



MONTECARLO

OCEAN REEF ISLANDS

**Where the majesty of
the ocean is just for you**

Exclusiveness



The pleasure of enjoying the sound of the ocean, the sea breeze,
waking up seeing sailboats and yachts dancing to the rhythm of the waves
That can't be explained in words...

You must live it!

That is why we designed **MONTECARLO**
So that you live every day the fullness of the ocean



Located in the exclusive private Ocean Reef islands, the **Montecarlo** building offers you:

Peace

Your own oasis of calm with only 6 floors and apartments of up to 500 m².

Where your concerns fade to connect with your people.



Fullness

Behold the immensity of the ocean together with the architectural richness of a vibrant city thanks to the exclusive 270° view.

Freedom

Design a multi-purpose area to your liking, outside your apartment and that only you will have access to, so you can: receive your business partners or use it for the gym you've always dreamed of or as a room for family use...

The possibilities are endless and the decision is YOURS.







Quietness

Your home in the middle of the ocean with acoustic insulation and soundproof windows, to protect you from the noise and offer you optimal lighting.





Entertainment

Nurture your social and family bonds in the relaxation areas of the Ocean Reef Yacht Club which is located just a few steps from the building.





Comfort and sustainability

An intelligent building that cares about your well-being and the environment, prioritizing energy saving and integrating charging stations for electric cars.

Always feel comfortable -no matter what happens outside- since we have backup systems that allow you to continue with your lifestyle at all times.



Wellness

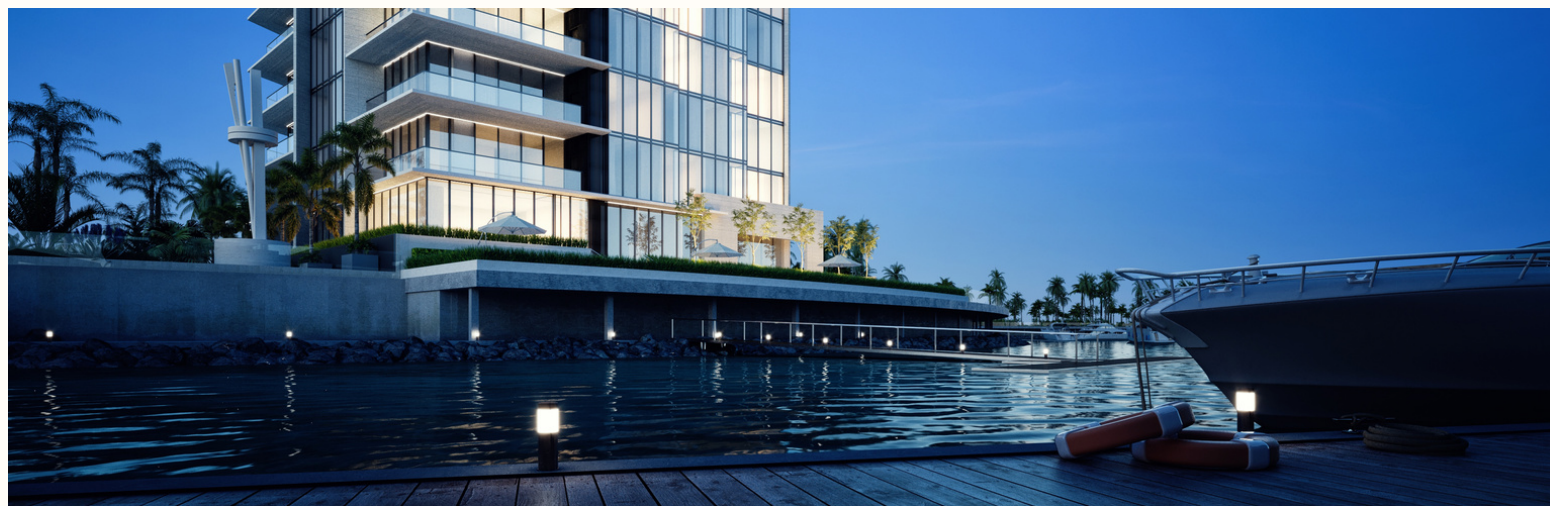
Private terraces to enjoy your family intimacy with unparalleled views.





Delight

Finishes finely cared for – there will be no difference between a luxury hotel and your home.





*Embrace the nautical
lifestyle together with
your family*

Direct access to the marina from your residence to venture to incredible destinations that you find just 10 nautical miles away.



Apartments that *evolve*
with you:

Montecarlo is a nautical sanctuary minutes from the city, a dream come true...

And it would be a shame to have to leave this exclusive place, with incomparable views, just because your family has changed over the years.





That is why we specially design the apartments so that you can adapt them for each stage of your life, adjusting to the size of your family and your needs

*You can transform a 500 m² apartment into two units of 330 m² and 170 m² with 1, 2 or 3 bedrooms.





3-bedroom apartments

- Open Area: 21.57 m² = 232.09 ft²
- Closed Area: 338.24 m² = 3,639.46 ft²
- Total Area: 359.81 m² = 3,871.55 ft²



1 or 2-bedroom apartments

- Open Area: 19.31 m² = 207.78 ft²
- Closed Area: 164.33 m² = 1,768.19 ft²
- Total Area: 183.64 m² = 1,975.97 ft²



4 to 5-bedrooms unified apartments

- Open Area: 40.88 m² = 439.87 ft²
- Closed Area: 502.57 m² = 5,407.65 ft²
- Total Area: 543.45m² = 5,847.52 ft²





Ocean Reef Islands, the only private islands created by man in Latin America

Live your passion for the ocean every day and in less than 10 minutes, return to Panama's financial zone.



A high revaluation investment

The limited supply of properties that promise a lifestyle full of distinction and delight in these islands, makes them investments that appreciate in value over time.



In addition, Ocean Reef islands offer you:

Beach volleyball, tennis, paddle tennis and basketball courts.

Parks, playgrounds for children, wide availability of parking for visitors.

Private residential marina, yacht club, haute cuisine restaurants, shops, water sports club and heliport.





PANAMÁ

a paradise to live in

- Strong economy based on the US dollar as the local currency.
- Political stability.
- Connectivity with the big cities of the world.
- Immigration easiness for foreign investors.
- Among the best countries to retire to.
- One of the safest countries in Latin America.





Since 1979, we have used our experience in real estate management, in Panama and other countries in Latin America and the Caribbean, to develop innovative projects that bear our seal of quality and distinction.





“When we bought this piece of land, Ocean Reef was still water, which allowed us to take the time and dedication to choose the BEST location within the best location.

What we want to achieve is to make it come true that you live in the place you dream of.

Rubén Prato – CEO Grupo Prato

Based on our values of innovation, quality and distinction, we chose the renowned architect Saúl Bassan, trusting that he would be able to design a piece of art that could convey the fullness of life by the ocean.



Grupo Prato



SBA GROUP

**Without a doubt,
he achieved it.**

The design of the balconies and main facade evokes sensations of robustness and spaciousness at the same time, honoring the 270° view and integrating the building with its surroundings.





**Designed for an
exclusive group of
families in love with
the ocean.[A**





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