



ALTA VISTA LA LAGUNA
EL MEJOR DE AMBOS MUNDOS



MORE THAN A REAL ESTATE PROJECT

A HIDDEN GEM WITH A MILLION-DOLLAR VIEW

Private mountain community near beaches, nature and everyday amenities



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WELCOME

TO ALTA VISTA



Between mountains and sea.

Set in the mountains of La Laguna, Alta Vista offers a rare balance of nature, comfort and accessibility. Just minutes from the coast, and surrounded by breathtaking views, it's a place designed for a more peaceful way of life.



1H 30

FROM
PANAMA CITY



25 MIN

FROM
THE BEACH



UP TO 7°C

COOLER
THAN THE COAST



MOUNTAIN
+ OCEAN

VIEWS

PRIVATE MOUNTAIN COMMUNITY



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INCLUDED COMMUNITY FEATURES



Pool & Covered Social Area

A shared space designed for relaxing, gathering, and enjoying the community.



Outdoor Maintenance Through HOA Fees

Helping keep common outdoor areas maintained and cared for.



Planned Internal Roads & Landscaping

Integrated into the development to create a more finished community environment.



Integrated Biological Wastewater Treatment

A project-wide treatment solution incorporated into the community infrastructure.



OPTIONAL SOLAR & BATTERY SOLUTIONS

Alta Vista works with a specialized solar company to provide homeowners with professionally designed solar and battery systems tailored to their individual needs.

Available as an optional upgrade.





ALTA VISTA LA LAGUNA
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ONE LANDSCAPE. MANY WAYS TO LIVE.

At Alta Vista La Laguna, every home is a reflection of your vision. From modern retreats to spacious family residences, our architectural designs meld seamlessly with the mountain landscape and natural surroundings.

*High-end homes, thoughtfully designed.
Built around you.*



MOUNTAIN AIR



NATURE NEARBY



BEACH ACCESS



DESIGNED FOR ALTA VISTA.
ADAPTED TO YOUR LIFESTYLE.



ALTA VISTA LA LAGUNA
EL MEJOR DE AMBOS MUNDOS

POWERED BY MODULEX.CASA ENGINEERING

ENGINEERED FROM THE INSIDE OUT

Every Modulex home is built with advanced materials and precision engineering for lasting performance, comfort and efficiency.



01

ROOF

THERMO-INSULATED SYSTEM

Two layers of zinc enclose an expanded polystyrene core for excellent **thermal insulation** and **weather resistance**.



02

WALLS

INSULATED COMPOSITE WALLS

Polystyrene core reinforced with ZAM galvanized steel studs, finished with Densglass® on the exterior and standard drywall on the interior. **Strong, lightweight, and highly insulated.**



03

FLOOR

HYBRID INSULATED FLOOR SYSTEM

Fiber cement layers with a 3-inch core of cement and polystyrene beads. **Superior support, efficient insulation, and effective soundproofing.**



04

STRUCTURE

ZAM® STEEL FRAME

ZAM steel, an alloy of aluminum, zinc, and magnesium, engineered for **exceptional corrosion resistance and long-term durability.**



05

FOUNDATION

ADAPTABLE ELEVATED SYSTEM

Raised concrete piers adapted for mountains, slopes or coastal tides. Elevated to **prevent moisture, improve comfort, and increase site flexibility.**



BUILT FOR YOUR ENVIRONMENT.



ALTA VISTA LA LAGUNA
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ENCANTADORA

— Linear Modular Villa —



Interior Space:

78 m² / 840 ft²



Exterior Space:

12 m² / 129 ft²



Total Space:

90 m² / 969 ft²



**ONE CABAÑA: 2 BEDROOMS
1 BATHROOM/1 LAUNDRY ROOM**

HOME PRICE FROM

\$ 133,000

USD

Price shown is for the house only



SERENA

— Compact Modular Villa —



Interior Space:

78 m² / 840 ft²



Exterior Space:

33 m² / 360 ft²



Total Space:

111 m² / 1 194 ft²



**2 BEDROOMS /
2 BATHROOMS/
CARPORT**

HOME PRICE FROM

\$ 143,000

USD

Price shown is for the house only



MIRADOR

— Hillside Modular Villa —



Interior Space:

100 m² / 1 080 ft²



Exterior Space:

100 m² / 1 076 ft²



Total Space:

200 m² / 2 152 ft²



**2 BEDROOMS / 1 WALK-IN
2 BATHROOMS / 1 LAUNDRY ROOM**

HOME PRICE FROM

\$ 204,000

USD

Price shown is for the house only





ALTA VISTA LA LAGUNA
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FLOR DE VIDA

— Modular Villa —



Interior Space:

144 m² / 1 550 ft²



Exterior Space:

70 m² / 753 ft²



Total Space:

214 m² / 2 303 ft²



**3 BEDROOMS / 3 WALK-IN
3 BATHROOMS/1 LAUNDRY ROOM**

HOME PRICE FROM

\$ 246,000

USD

Price shown is for the house only



HORIZONTE

— Modular Villa —



Interior Space:

123 m² / 1 320 ft²



Exterior Space:

144 m² / 1 560 ft²



Total Space:

267 m² / 2 874 ft²



**2 BEDROOMS / 1 OFFICE / 2 WALK-IN
2 BATHROOMS / 1 LAUNDRY ROOM/
CARPORT (55 m² / 600 ft²)**

HOME PRICE FROM

\$ 257,000

USD

Price shown is for the house only





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DOS PALMAS

— Dual Residence —



Interior Space:

160 m² / 1 720 ft²



Exterior Space:

38 m² / 408 ft²



Total Space:

2 x 99m² / 2 x 1 065 ft²



**TWO CABAÑAS: 2 BEDROOMS/
1 BATHROOM / 1 LAUNDRY ROOM
EACH**

HOME PRICE FROM

\$ 261,000

USD

Price shown is for the house only





ALTA VISTA LA LAGUNA
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LOGOS

— Two-Story Modular Villa —



Interior Space:

161 m² / 1 733 ft²



Exterior Space:

57 m² / 612 ft²



Total Space:

241 m² / 2 595 ft²



**3-4 BEDROOMS / 2 WALK-IN
2 BATHROOMS/ 1 LAUNDRY ROOM/
CARPORT (23 m² / 247 ft²)**

HOME PRICE FROM

\$262,000

USD

Price shown is for the house only





ALTA VISTA LA LAGUNA
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ALTURA

— Two-Story Modular Villa —



Interior Space:

178 m² / 1 920 ft²



Exterior Space:

112 m² / 1 200 ft²



Total Space:

290 m² / 3 120 ft²



**3-4 BEDROOMS / 2 WALK-IN
3 BATHROOMS/ 1 LAUNDRY
ROOM/CARPORT (45m²/ 480 ft²)**

HOME PRICE FROM

\$ 297,000

USD

Price shown is for the house only





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QUINTAESSENCIA

— Modular Villa —



Interior Space:

180 m² / 1 915 ft²



Exterior Space:

105 m² / 1 130 ft²



Total Space:

285 m² / 3 000 ft²



**3 BEDROOMS / 1 OFFICE / 3 WALK-IN
3 BATHROOMS / 1 LAUNDRY ROOM / 1
GARAGE (35 m² / 376 ft²)**

HOME PRICE FROM

\$ 318,000

USD

Price shown is for the house only



LOT AVAILABILITY LIST

PRIVATE NEIGHBORHOOD — LALAGUNA, SAN CARLOS, PANAMA OESTE

Lot prices calculated at \$65 USD / m²

SITE PLAN





■ Phase 2 – Coming Soon
 ■ Available
 ■ Reserved
 ■ Sold

Lote #	VIEW	Size (m ²)	Size (ft ²)	Price	Status	Price with discount*
1	Ocean View	555.66	5,981.07	SOLD	SOLD	SOLD
2	Ocean View	502.62	5,410.15	\$32,670.30	AVAILABLE	\$29,403.27
3	Ocean View	500.00	5,381.95	\$32,500.00	AVAILABLE	\$29,250.00
4	Ocean View	500.00	5,381.95	\$32,500.00	AVAILABLE	\$29,250.00
5	Ocean View	500.00	5,381.95	\$32,500.00	AVAILABLE	\$29,250.00
6	Ocean View	1,025.86	11,042.25	\$66,680.90	AVAILABLE	\$60,012.81
7	Ocean View	500.00	5,381.95	\$32,500.00	AVAILABLE	\$29,250.00
8	Ocean View	500.00	5,381.95	\$32,500.00	AVAILABLE	\$29,250.00
9	Ocean View	500.00	5,381.95	\$32,500.00	AVAILABLE	\$29,250.00
10	Ocean View	889.90	9,578.79	\$57,843.50	AVAILABLE	\$52,059.15
11	Ocean & Mountain View	1,389.77	14,959.35	\$90,335.05	AVAILABLE	\$81,301.55
12	Ocean & Mountain View	1,073.33	11,553.22	SOLD	SOLD	SOLD
13	Ocean & Mountain View	807.97	8,696.91	\$52,518.05	AVAILABLE	\$47,266.25
14	Ocean & Mountain View	800.66	8,618.22	\$52,042.90	AVAILABLE	\$46,838.61
15	Ocean & Mountain View	803.97	8,653.85	\$52,258.05	AVAILABLE	\$47,032.25
16	Ocean & Mountain View	1,003.08	10,797.05	\$65,200.20	RESERVED	\$58,680.18
17	Ocean & Mountain View	1,012.71	10,900.71	\$65,826.15	AVAILABLE	\$59,243.54
24	Mountain View	1,229.87	13,238.20	\$79,941.55	RESERVED	\$71,947.40
27	Mountain View	1,398.75	15,056.01	\$90,918.75	AVAILABLE	\$81,826.88
Globo B	Ocean & Mountain View	1,140.00	12,270.85	SOLD	SOLD	SOLD
28-33	—	—	—	—	Phase 2 - Coming Soon	Coming Soon

Prices are subject to change without prior notice. Reserved lots (RSV) are held for a limited period; please confirm current availability with your sales representative

Phase 2 lots will be released for sale at a later date — pricing to be announced.

For house pricing, see the 2026 Price List

*Year-End Special promotional pricing. Discounts are subject to construction timelines and applicable terms and restrictions. Offer valid through December 31, 2026. Please confirm eligibility with your sales representative.



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MORE MODELS. MORE POSSIBILITIES.



The homes featured in this catalogue are
only a selection of what is available at

Alta Vista La Laguna.



Choose from additional models, adapt layouts,
and customize key elements to better suit your
site, lifestyle and preferences.



**FOR ADDITIONAL MODELS AND
CONFIGURATIONS, CONTACT OUR TEAM.**



SCAN TO VISIT
OUR WEBSITE



PHONE / WHATSAPP
507-6202-5452



WEBSITE
altavistalalaguna.com



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