



Roca Milagro, a residential community near Rovira Arriba, Republic of Panama



About one and a half kilometres outside a sleepy Panamanian community by the name of Rovira Arriba is what has so far been one of Panama's best-kept secrets, a residential development called Roca Milagro. While other similar projects have lots of fancy brochures, glossy pictures, fancy websites and oodles of sales hyperbole, we have something much better. What do we have? We have a project that is already underway, without a lot of fanfare or unsubstantiated hype.

How do we know that we are situated one and a half kilometres from Rovira Arriba? Because we carted in two hundred and sixty-three truckloads of fill and gravel and hired graders, dump trucks, rollers and personnel to improve the municipal road running from Rovira Arriba to our Roca Milagro development. We paid for it all and donated our efforts to the municipality. Why? Because we want to be good neighbours. And because we

**Affordable,
Accessible,
and Desirable:**

want the eventual residents of our community to have the best of everything, including good roads to travel on.

**Roca Milagro
is your very own
slice of heaven
in the mountains
of Panama**

Roca Milagro is situated on a beautiful 44 hectare (108 acre) parcel of land surrounded by rock walls and spectacular scenery. Rovira Arriba, the closest village, is about a twenty-five minute drive from Boquete, the vaunted 'mountain paradise' in Panama, and home to many expatriates and retirees from the United States, Canada and elsewhere. Several residential communities are under development in the Boquete area, but they are becoming prohibitively expensive for many people, and building sites with beautiful settings and scenery are becoming difficult to find.

That's where we come in. Our development is close enough to Boquete to enjoy the fine dining and cultural activities there, but far enough away so that land prices are still reasonable. Our site is as beautiful as anything in the Boquete area, in most cases even more so, but we will be able to charge much less for superior building sites.

The Roca Milagro site is at an elevation of about 2,300 feet and thus has somewhat cooler temperatures than the steamy coastal areas of Panama. With year-round temperatures of 65 - 90 degrees Fahrenheit in the area, heating will be unnecessary, and air conditioning, optional.

Everyone loves to go to the beach occasionally. From the Roca Milagro site, the Pacific Ocean is only an hour's drive to the south. Three hours to the north are the white sand beaches of the Caribbean, and access to Bocas del Toro, a booming tourist area.

Roca Milagro has much to offer. 115 lots, mostly 2000 square meters (approximately 1/2 acre) or larger make up the develop-





ment, all with electric power, water, telephone service, cellular service and high speed internet available. There will be stables for horses, riding and walking trails, a clubhouse where you can share evenings with your friends, and a guest house for when family comes to visit.

Roca Milagro will be a gated community, with 24 hour security. Panama is a safe place, with friendly people, but since many purchasers may only be part-time residents, we want to make sure that your home in paradise will be safe and secure, even when you are not there.

Roca Milagro property owners will get more than just the beautiful views of extinct volcano Volcan Baru and the

Rio David that runs along part of the property. Next to the development is a farm road, used only by horses and an occasional tractor, that extends for 15 kilometres or more to the village of Dolega. Think of all the riding you will be able to do with your new friends at Roca Milagro, safe from traffic, noise, distractions -- only the beautiful views and the sounds of the tropics.

Roca Milagro even has its own orchard: 400 orange trees, pineapple, mangoes and more -- all to be shared by property owners on the site.

The Roca Milagro property and the surrounding area are of incredible natural beauty. Entertainment, health care and shopping are all nearby, in Boquete and the larger city of David. Living costs in Panama are very low: A full-time gardener or maid can be hired for a fraction of what it would cost in Canada or the United States. Sharing such services with other homeowners would bring costs down even more.

Development at Roca Milagro is already underway. Internal roads and culverts and bridges over our streams are being built. The entrance way pictured above is almost complete. Water and electrical services are coming soon. We will be selling building lots by the summer of 2008.



Building lot prices are very affordable now, during the development stage, but we expect that strong demand will result in price increases after completion. Early purchasers will have the widest selection from among our great variety of lots. Panama is *the* retirement destination, for many very good reasons. Low taxes, a stable government, low prices, beautiful weather, and many other Canadians and Americans to interact with -- these are only a few incentives to make Panama your new home or the place to visit during our cold North American winters. Please contact us for more information. We will be happy to help in any way we can.

- **Sieg Pedde**, President
- **Phil Graul**, Secretary, Site Engineer
- **Temy Staff**, Vice-President
- **Philip Schlesinger**, Sales Manager

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