

****Project Technical Sheet****

****Project Name:****

Beautiful Mind Panama

****Website:****

www.beautiful-mind-venao.com

****Owner:****

Oleksandr Ziberman

****Property ID:****

30394953

****Physical Location:****

Province of Los Santos, District of Pedasí, Corregimiento Los Asientos, Venao BEACH Main Road, Location: Bajos de Oria

****Total Area:****

5 hectares (12 acres)

****Property Value:****

According to Appraisal: \$4 200 00 USD

****Sale Price:****

\$ 450 000 USD (Negotiable)

****Property Strengths:****

1. Land with completed earthworks for a commercial plaza with a gas station, 4 buildings, and a hotel. Additional earthworks for \$9000 USD could increase the number of buildings to 8, each with 4 floors and 16 apartments. More floors can be added.
2. There is a conceptual Master Plan for the project. With this Master Plan, construction can begin with the promise of presenting a signed construction project by a Panamanian architect and a land-use change request. I have direct contacts for approvals and can assist with this.
3. The property does not border other properties that would affect the proposed development. It has no neighbors, but is situated just before Playa Venao, with everyone passing by the property.
4. The property is highly profitable due to its location on the main road.
5. The property fronts a street that is 2 minutes from Playa Venao, an excellent destination for surfers and both national and international tourists.
6. The property has an appraisal of \$4706000 USD.
7. The owner is willing to negotiate a good price to ensure a successful sale.
8. In Playa Venao, a community of 120 nations lives in harmony and friendship. The people have a unique mentality.
9. Respected and influential individuals, such as bank and construction company owners, live in Playa Venao.

10. An American private school and a clinic are planned for construction in Playa Venao.

11. Pedasí has a modern hospital and university.

12. Playa Venao is experiencing significant development and offers easy, same-day approval of plans and projects by the Municipality of Pedasí. I have direct contacts and can assist with this.

13. Taxes can be negotiated and discussed without issues with the Municipality.

****Current Status:****

1. Approached the Municipality of Pedasí for this project.

2. Panamanian laws allow for a provisional construction permit once the construction plan is presented to the municipal engineer, advancing the construction process.

3. Zoning can be obtained by requesting it from the Municipality of Pedasí, as the proposed activities do not violate local regulations. This permit has already been discussed with the Engineer of Pedasí, who is ready to sign it once the exact construction project is finalized with possible changes by the new owner. I can help present this to the authorities for approval.

4. An environmental impact study, Category I or II, will be required as defined by the Ministry of Environment. I have contacts in the Los Santos Ministry of Environment who will assist with this.

****Why Invest in Pedasí?****

1. The area has seen substantial growth in real estate projects over the past 10 years.
2. Rapid approvals and high demand for purchases.
3. Pedasí is recognized as a retirement destination for respected individuals from Panama and the USA.
4. The property is just 2 minutes from Playa Venao, a top site for international surfing competitions.
5. Quick access via a 60-minute flight from Panama City or a 5-hour drive (350 km).
6. The area is known for whale and turtle watching.
7. Warm climate ideal for tourists seeking sun.
8. Ideal site for recreational fishing.
9. The natural reserve island, Isla Iguana, is just 7 km from the beachfront.
10. The people of Pedasí and Playa Venao are friendly and welcoming. The real value of the land is in its people.
11. No crime in the area; homes can be left open for months without incident.
12. Building in Pedasí and Playa Venao can be up to 4 times cheaper than in the capital if the project owner is present with their construction engineer. Local labor is very affordable: a builder costs \$40 per day, and a laborer costs \$20 per day. I can provide contacts for verified workers.
13. Example: Building a 4-story building with 16 apartments in Los Santos costs \$280000 USD in raw construction. The pre-sale value is \$1880000 USD, with finishes depending on expenditure.

****Guaranteed Activities by the Project's Commercial Plaza:****

1. Gas Station – minimum \$600000 USD annually. I have quotes from an authorized company for construction and obtaining licenses and permits. Turnkey price: \$350000 USD for 3 pumps and 6 distributors.

2. Hardware Store – investment from \$100000 USD to \$500000 USD. I have contacts with wholesale suppliers in Panama. Annual income ranges from \$800000 USD to \$1500000 USD, depending on investment. No competition in the area.

3. Private Bank with international license (no cashier services in Panama, only transfers). I can provide contacts for lawyers who can process the license, which is not very costly.

4. Hardware Store.

5. Restaurant with bar.

6. Dollar Store.

7. Fitness Center – high demand in the area.

I will assist the new owner until they are 100% satisfied. I want to be remembered!

****Truly, this property is a gold mine with an ROI of 828%.****