



# RIVERWALK

RESIDENCES





VENAO WEST

# RIVERWALK

RESIDENCES

**MACRO PROJECT: VENAO WEST**  
**RESIDENTIAL PROJECT: RIVER WALK**

Venao West is an expansive community area development that encompasses various projects. One of its highlights is **River Walk**, a meticulously planned residential gated community. River Walk, nestled within the larger Venao West development, offers an exclusive and secure living experience immersed at the heart of nature, just minutes from Venao's center.

It's a thoughtfully designed real estate project tailored to provide residents with a unique blend of comfort, amenities, and a sense of community.

## **Why Venao West?**

AMF was born in Playa Venao, so we're bringing Venao's lifestyle & building an inspired way of living AT VENAO WEST.



## About Panama

- ❖ **Hub of the Americas:** Panama, a country of just 4 million. Panamá is positioned as a strategic place for international air interconnection.
- ❖ **Strategic geographical position:** not only for business but for the safety of the visitor, Panama never gets hurricanes!
- ❖ **U.S. Ties:** Panama, while independent, benefits from U.S. military protection and uses the U.S. dollar.
- ❖ **A Global Lifeline:** Panama Canal generates nearly **\$10 billion annually** for the nation, while playing a critical role in international shipping.
- ❖ **Tourism Boom:** Panama is emerging as a popular **tourist destination**, with visitors spending more per day than in Costa Rica.
- ❖ **Economic Growth:** Tourism is a significant contributor to Panama's growing economy.
- ❖ **A Shopper's Paradise:** Panama has emerged as a luxury shopping destination in the region due to strategic location, favorable tax policies, and growing affluent population.

# About Panama

- ❖ **A Hub of Luxury:** The city boasts a diverse range of world-class hotels, including Waldorf Astoria, W, Hilton, Sofitel, Bristol, Le Méridien, JW Marriott, and more.
- ❖ **A Modern Metropolis:** Panama City's stunning skyline and modern infrastructure, including a **metro system**, rival those of major global cities like Miami and Singapore. The **infrastructure** and **roads** are many levels ahead of our main comp which is Costa Rica.
- ❖ **Diverse Tourism:** Panama City caters to a wide range of tourists, from fishing enthusiasts and bachelor parties to casino goers to surfers to the highest level of luxury seekers.
- ❖ **Real Estate Opportunities:** Panama offers dollar based **freehold and titled land ownership**, making it an attractive destination for real estate investment.



# Playa Venao

Perfect Waves Meet  
Golden Sunsets

*A growing destination,  
rapidly gaining  
international  
recognition for its  
natural beauty and  
unique offerings*



## A Surfer's Paradise:

- ❖ A premier surfing destination in Panama known for year-round consistent waves, featured in the national surf circuit.
- ❖ Host of the ISA World Surfing Games twice in the past 15 years, attracting surfers globally. World-class waves for all skill levels

## Nature's Playground

- ❖ A captivating destination for families and travelers of all ages, offering unforgettable outdoor expeditions like **fishing, turtle releases, birdwatching, waterfall hikes, and whale encounters.**
- ❖ Lush jungle, pristine mangroves and beaches, pastoral landscapes

## Wellness Retreat

- ❖ Celebrated for serene wellness retreats for relaxation and rejuvenation, along with vibrant eco-adventures for active travelers
- ❖ Selina, formerly a listed hospitality company, started here in 2015 before expanding to 150 locations across the world, a testament to the area's appeal.



# Playa Venao

Perfect Waves  
Meet Golden  
Sunsets



## LOCATION

Venao West

Cañas Town

- Adjacent Playa Venao is a center of tourism with a vibrant nightlife, year-round surf, and various options for sports and activities.
- Nearby neighborhoods of Cañas and El Ciruelo provide extended housing options.
- Pedasi and Tonosi are larger, established towns with populations of 5,000-10,000.

## SURROUNDING AREA

ISLA CAÑAS

- Cañas town (2 km)
- Playa Venao (10 km)
- Pedasi (43 km), pop. 5,000+
- Tonosi (26 km), pop. 10,000+
- Las Tablas (58 km), pop. 30,000+
- Chitre (85 km), pop. 60,000+

VENAO POINT

HIDDEN BEACH

Playa Venao

LA PLAYITA RESORT

# AMFCAPITAL



With a decade-long commitment in Playa Venao, AMF Group stands as a visionary force, owning the largest developable landholding of 850 acres and shaping the future of this vibrant destination.

Building more than just homes, we're crafting sustainable communities in Panama, where comfort, amenities, and nature harmoniously coexist, fostering a strong sense of community.

Our residential projects are located in a variety of locations, from serene, scenic settings to convenient, centrally located areas. Our diverse portfolio offers residential options, commercial properties, and a variety of hospitality solutions.





Development



Adventure business



Property Management



Hostels



Flight business



Rental cars



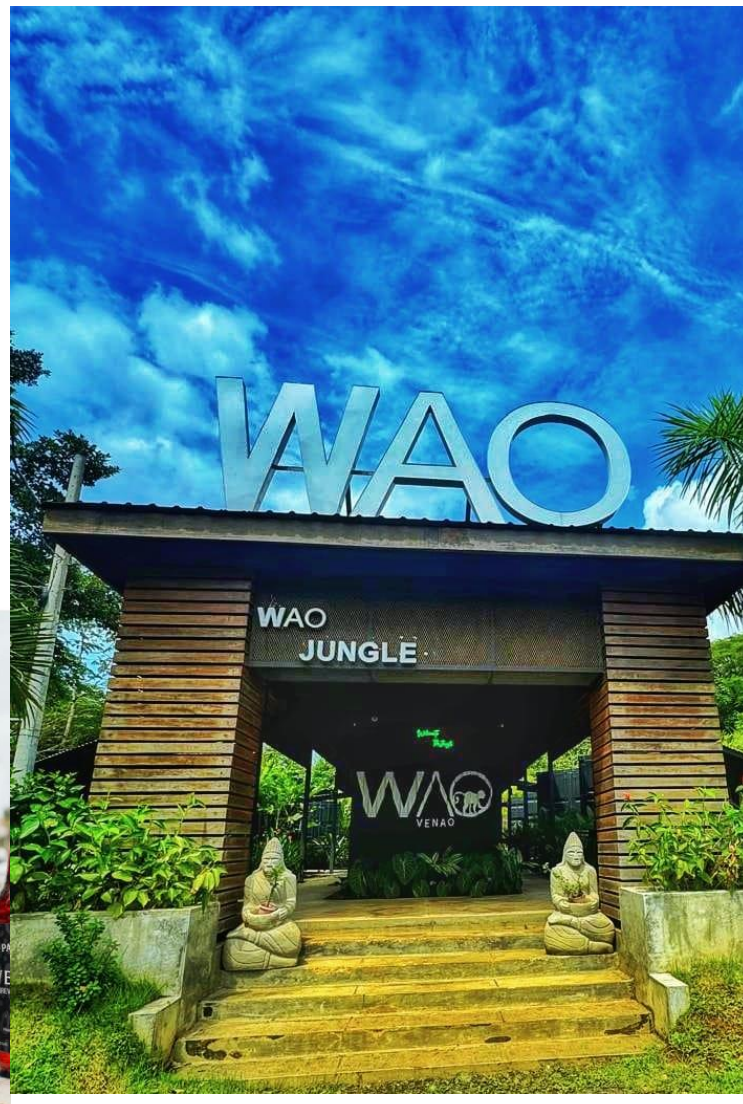
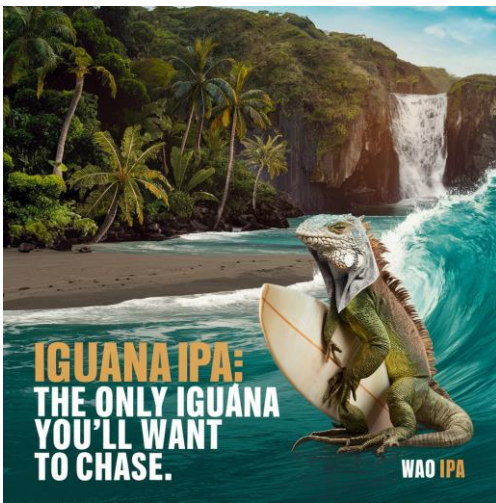
Private School



Hotels

Diversified operations, including

- ❖ Real estate development
- ❖ Hospitality
- ❖ Property management
- ❖ Private school
- ❖ Aviation and charter flights
- ❖ Car rentals
- ❖ Adventure tourism
- ❖ A brewery that makes 4 types of locally-crafted craft beer







VENAO WEST

MASTER  
PLAN



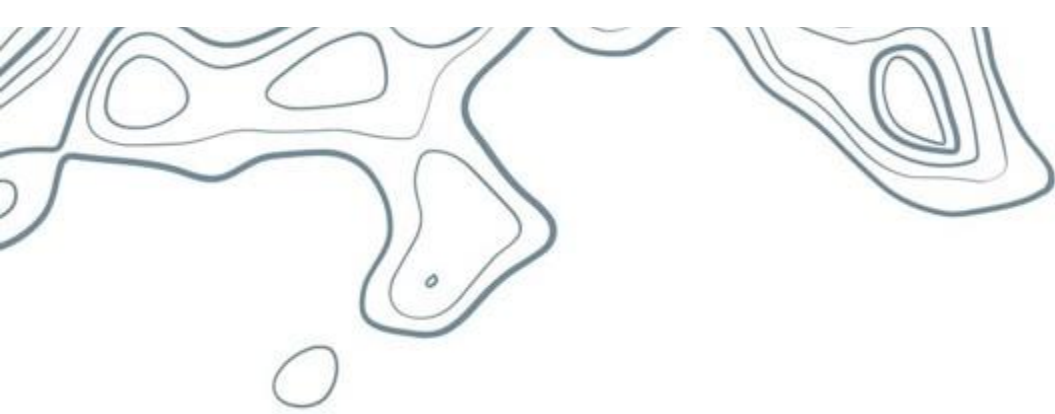
**MANGLARES**  
DISCOVERY SCHOOL

**GREEN HILLS**  
RESIDENCES

**WAO** HOTELS  
VENAO

**RIVERWALK**  
RESIDENCES

**A COMMUNITY TO GROW.**



**AMF**   
**CAPITAL**  
REAL STATE & DEVELOPMENT



VENA WEST

**INVEST IN  
YOUR FUTURE.**

**BUILT FOR INSPIRED LIVING.**



# RIVERWALK

## RESIDENCES

River Walk is a carefully crafted environment that fosters a lifestyle where residents can thrive amidst the tranquility of nature while enjoying high end finishes & amenities.

Whether it's the carefully chosen architectural details, community spaces, or the surrounding natural beauty, River Walk is a living experience that exceeds expectations.

### AMENITIES

-  Gated Community - 24/7 Security
-  Fitness & Sports Center\* In progress
-  Plaza with restaurants, market & more\* In progress
-  Private School
-  On Site Property Management
-  Wao Hotel
-  Clubhouse, Bar & Pool\* In progress



An aerial architectural rendering of a residential development. The scene is viewed from a high angle, showing a winding road that curves through a lush green landscape. On the left side of the road, four houses with dark grey roofs are arranged in a row. Further down the road, a white car and a red car are parked. The road curves to the right and then loops back to the left, surrounding a large, circular clubhouse and plaza area. The clubhouse has a white roof and is surrounded by palm trees and other tropical vegetation. The plaza area is paved and has several tables and chairs. The background shows a body of water with white sand beaches and palm trees. Two dashed white lines run vertically through the scene, one on the left and one on the right.

**WAO**  
VENAO  
HOTELS



VENAO WEST

**RIVERWALK**  
RESIDENCES

**CLUBHOUSE  
& PLAZA**

# MODEL: PALMA

## STARTING AT \$250,000

### STANDARD AMENITIES

-  400 - 428m<sup>2</sup>
-  3 Bedroom
-  166m<sup>2</sup>
-  Patio
-  2.5 Bathroom
-  2 Parking Spaces

### ALL INCLUDED

-  400 - 428m<sup>2</sup>
-  3 Bedroom
-  166m<sup>2</sup>
-  Outdoor Covered Terrace
-  2.5 Bathroom
-  Pool
-  2 Covered Parking Spaces
-  Storage Room
-  Solar Panel System





# Model Palma











# MODEL: ROBLE

## STARTING AT \$300,000

### STANDARD AMENITIES

-  420m2 - 760m2
-  186m2
-  2.5 Bathroom
-  2 Parking Spaces
-  3 Bedroom
-  Terrace
-  Detached Guest Room

### ALL INCLUDED

-  420m2 . 760m2
-  186m2
-  3.5 Bathroom
-  2 Covered Parking Spaces
-  Solar Panel System
-  4 Bedroom
-  Outdoor Covered Terrace
-  Pool
-  Storage Room
-  Detached Guest Room















**Model Roble**

# MODEL: ROBLE DELUXE

## STARTING AT \$395,000

This model is a more stylized version, with larger spaces and a more comfortable layout.

-  420 - 760m<sup>2</sup>
-  211.76m<sup>2</sup>
-  3 bathrooms
-  3 bedrooms
-  Solar panel system
-  2 covered parking spaces
-  Pool
-  Kitchen with pantry
-  Storage room
-  Outdoor covered

- Master bedroom comes with bath tub and walking closet
- Secondary bedroom comes with walking closet
- Bigger rooms, kitchen, living room, dining room and pool







# Master plan



# RIVERWALK

RESIDENCES

## THE HOUSE

We designed the house to integrate with the environment. Surrounded by towering trees and a facade adorned in earthy tones that mirror the rich hues of the nearby foliage. The large windows and high ceilings enhance the panoramic views, allowing the house to connect with nature and become an integral part of the living experience.

The exterior showcases a minimalist yet sophisticated aesthetic, with clean lines and a subdued color palette that complements, rather than competes with, the surrounding nature.




# RIVERWALK

RESIDENCES



## GUEST ROOM & POOL AREA





# WHY VENAO WEST?



Booming  
tourism  
industry



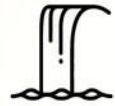
Flights  
available at  
Pedasi airport



Private  
Schools



Relaxed,  
nature driven  
lifestyle



Numerous  
waterfalls &  
beaches  
nearby



World  
Renowned  
Surf



Rich natural  
diversity.



Gastronomic  
Diversity



Top fishing  
area



Well-kept  
roads



# Area Schooling Options

SCHOOLING OPTIONS

## EARLY EDUCATION

- Manglares Discovery School
  - Reggio Emilia-inspired forest preschool (private)

## ELEMENTARY SCHOOL

- Manglares Discovery School
  - US-based curriculum (private)
- Escuela Pablo Barrios
  - MEDUCA Cañas (public)

## HIGH SCHOOL

- Homeschool co-op (Playa Venao)



## Furniture packages\*

### Option 1

Palma model: \$26,500

Roble model: \$28,500

### Option 2

Palma model: \$37,500

Roble model: \$41,500

## Property Management

Palma model (expected annual net profit) \$11,000\*

Roble model (expected annual net profit): \$13,000\*

Roble Deluxe (expected annual net profit): \$15,300\*

\*Inquire for more details



**WAO** HOTELS  
VENAO

**VENAO**  
ZIPLINE  
ADVENTURE

**WAO**  
TRAVEL

**WAO** BEACH  
PLAZA

**AMF** FLIGHTS