

OFFICIAL NOTICE

New commercial building planned on Vía Boquete, Alto Boquete (EsIA filing)

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Summary

A community summary of an Environmental Impact Study (EsIA Categoría I) filed with MiAmbiente in March 2025 by Paraíso de Boquete, S.A. for a 3-level commercial/residential building on Vía Boquete between Calle 12a and 13a Noreste, across from Pastelería Alemana. The ground floor would hold one 2,310 m² store — bigger than the whole Supermercado Rey Boquete — plus two small shops and a home above; no tenant is named.

Full text (English)

New Commercial Building, Alto Boquete — plain-English summary of the Environmental Impact Study (EsIA Categoría I) filed with MiAmbiente in March 2025 by Paraíso de Boquete, S.A. Bottom line: a 3-level building with one large ground-floor store of 2,310 m², two small shops, a storeroom/service basement, a loading zone and a home on top, on Vía Boquete between Calle 12a and 13a Noreste (east side, across from Pastelería Alemana). The study does not name a tenant.

Key facts: project name "Proyecto-Edificio Comercial/Residencial"; promoter Paraíso de Boquete, S.A.; location corregimiento de Alto Boquete, access from the main Vía Boquete, public streets on all four sides (UTM WGS84 17N approx. 342459–342524 E, 967158–967222 N); property Finca/Folio Real 7391, code 4305, a 3,600 m² lot. Ground floor (Nivel 000): Local #1 2,310 m²; Locales #2 and #3 of 73.35 m² each. Lower level: storeroom 565 m², basement and service area 1,551 m². Upper level (Nivel 100): single-family residence 866 m² plus 275 m² open terrace. Total enclosed area 5,438.70 m². Site layout: building footprint 2,296 m², parking (front and right side) 860 m², green area and setbacks 444 m². Investment B/.1,000,000. Construction time about 20 weeks (5 months). Zoning: request to MIVIOT for "comercial" land use, control no. 103, filed 20 March 2025. Water from the Municipio de Boquete system; wastewater to an on-site septic tank. Jobs in operation: 6–10 direct and about 10 indirect. Public survey: 27 people (residents, merchants, local authorities), 92% rated the effect on the community as positive. What stands out: Local #1 alone (2,310 m²) is larger than the entire Supermercado Rey Boquete (2,162.79 m², per Rey's own 2022 study); with the storeroom, service basement and loading zone the layout fits a supermarket. The tenant is left blank — the promoter "todavía no define" what business will occupy the units. Staffing looks low: 6–10 direct jobs and roughly 5 people in Local #1, far below what a supermarket this size normally employs. A septic tank is planned for a large store plus residence. The plan is much bigger than the first: the same company filed a study for the same lot in 2021 for one shop of about 784 m² with a house above at B/.250,000 —

the 2025 plan is roughly three times the store area and four times the cost.

What the study does not tell us: whether and when MiAmbiente approved it (this is the application; approved projects must post a site sign with promoter and resolution number); traffic or turn-lane plans for the Vía Boquete entrance; who the tenants will be.

Sources: MiAmbiente EsIA, Paraiso de Boquete S.A., "Proyecto-Edificio Comercial/Residencial," March 2025: documentoesia.miambiente.gob.pa/95824.pdf (243 pages); MiAmbiente EsIA, "Edificio Comercial Mixto," September 2021: documentoesia.miambiente.gob.pa/48897.pdf; MiAmbiente EsIA, "Supermercado Rey Boquete," 2022: documentoesia.miambiente.gob.pa/59731.pdf. This is a community summary, not an official document; figures may change in the approved version.