



Confidential Acquisition Opportunity

HOTEL RIU PALZA, PANAMA

664- Key, 34-Story | Luxury Upscale Beachfront Resort | Panama City, Panama

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: 2010, Renovated: 2025, Stories: 34
- GBA: 2,302,756 SF, 2.5-acre lot.
- Typical Floor: 67,728 SF
- Meeting Space: 35,607 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.

644 KEYS

Well-appointed rooms & suites

PRIME LOCATION

Panama's premier beachfront hospitality corridor. Near Panama Canal

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

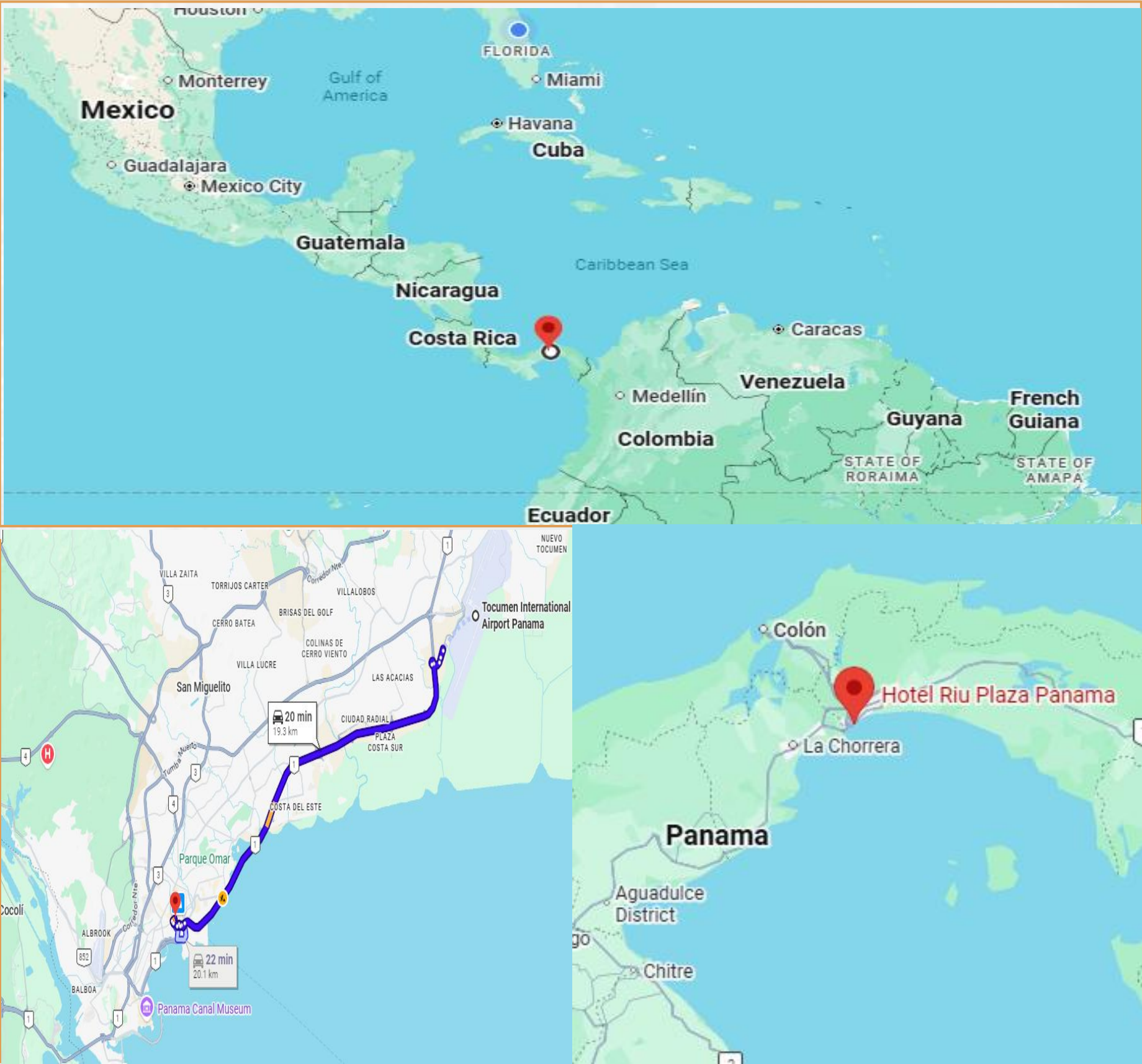
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

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

-  Located in Panama City’s banking and business district, close to entertainment and shopping
-  21 Km / 13 miles from Tocumen International Airport, 250 meters from Soho Mall. Attracts global business and event clientele
-  Located at the exit of the Panama Canal to Panama Bay / Caribbean to North Pacific Ocean.
-  Surrounded by luxury resorts, hotels, and world-class tourism infrastructure.
-  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

- World-famous beaches, turquoise waters, and natural beauty
- International financial hub attracting business and leisure tourists.
- Vibrant nightlife, shopping, dining, and cultural experiences



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- 21 Km / 13 miles from Tocumen International Airport
- Location in the business district downtown
- Efficient road networks
- 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

A Compelling Opportunity with Multiple Value Drivers



GLOBAL BRAND PRESENCE IN HOSPITALITY CORRIDOR

Benefits from internationally recognized RIU brand affiliation and market presence.



ESTABLISHED OPERATING PLATFORM

Operated 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 an international airport and key transport links.



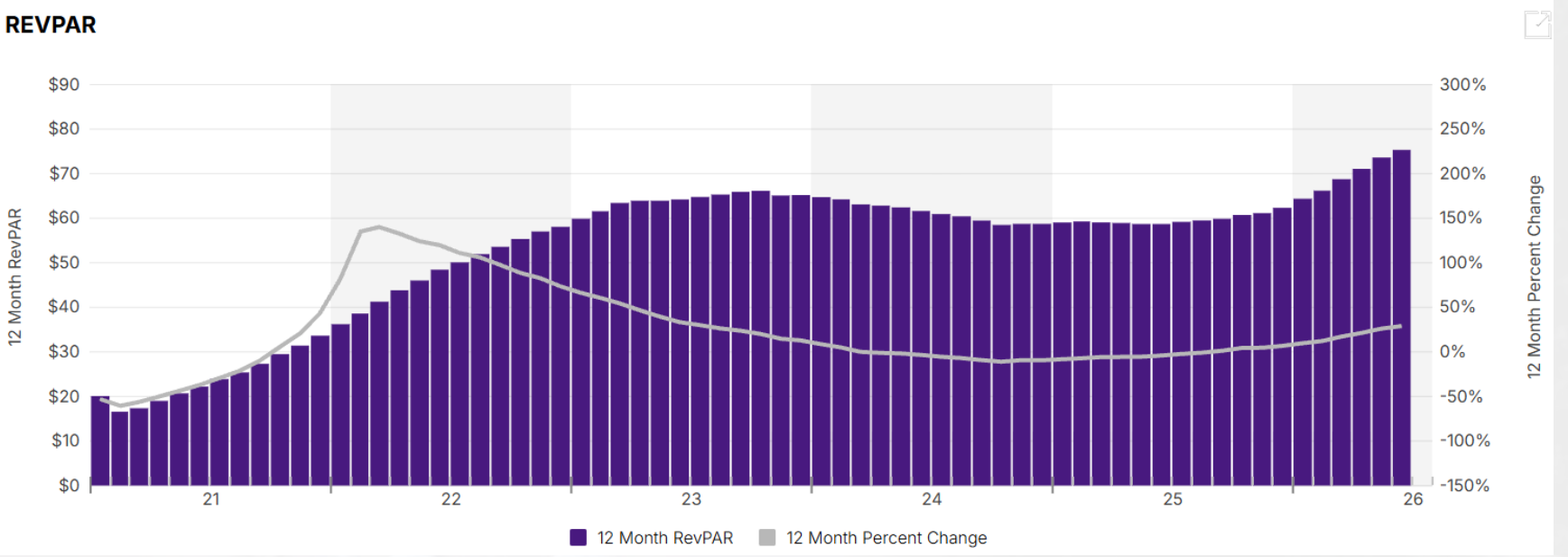
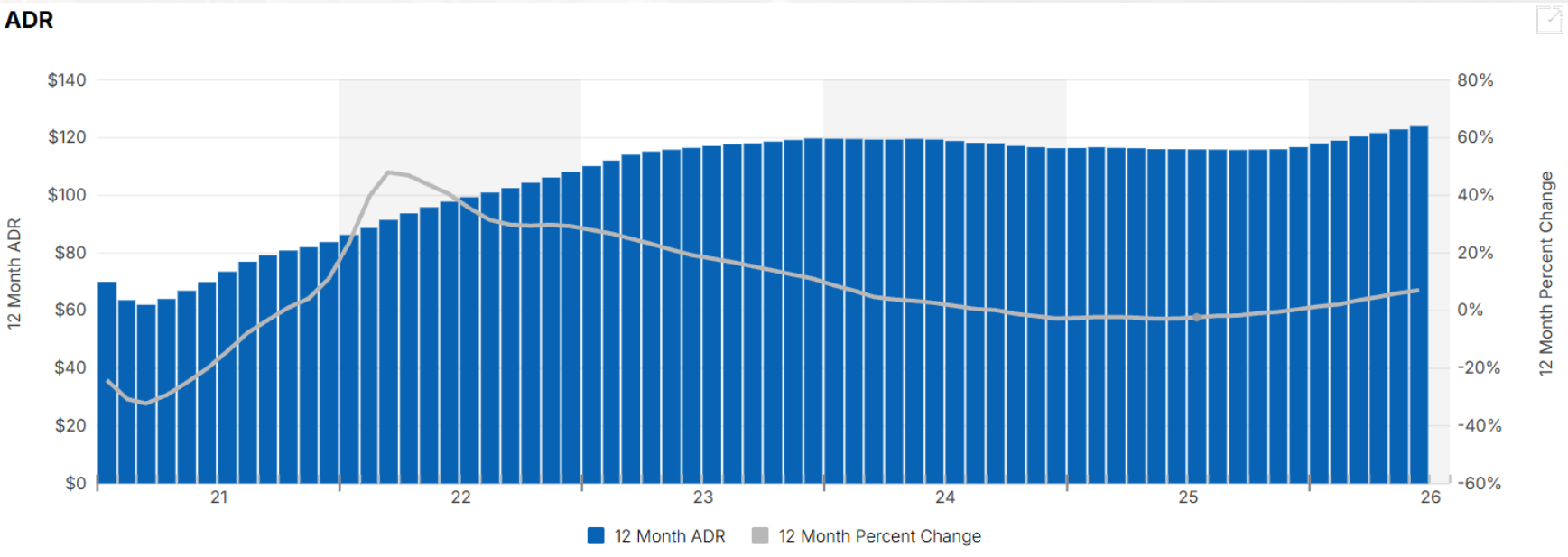
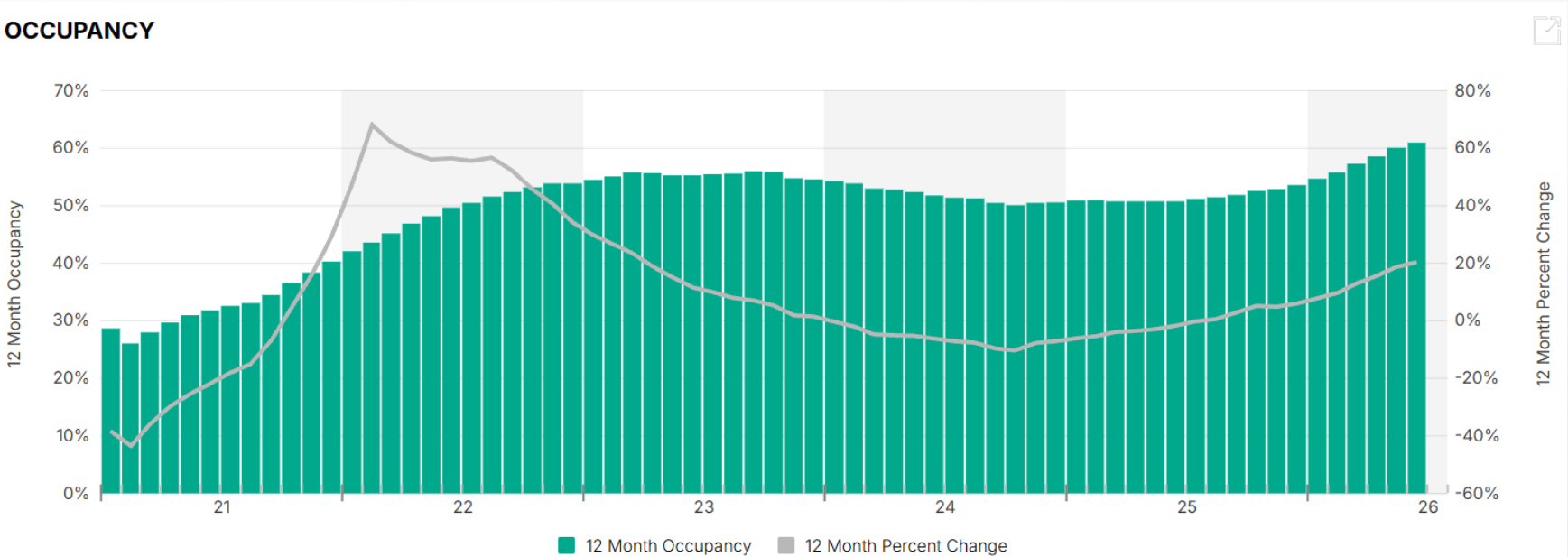
STRONG TOURISM DEMAND

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 PLAZA PANAMA IN PANAMA CITY?

01

Premier Luxury Resort Destination

Recognized as one of the premier luxury resort destinations in the Caribbean with strong long-term investment appeal. Has 23 conference rooms for a capacity of 2,300 people

02

Strong Tourism Demand

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

03

Located strategically in financial hub

Attracts international business clientele who mix business, recreation, and leisure.

04

Golf & Marina Infrastructure

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

05

Premium ADR Environment

Premium Average Daily Rate (ADR) performance and RevPAR compared with many Caribbean resort markets.

06

Global Brand & Institutional Ownership

Supported by 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

Jay Sethi

Sunrise Brokers | Orlando, Florida, USA

Specialist in International Hotel & Resort Transactions

 Jay@SunriseBrokersUsa.com

 www.SunriseBrokersUsa.com

 +1 407-580-6515

Confidential Acquisition Opportunity for:

HOTEL & RESORT RIU PLAZA PANAMA IN PANAMA CITY

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

