



Confidential Acquisition Opportunity

HOTEL & RESORT RIU PLAYA BLANCA, PANAMA

573-Key, 7-Story | Luxury Beachfront Resort | Upscale | Panama | Caribbean

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

An institutional-quality beachfront resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built in 2014, 7-storey
- GBA: 665,694 SF, 17.94-acres lot.
- Typical floor: 95,099 SF
- Meeting Space: 5,554 SF
- Luxury Upscale beachfront resort.
- Located in established hospitality corridor.
- All-inclusive operating model.



SUPPORTING ASSETS & AMENITIES

- Multiple restaurants, bars, spas, swimming pools, and resort amenities
- Golf courses
- Conferences & meeting facilities
- Entertainment & recreational activities
- City tours and guided experiences



MANAGEMENT & OPERATING CONTROL

- RIU Brand-controlled and professional management.
- Long-standing operating history and KPIs.
- Managed by an experienced hospitality management company.

573 KEYS

Well-appointed rooms & suites

PRIME LOCATION

Panama's premier beachfront hospitality corridor

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

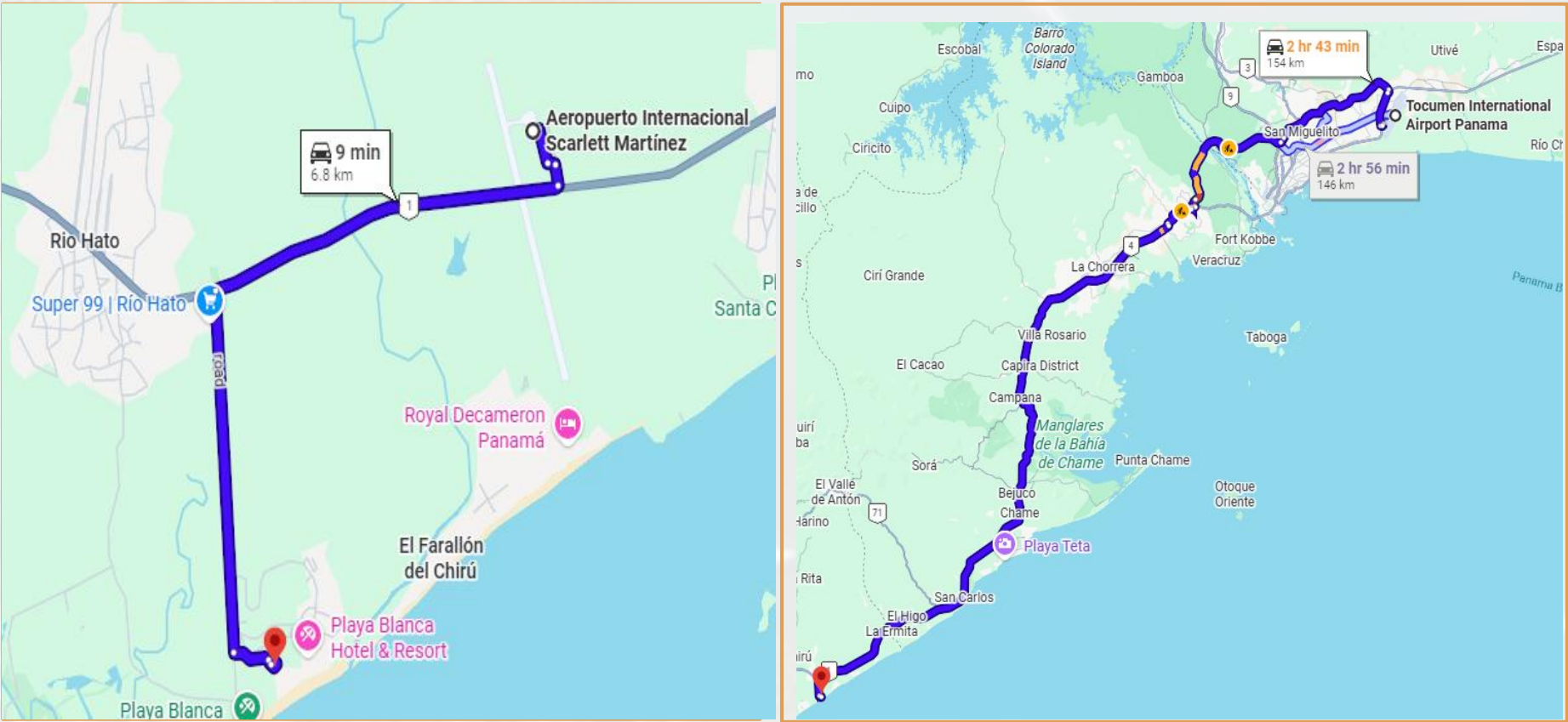
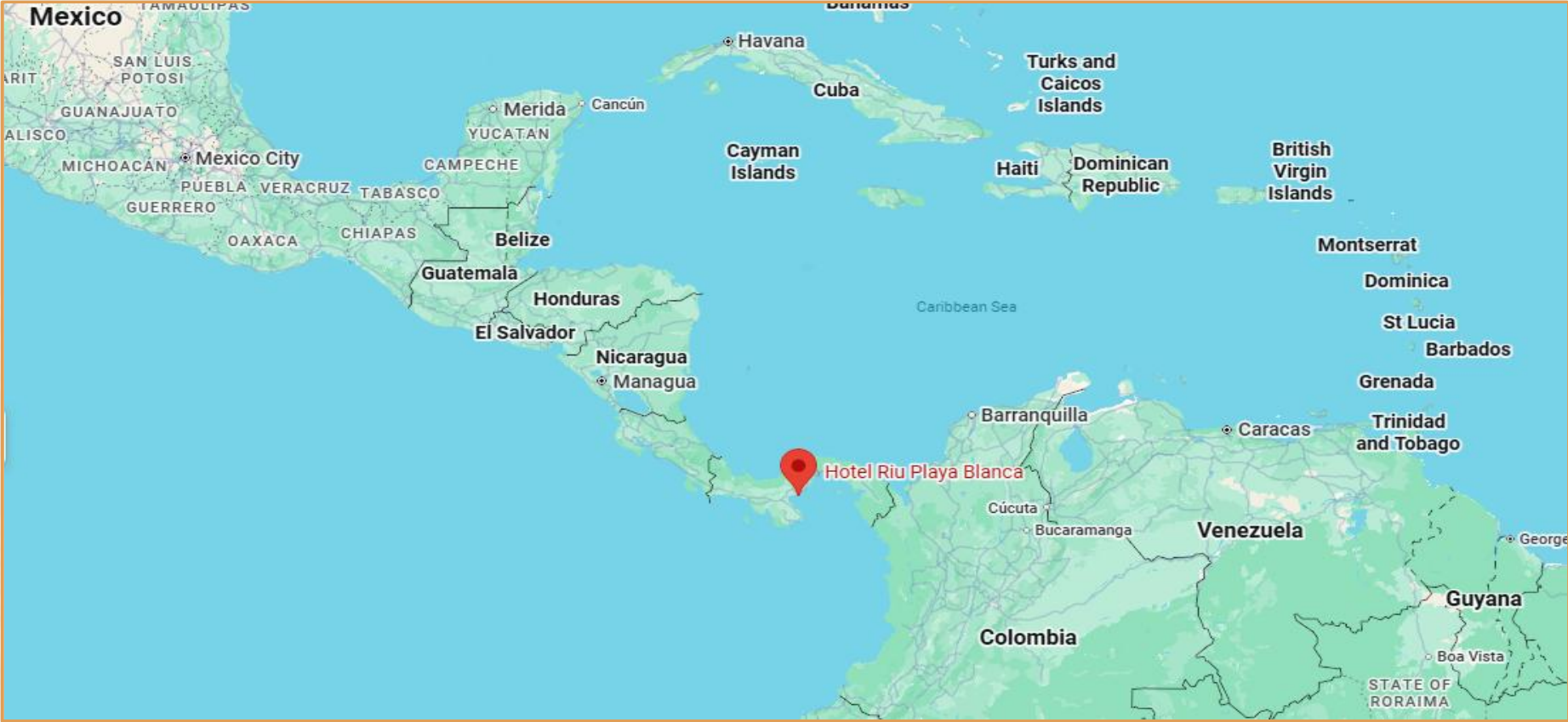
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

A location that combines international accessibility, established hospitality infrastructure, and enduring tourism demand.

-  Located in a popular hospitality corridor in Panama City.
-  8 Km / 4.8 miles from Scarlett International Airport makes arrivals and departures convenient for international travelers.
-  The hotel is surrounded by a spacious 28,500 sq m garden offering a tranquil and scenic environment.
-  Located 150 km from Tocumen International Airport (PTY), Panama’s main international gateway, making it convenient for guests arriving from further afield.
-  Close to historic landmarks, cultural attractions, retail, dining, and entertainment districts.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT

- Multiple swimming pools, sun terrace, and a large garden create a resort-like atmosphere.
- Direct access to the beach with free loungers enhances the resort experience.
- Vibrant nightlife, shopping, dining, and cultural experiences



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Scarlett International Airport () – is 8 Km / 3 miles from the property.
- 50 Km / 30 miles from the property
- Efficient local transportation and proximity to key demand centers



BUSINESS & CONFERENCE DEMAND

- Strong MICE (Meetings, Incentives, Conferences & Exhibitions) market
- Multiple convention centers and event venues in the region
- Attracts corporate groups, international conferences, and incentive travel



SUPPORTING INFRASTRUCTURE & SAFETY

- Well-developed infrastructure with reliable utilities and communications
- Local police presence, medical facilities, and emergency services
- Clean, well-maintained, and visitor-friendly environment



LUXURY APPEAL & DESTINATION QUALITY

- Premium destination known for luxury resorts and world-class hospitality
- Year-round warm weather and pristine coastal environment
- High repeat visitation and strong international brand recognition

INVESTMENT PERSPECTIVE

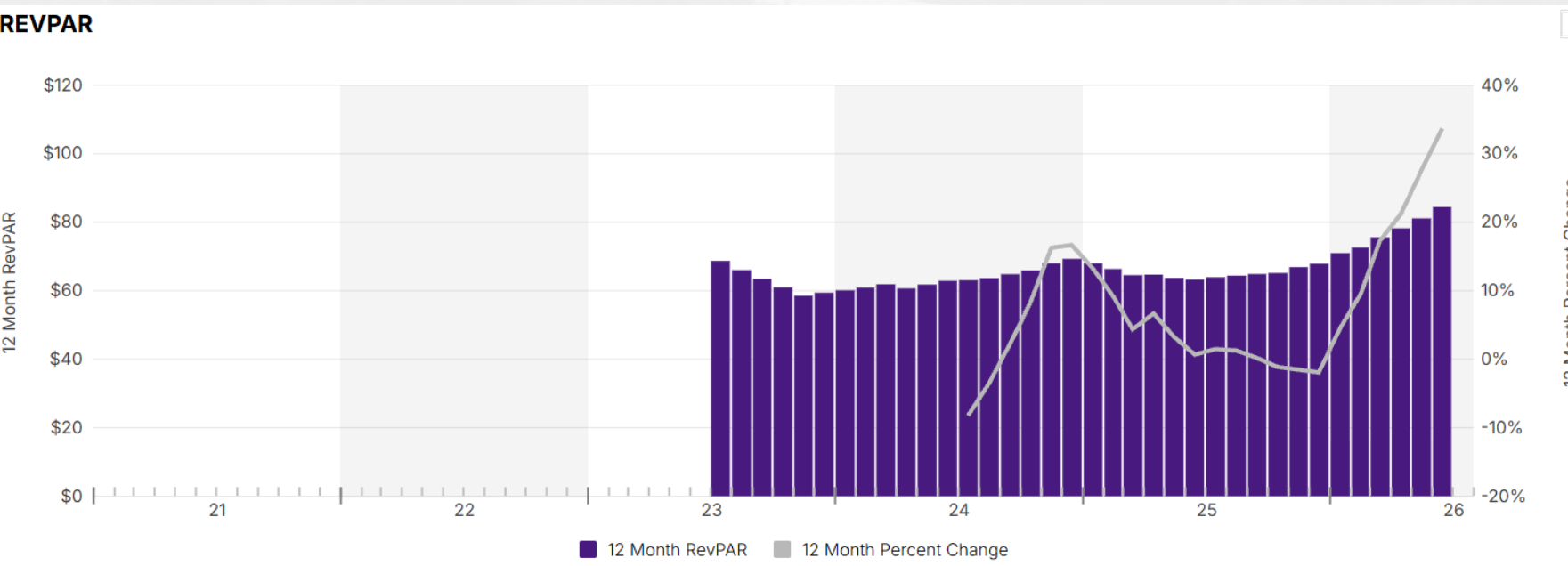
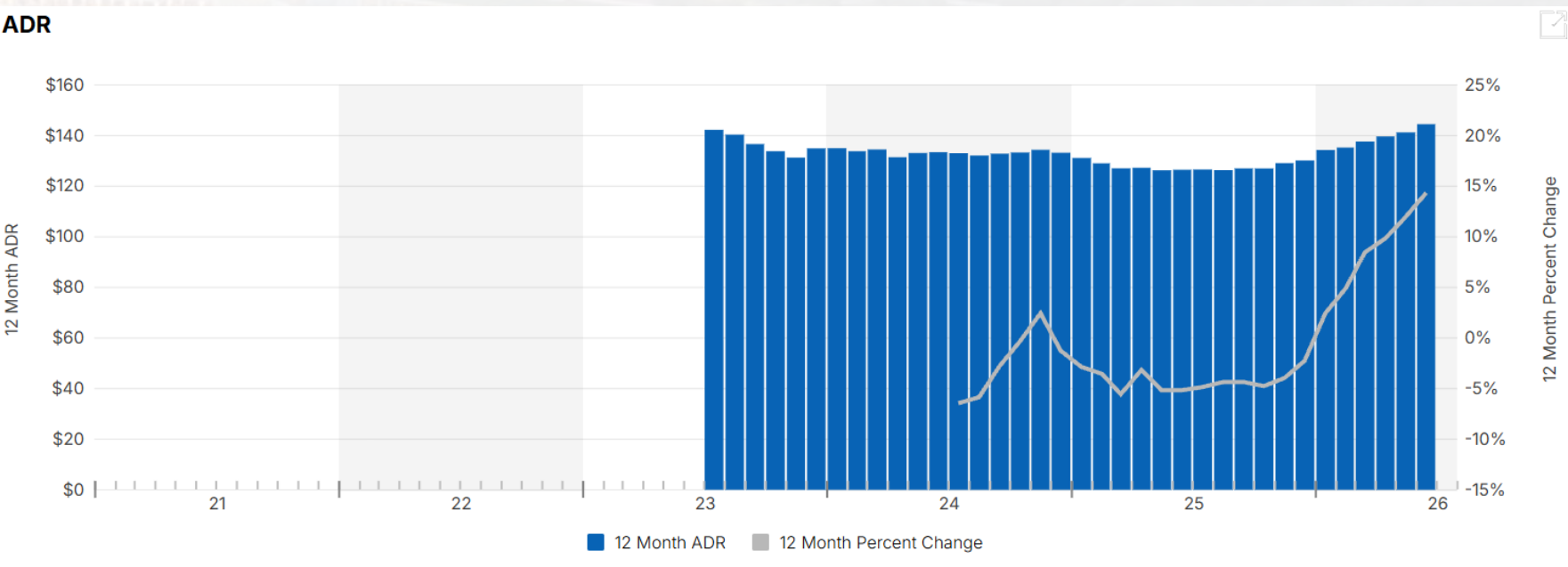
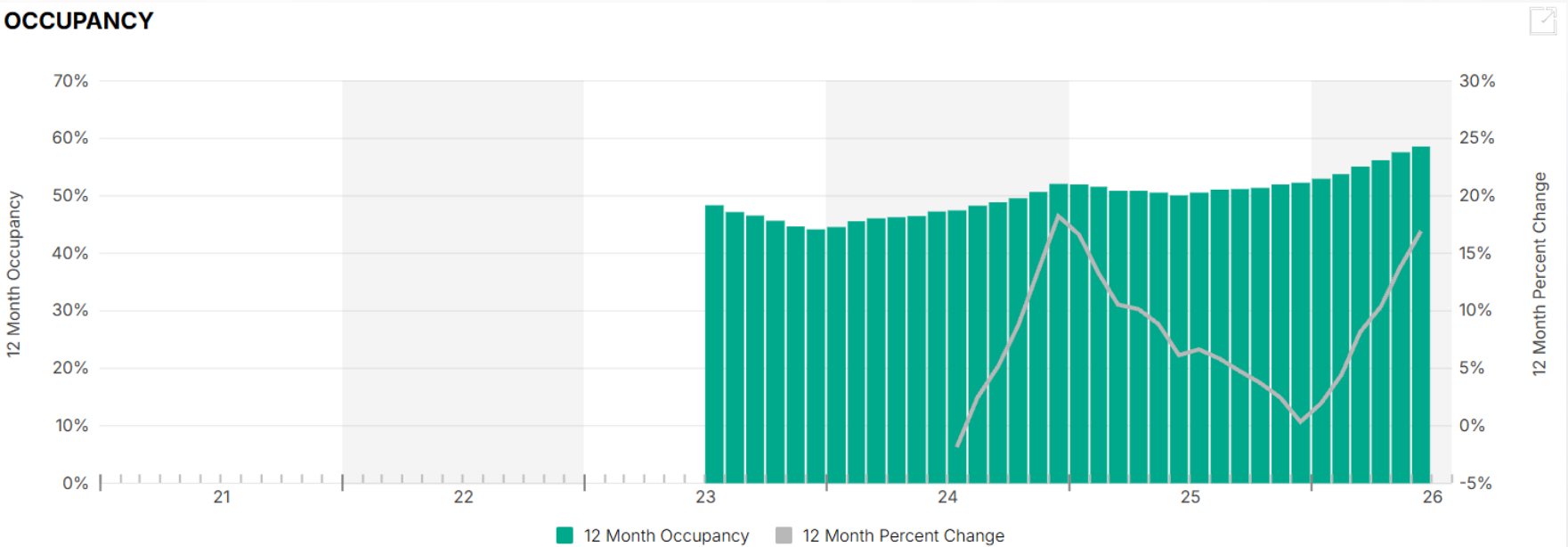
Multiple Value Drivers

-  **GLOBAL BRAND PRESENCE IN HOSPITALITY CORRIDOR**
Benefits from own brand RIU, an internationally recognized brand and market presence.
-  **ESTABLISHED OPERATING PLATFORM**
Operates under an established hospitality management platform with an emphasis on operational consistency and guest experience.
-  **INSTITUTIONAL ASSET WITH STRONG MARKET FUNDAMENTALS**
High-quality hospitality assets with institutional ownership. Has ongoing potential for higher revenue streams.
-  **PRIME DESTINATION & INTERNATIONAL CONNECTIVITY**
Proximity to two international airports and key transport links.
-  **STRONG TOURISM DEMAND**
Benefiting from robust international tourist traffic and year-round appeal.



**STRATEGICALLY POSITIONED.
OPERATIONALLY STRONG.
INVESTMENT-DRIVEN.**

A premier hospitality asset with multiple paths to enhance value and long-term returns.



WHY HOTEL & RESORT RIU PLAYA BLANCA, PANAMA?

01

Premier Luxury Resort Destination

Recognized as one of Panama's premier luxury resort destinations with strong long-term investment appeal.

02

Strong Tourism Demand

Benefits from consistent international visitor arrivals and year-round leisure travel demand.

03

International Connectivity

Two international airports is added attraction for quick international traffic.

04

Golf & Marina Infrastructure

Established championship golf courses, luxury marinas, and world-class recreational amenities.

05

Premium ADR & RevPAR

Premium Average Daily Rate (ADR) performance compared with many similar resort markets with enhanced RevPAR due to occupancy.

06

Global Brand & Institutional Ownership

Supported by its own global RIU brand presence and institutional ownership, enhancing long-term stability and credibility.

THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.

CONTACT

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Confidential Acquisition Opportunity for:

HOTEL & RESORT RIU PLAYA BLANCA, PANAMA

A premier, institutional-scale beachfront resort offering strong historical performance, diversified amenities, and exceptional growth potential.

