



CASA ROSADA

1886

PANAMÁ

TECHNICAL SPECIFICATIONS

Heritage Restoration and Contemporary Residences in the Heart
of Panama City's Historic District

Central Avenue, between 3rd and 4th East Streets
Panama City's Historic District

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THE PROJECT

Casa Rosada is a historic building currently undergoing restoration, conceived to preserve its architectural character while incorporating contemporary standards of comfort, functionality, and construction quality.

The project comprises nine apartments: six facing Central Avenue and three overlooking the interior courtyards. The rooftop includes a shared terrace for seven apartments and two private terraces belonging to the duplex residences.

The intervention seeks to enhance the property's original architectural elements—including its historic calicanto masonry walls—while establishing a balanced dialogue between the historic architecture, the new interior spaces, and the landscape design.

GENERAL FEATURES

- Contemporary-designed lobby, thoughtfully integrated with the building's historic architecture.
- Code-compliant fire detection and alarm system.
- Emergency power generator serving the building's common services.
- Ground-floor retail space consistent with the project's character and positioning.
- Central courtyard and rear courtyard with landscape design developed by a specialized studio.
- Shared rooftop terrace and private terraces for the duplex residences.

TERRACES & OUTDOOR SPACES

- Shared terrace equipped for residents' use.
- Private terraces for the rooftop duplex residences.
- Outdoor jacuzzis sized according to the dimensions and layout of each terrace type.
- Finishes, furnishings, and landscaping in accordance with the architectural design and final project specifications.

CEILING HEIGHTS & SPATIAL QUALITY

Ceiling heights vary by level and constitute one of the defining spatial qualities of this historic building. The dimensions provided are approximate and may be subject to minor adjustments resulting from the restoration process, construction tolerances, and building services requirements.

Nivel	Ambientes	Altura aproximada
Ground floor	Retail space, courtyard and lobby	4.02–4.17 m (floor to slab)
Level 100	Apartments 1, 2 & 3; lobby	3.66 m (floor to finished ceiling)
Level 200	Apartments 4, 5 & 6; lobby	2.55 m (floor to finished ceiling)
Level 300	Apartment 7; lobby	2.75 m / 2.35 m
Level 300 y 350	Duplex Apartments 8 & 9	2.40 m (floor to finished ceiling)

INTERIOR FINISHES

- Granada Tile Nicaraguan cement tile flooring, or equivalent.
- Wood flooring on balconies facing Central Avenue.
- Preservation and restoration of the original calicanto masonry walls, incorporated into at least one area of each apartment.
- Solid wood entrance doors to all residences.
- Painted flush interior wood doors.
- Aluminum-framed exterior windows with insulated double glazing (IGU).
- Heating and cooling air-conditioning system throughout the apartments.
- Built-in custom millwork—including shelving and low storage cabinets—designed specifically for each residence type and in accordance with the commercial documentation.

KITCHENS

Kitchens are delivered with custom-designed cabinetry tailored to the layout of each apartment.

- Base cabinets, wall cabinets, and full-height storage units according to each residence type.
- Combination of light wood finishes, matte surfaces, and dark detailing.
- Solid-surface countertops and backsplashes, or equivalent-performance materials.
- Integrated under-cabinet lighting, where applicable.
- Hansgrohe faucets or equivalent.
- Bosch appliances, or equivalent, according to the equipment package specified for each residence.

BATHROOMS

Bathrooms are delivered with custom-designed cabinetry sized according to the dimensions and layout of each residence.

- Wall-mounted vanity units, where dimensions and layout permit.
- Light wood finishes and matte surfaces in harmony with the overall interior design.
- Solid-surface vanity countertops or equivalent-performance materials.

- Hansgrohe faucets or equivalent.
- Toto, Duravit, or equivalent sanitary fixtures.

CLOSETS & STORAGE

Apartments are delivered with fully fitted closet interiors. The layout, number of storage modules, shelves, hanging rails, and drawers will vary according to the design and typology of each residence.

BUILDING SYSTEMS & EQUIPMENT

- Code-compliant fire detection and alarm system.
- Emergency power generator serving the building's common services.
- All required infrastructure and provisions for the equipment and appliances specified in the project documentation, in accordance with the technical documentation for each residence.

NOTE REGARDING MATERIALS, BRANDS & COMMERCIAL DOCUMENTATION

The brands, models, finishes, dimensions, and images referenced in this document are provided for illustrative purposes and represent the intended quality standard for the project.

The developer reserves the right to substitute them with products of equivalent appearance, performance, and quality whenever required due to technical considerations, market availability, or construction adjustments.

The final configuration of cabinetry, equipment, ceiling heights, and finishes will depend on the specific apartment typology and on the final contractual and technical documentation.

Renderings and visualizations are intended for illustrative purposes only and do not constitute an exact representation of the completed project.

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