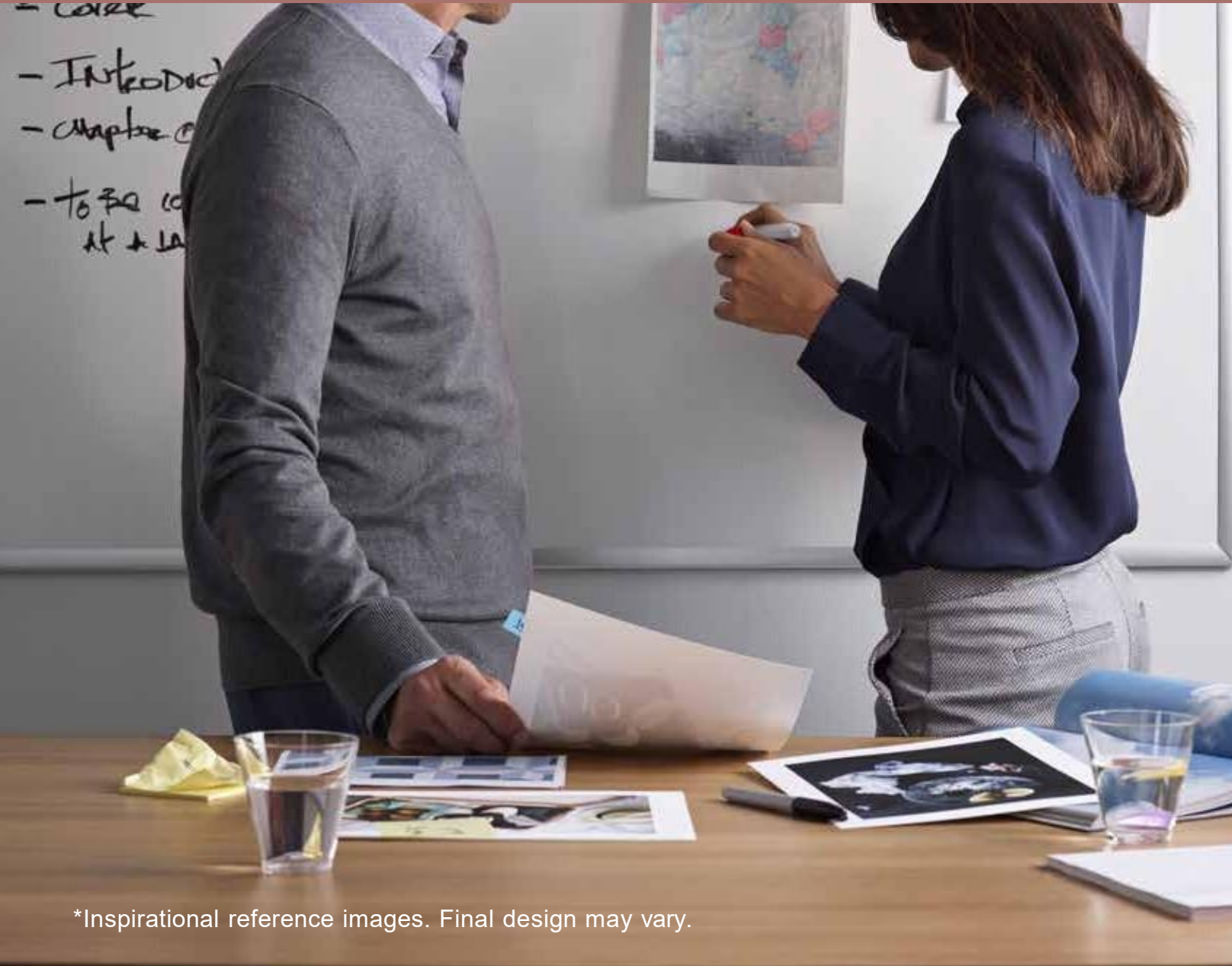


\*Inspirational reference images. Final design may vary.

# Collab Market

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



\*Inspirational reference images. Final design may vary.

# Meeting room

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



# Wellness Center



Level 2800



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

# Wellness Center

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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



Level 2900



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

# Floorplan

Regular level

Levels 400 - 2700

View towards the rainforest

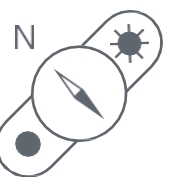


View towards the beach and the rainforest

View towards the beach

Phase A

Main avenue



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

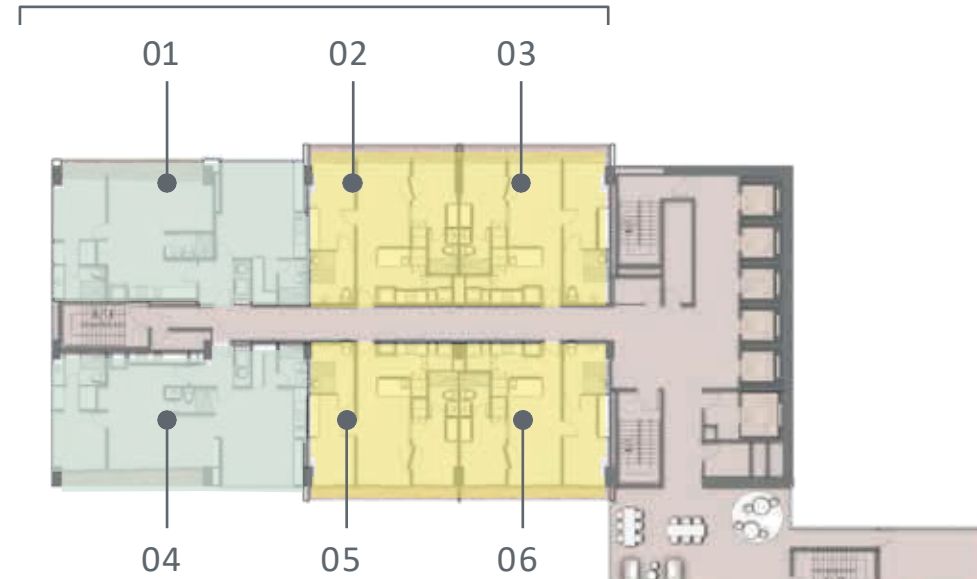
# Floorplan

Accesible level

Level 300

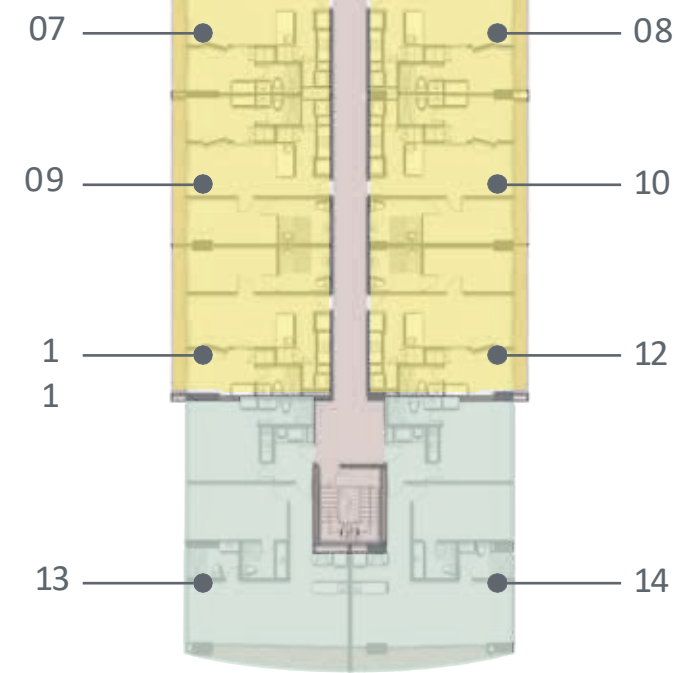
View towards the rainforest

Phase B



View towards the beach and the rainforest

- 1,377 sq. ft.
- 861 sq. ft.



Phase A

View towards the beach

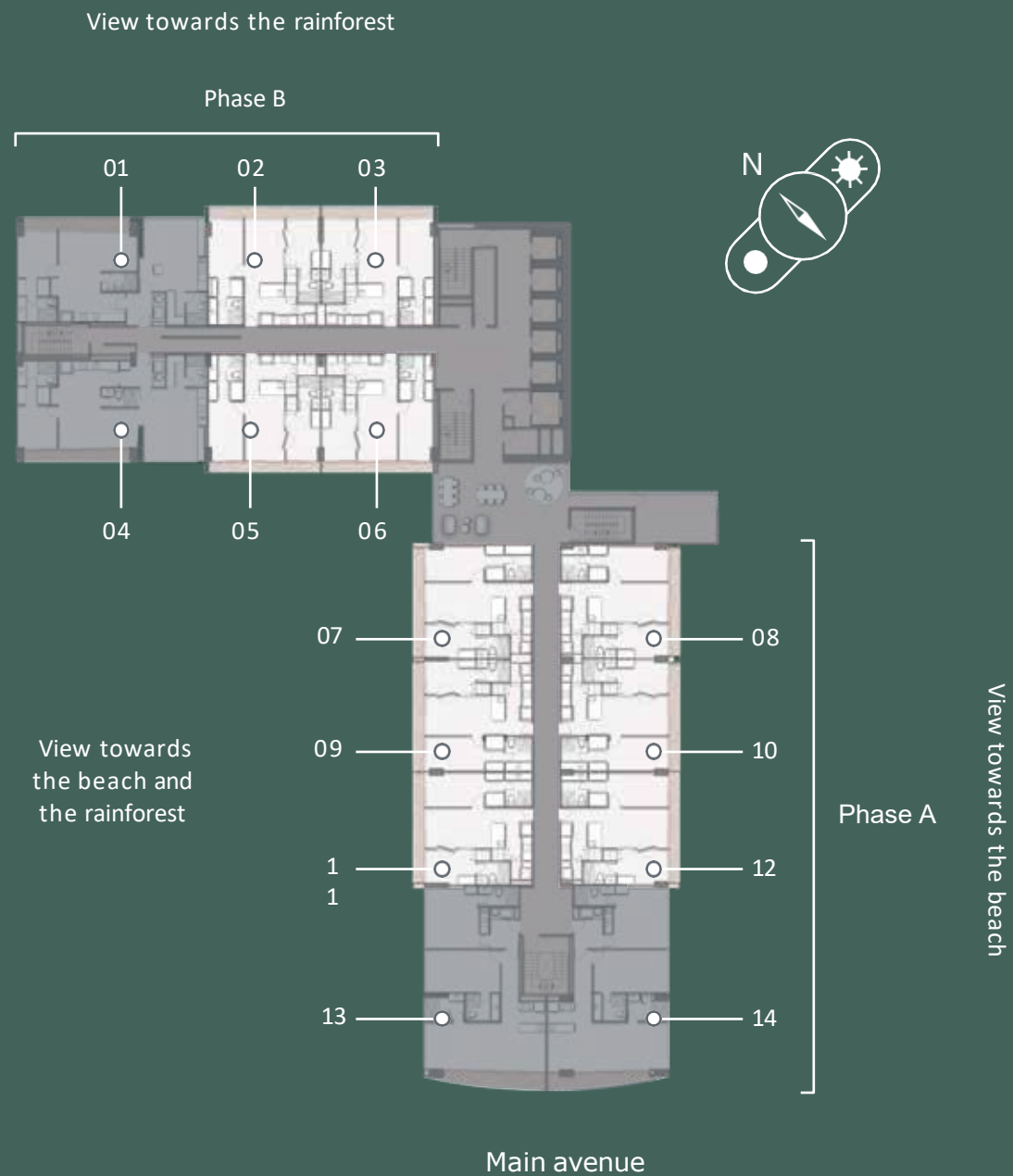
Main avenue



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# Distribution 861 sq. ft.

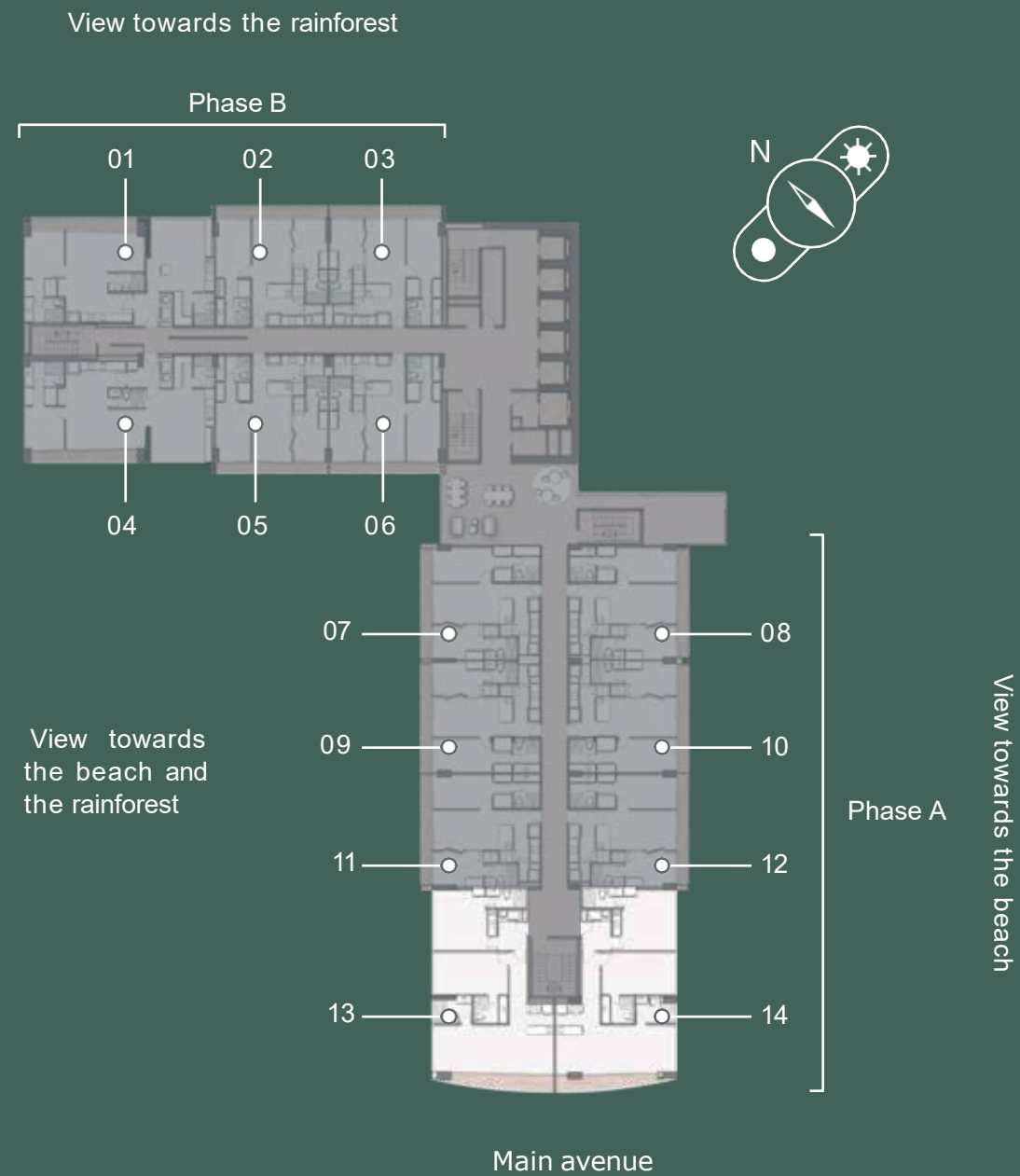
## Phase A & B



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# Distribution 1,377 sq. ft.

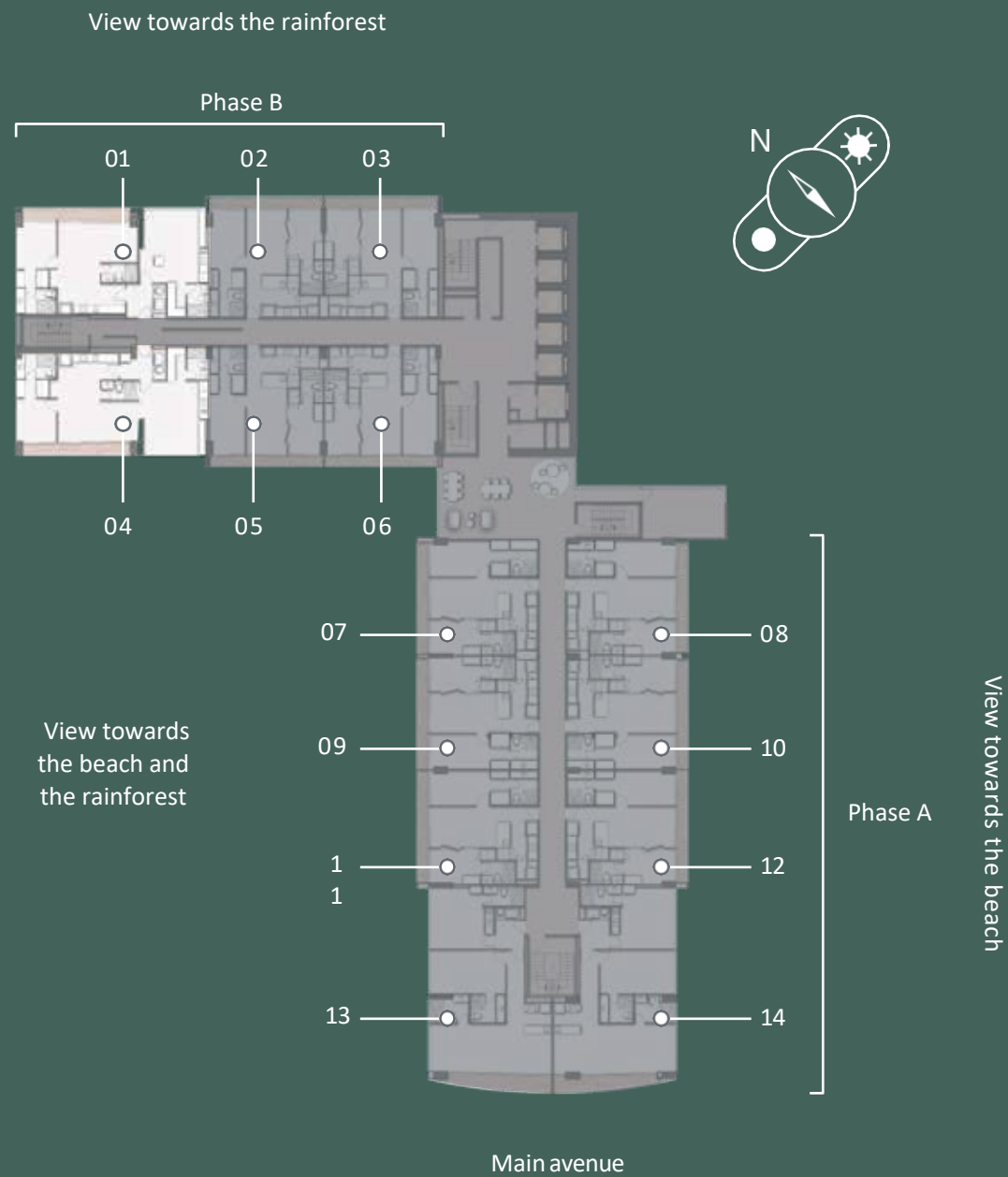
## Phase A



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# Distribution 1,377 sq. ft.

## Phase B



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# Lock-off

Mode of use for 1,377 sq. ft. 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.



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

# 861 sq. ft. 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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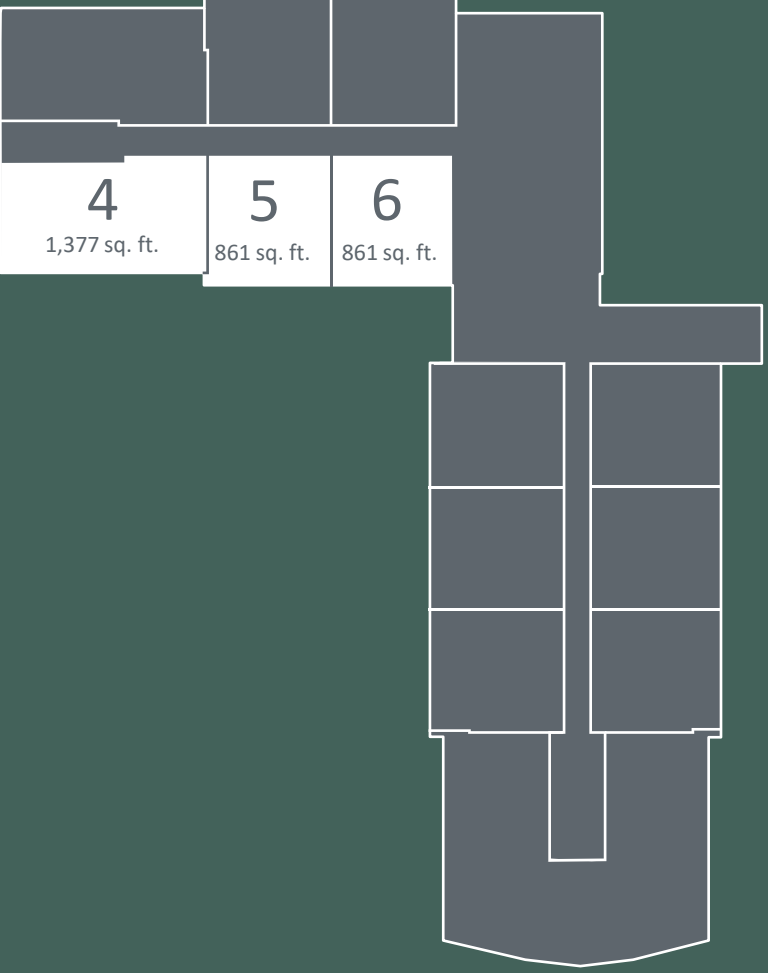
# 1,377 sq. ft. Model





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# View towards the beach and rainforest



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

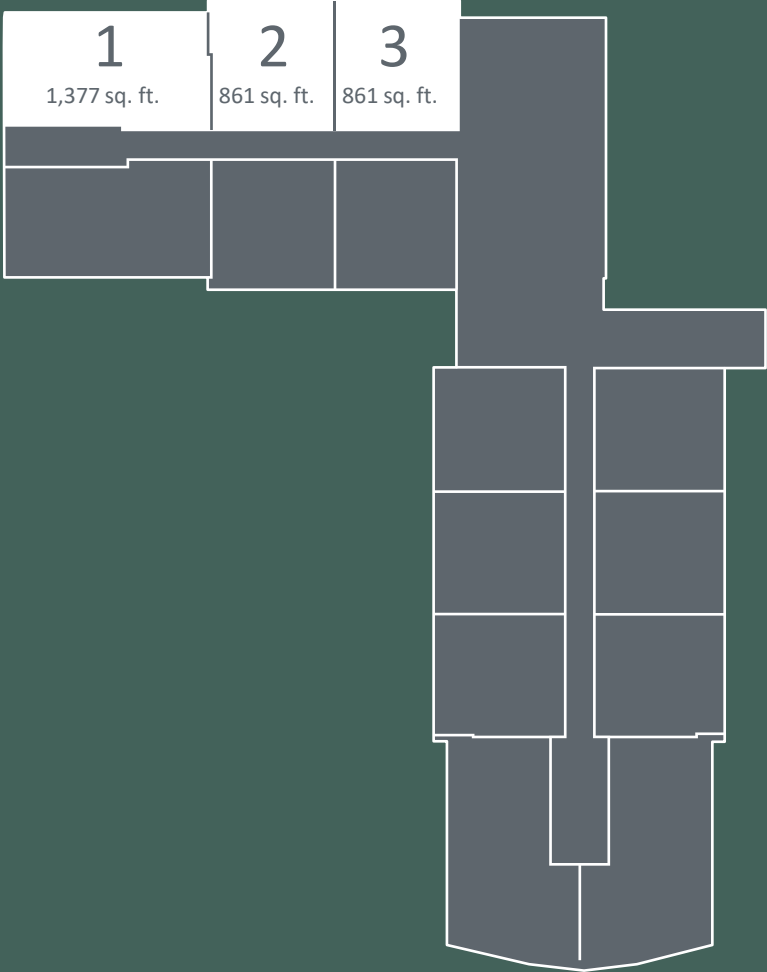
# View from level 1400

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\*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

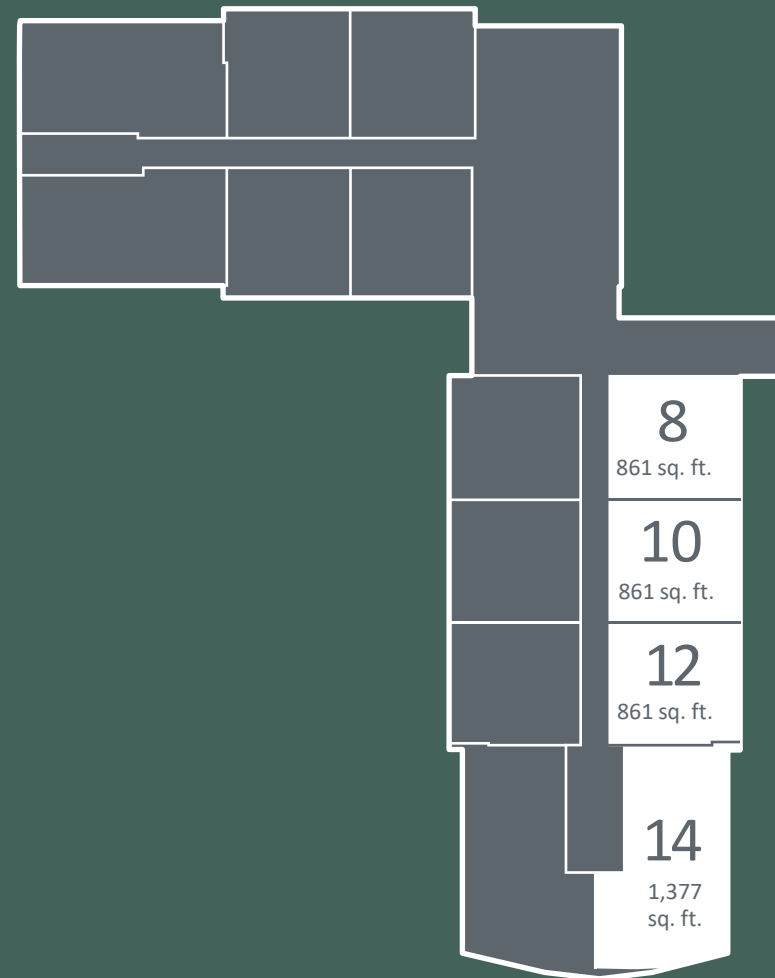
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\*Approximate view from the level 1400. Each unit's view may vary depending on height and orientation.

# View towards the beach

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

# View from level 1400

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

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## RESIDENCES

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To learn more, contact us or visit one of our sales offices:

- 📍 PH Bayfront Tower, Avenida Balboa
  - 📍 Edificio Bandera, Casco Antiguo
  - 📍 Plaza del Este, Costa del Este
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