PROPERTY MANAGEMENT

Private residential management

WE PROTECT.
WE MANAGE.
WE INFORM.

www.vistacapitalpa.com



PROPERTY MANAGEMENT



Limited portfolio

At Vista Capital Panama, we believe that a well-managed property requires more than just supervision: it demands availability, time, presence, and constant follow-up. That's why our Property Management division operates with a limited portfolio of **20 properties**, allowing us to offer close, organized, and truly personalized service. Our goal is to protect the asset's value, simplify daily management, and give owners peace of mind knowing their investment is being handled with sound judgment and responsibility.

HOW DO WE DO IT?

01. INTEGRATED PROPERTY MANAGEMENT

Your asset, always taken care of.

When the property is unoccupied, we coordinate its preventative care, cleaning, ventilation, equipment maintenance, air conditioning, appliances and any other necessary attention to keep it in optimal condition.

When there is a tenant, Vista Capital becomes the point of contact between owner and tenant, following up on requests, incidents, maintenance, renewals, deliveries and any situation related to the daily operation of the property.

The goal is simple: that the owner doesn't have to manage the small details of day-to-day life and that the property remains functional, well-maintained and available at all times, preserving its value as fully as possible.





HOW DO WE DO IT?

02. INCOME AND EXPENSES

Clarity about every move.

We maintain an organized record of the income and obligations associated with the property: rent received, administration fees, services, maintenance, repairs and other operating expenses.

Each movement is documented and clearly communicated to the owner, allowing them to maintain control over their asset, whether or not it is physically located in Panama.

We also monitor relevant dates and obligations related to the property and, when specialized accounting or tax advice is required, we coordinate the necessary information with the appropriate professional.

HOW DO WE DO IT?

03. INSPECTION AND SUPERVISION

Being far away doesn't mean losing visibility

We conduct regular inspections, checking the overall condition of the property and documenting any situation that may require attention.

During these visits we check aspects such as leaks or humidity, visible operation of air conditioners and equipment, plumbing, condition of finishes, cleanliness, possible signs of deterioration and any condition that may affect the property or its value.

When maintenance or repairs are carried out, we also follow up on the work performed, verifying its proper completion and documenting it for the owner. This can include everything from waterproofing inspections or leak repairs to painting, equipment maintenance, or preventative maintenance.



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A property requires more than just management.
It requires presence.

VISTA CAPITAL