

Villa Ana

CASCO ANTIGUO · PANAMA

PARS
Always By Your Side

This is the story of an emblematic building, beginning in the year 1673, two years after the destruction and abandonment of Old Panama subsequent to the attack by Henry Morgan and his host of British pirates.

The current building dates from the year 1928, and has been majestically frozen in time.

Villa Ana, due to its unique history, is a project never seen before in the Old Town. The majesty from the opulent lifestyle of wealthy families of the Colonial Society is felt in every corner of this wonderful restoration.

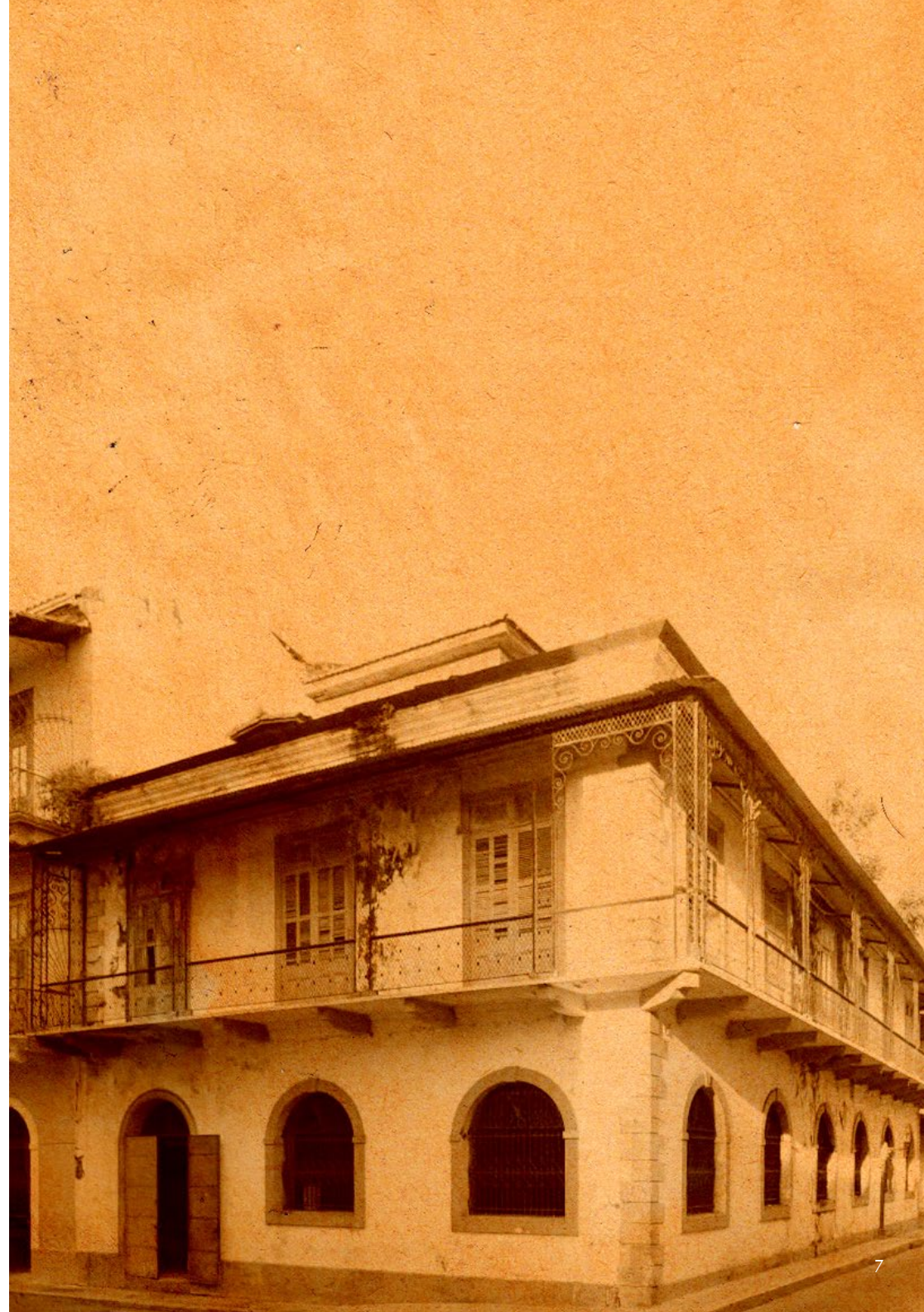




A Distinguished Architectural History

A magnificent building with two floors, attic and a top floor, it summarizes the best finishes and architectural elements of the late 1920s: extraordinary volumes, masonry walls, ceramics and imported decoration brought from the most exotic and inaccessible countries of that time.

Located on Avenue B of the Old Town of Panama City, and with a privileged secret entrance in front of the Plaza Catedral, it gives character, authenticity, and craftsmanship that few other buildings could have.



An Envable Location

Villa Ana is ideally located on Avenida B, the main road giving access to Avenida Eloy Alfaro, which leaves the Old Town. It is walking distance to a dozen of wonderful restaurants, hotels, and cultural experiences.

The building provides flexibility to develop multiple business formats, such as: restaurant/bar, offices, an entertainment venue, cultural destinations or an iconic residence, with a character that no other property in Casco Viejo can offer.



- The Flat Arch / Arco Chato
- The Panama Canal Museum
- Las Bovedas
- National Theater / Teatro Nacional
- Presidential Palace / Palacio De Las Garzas

UNESCO WORLD HERITAGE SITE

Casco Antiguo is the second city in colonial Panama, founded in 1673, after the first settlement burned down during a pirate invasion.

The neighborhood (approximately 44 hectares) was declared a national historical monument in 1976 and a UNESCO National Historical Site in 1997, which benefits the ancient conservation of the monuments, and attracting more tourists. It better positions the area internationally for investment and economic growth.





Photograph of the opulent lifestyle and décor typical of the 1920s. Photograph by Carlos Endara.



View of B Avenue looking west in the 1890s, from about the height of the San Felipe Neri church façade. The black arrow points to the facade of what appears to be a dilapidated Villa Ana 2-story building (source New York Public Library).



Panoramic photograph of the Plaza Mayor in 1909 in which you can see a building built with a continuous balcony on the first floor, on the north side of block 31-A, where Villa Ana is today. (source Library of Congress of the United States).

As the house of an important family in Casco Antiguo since 1673, it has unprecedented historical value. Recognizable within this historic area of Panama City, it has outstanding architecture, high ceilings, imposing windows, craft details and a physically solid structure. Last completed in 1928, and now restored, the original two-story, masonry, corrugated-iron, and limestone building was surely designed by the greatest architect of his day, in the classic French style common to the mansions of wealthy families of the period.

This restoration began in 2015 and has been led by Architect Daniel Young-Torquemada.

It has maintained the spirit of the building's unique history, impeccably restoring the original French-style details, such as beautiful carved stone facade elements and brick windows arch, weaving architecturally sumptuous spaces into a brand new residence with exceptional character and extraordinary volume and scale.





The History

According to Mr. Tomás Mendizábal, PH.D, Villa Ana has been in use since the move from Panama City to the Ancon site in 1673. At that time of the move the area was part the heart of the inner city walls, designated for the residence of the wealthies families in the city, Colonial Society, the ecclesiastical and political authorities.

The Masterplan of the City of Panama in 1688 shows the perimeter of the building occupied with a ground floor and a top floor, which shared a patio inside the block with the rest of the buildings.

Together, with practically the entire city, it burned during the Great Fire of 1737.

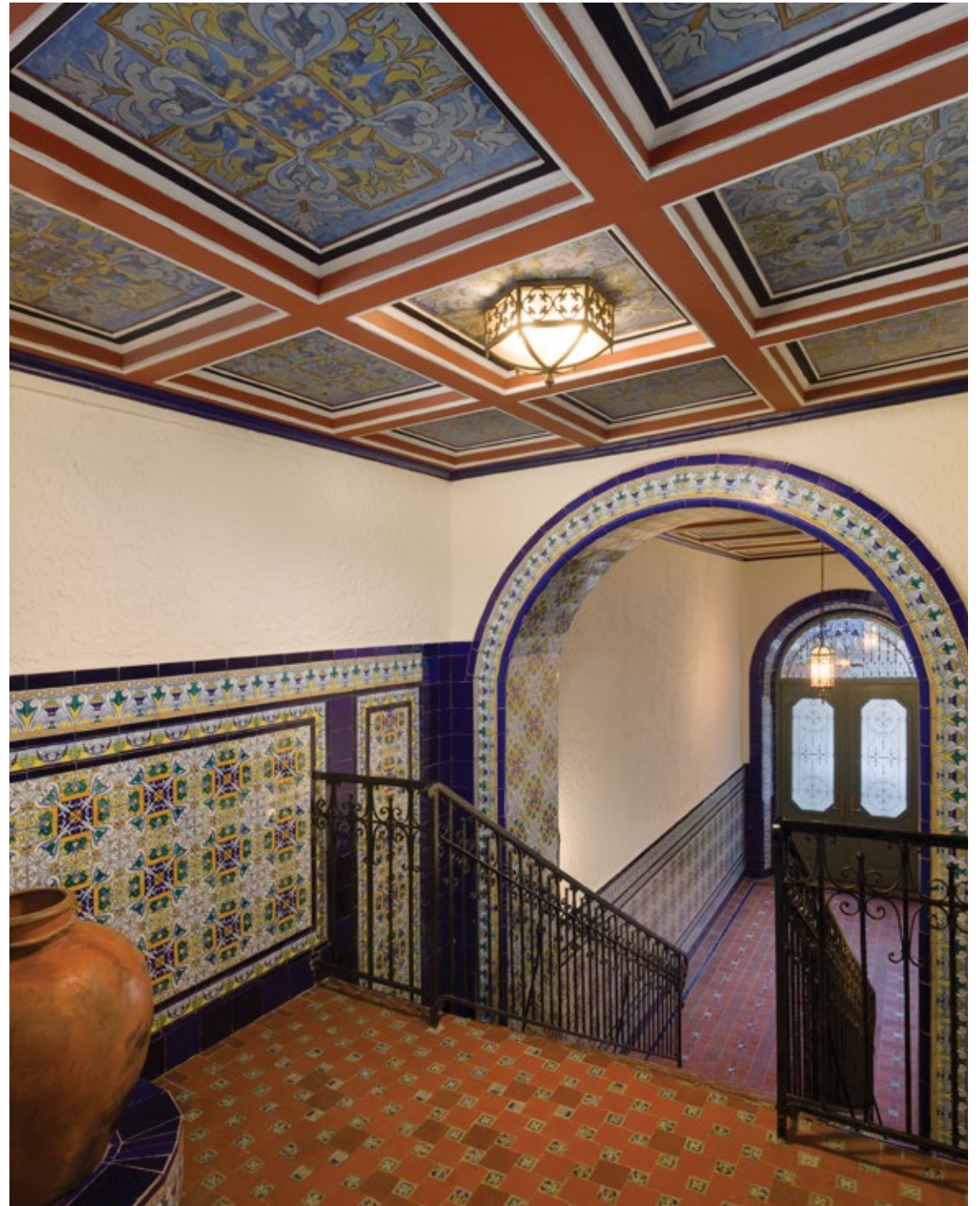
A residence was quickly rebuilt, however, another fire, the Small Fire of 1756, once

again destroyed the house built. Perhaps because it is a plot so central to the city and so close to the Cathedral, it was very desirable real estate, and plans from the year 1765 show it again as rebuilt, in stark contrast to many other estates that remained abandoned for much of the year 18th and 19th century. Old cartography of the urban area shows the property remained until the end of the 19th century, when it is known that the building was again affected by fire in 1874.

The first known legal scripture registry of the current building was in 1916 of the Public Registry, which appears as property of Mrs. Isabel Arias de Ycaza.

According to inscription 3 of the property in the Public Registry, which was not until





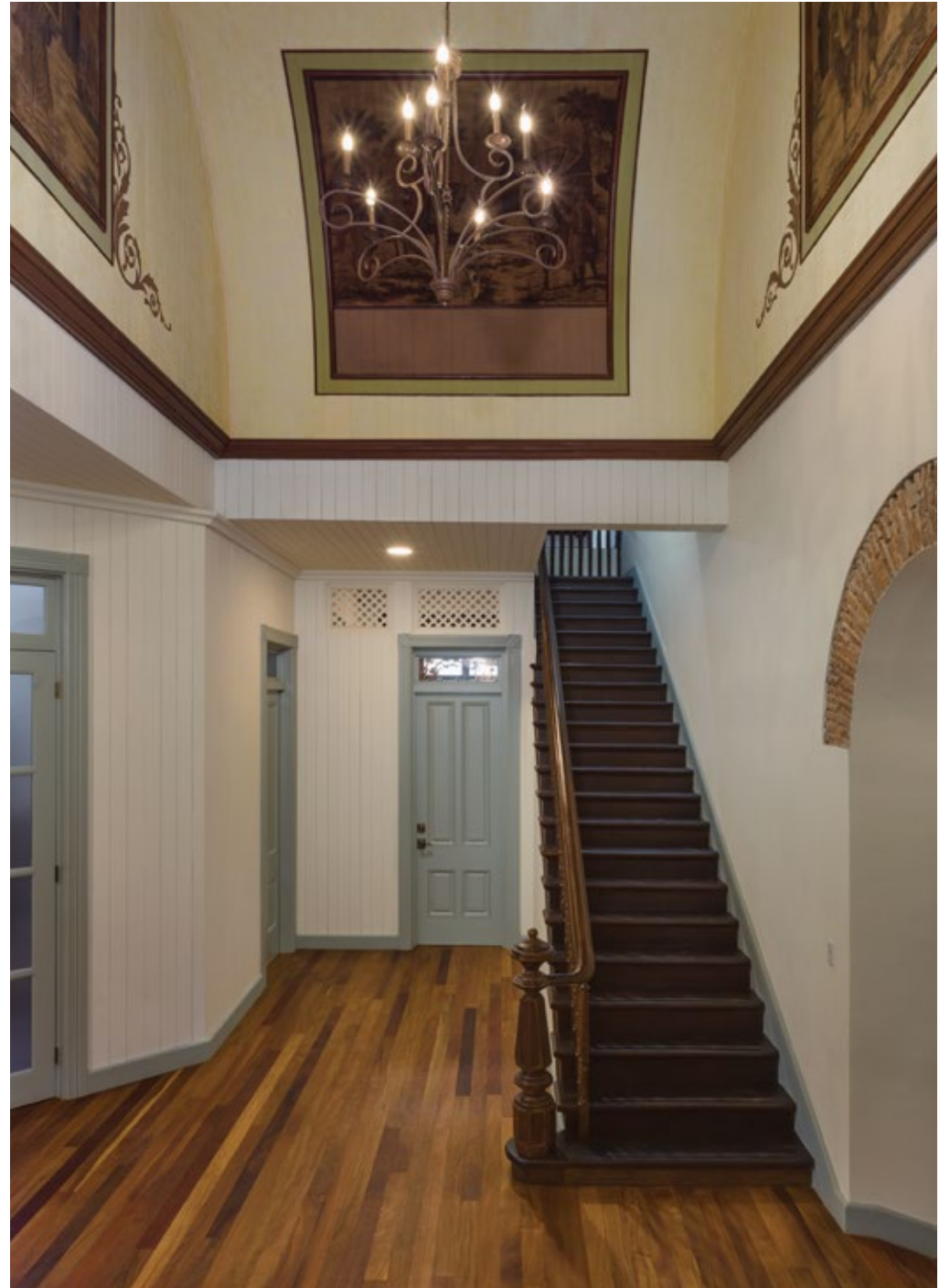


1928 when,"it belongs to Mrs. Isabel Arias de Ycaza, who declares that the old construction existing there was demolished, being built in its place, in the entire extension of the land, a two-story house, with masonry and a corrugated iron roof, which is estimated for the purposes of registration at 100.00 balboas".

As the story goes, indeed the Arias – Ycaza family was one the most important ones in Panamanian society. They had several children, including a daughter named Ana Mercedes or, as she was affectionately called, the "Niña Ana", who as she was growing up, became quite popular. Back then, in order to visit the house, one would have to enter it through a mysterious and beautiful secret

corridor (or "tunnel" as is often referred to), with imported ceramic finishes, located at the opposite side of that block, that is, on the opposite side, just in front of the Plaza Catedral, something rather unique and rare in the entire Old Town. ■





“*In my 22 years as an expert restorer I have rarely seen a commitment to stick with, and recreate the history of a building so deeply, and to such a high level.*”

— Daniel Young Torquemada

Architect - Master in Preservation Studies (MPS)







DANIEL YOUNG-TORQUEMADA

Architect Daniel Young Torquemada (Manager of Young-Torquemada Arquitectos, S.A) studied architecture in Panama, Buenos Aires, and New York in 1999, through the "Fulbright" scholarship program of the United States Embassy in Panama. He obtained a Master of Restoration (MPS) at Tulane University (New Orleans). With more than 20 years of direct experience from multiple restoration and rehabilitation projects (both nationally and internationally), he has been chosen by UNESCO's Advisory Bodies to form part of the "Network of Experts on World Heritage Issues for Latin America".



MANUEL CHOY

His restoration career began as head of the workshop for projects to enhance Panama Viejo, Portobelo and Casco Antiguo directed by the renowned Mexican restorer architect Carlos Flores Marini during the 1970s. He is a founding member and former president of ICOMOS PANAMA (1989 to 2000 and from 2005 to 2010). Member of the Advisory Council of ICOMOS INTERNACIONAL. He has been president of the Panama Architecture College, the Panamanian Society of Engineers and Architects (SPIA) and the Technical Board of Engineering and Architecture Coordinator of the Heritage and Historical Sites Commission of the SPIA for more than 30 years. President of the 1996 National Congress of New Horizon Architecture and UNESCO Consultant for Central American Heritage.

He is currently the CEO of ARQUITECHNE S.A. a design, construction and restoration company.

For more than 40 years he has been dedicated to the design, restoration and construction of residential, commercial and institutional projects. His works have been awarded by the SPIA – College of Architects on several occasions. He has given conferences and participated in national and international heritage restoration meetings in Mexico, France, Spain, Italy, Chile, the Dominican Republic, Costa Rica, among others.







The Process

The initial challenge in restoring this house was to start with historical research of the building, in order to travel back in time and reconstruct the history, the evolution, and the genesis of the building.

An archaeological survey was then carried out to see what the different phases of occupation were, knowing that the house had burned on several occasions. In this archaeological survey, we had the opportunity to find a 5-meter-deep curb well (natural water well), which had never before appeared, and was not registered by any City records. We now know that it is from the time of the Colony and was hidden in one of the halls of the building.

After the archaeological survey, a structural analysis of the house was carried out, given it was in a very poor state of conservation. Even though some internal areas had frozen over time, parts of the building were sinking.

The fundamental challenge was to conceive a structural system that would allow us to consolidate the masonry load-bearing walls, so that they would again receive the structural load of the house, but without affecting its authenticity, or the historic integrity. It was also important to recover the finishes, such as the tunnel with the beautiful Moroccan mosaics, the low ceilings painted by hand, the family coat of arms in their original colors, and revive the first-class stained glass windows.











The property has its own series of stained glass windows, which makes it truly exceptional. Another singularity is the double-height wooden vault themed to East Asian style, which has carvings with desert themes, it must have been brought by ship from somewhere in the Middle East. The Chinese room is incredible. It is an exclusive place where men used to gather to smoke imported cigars, have drinks and talk about business.

It is not known of any other property, in the old town, to possess a room with these characteristics, nor the level of detail that had to be restored with impeccable care.

The architectural typology, its materials, the luxurious decoration for that time

are so unique and exceptional that they can easily transport you back to the 1920s, making it an exceptional and outstanding historical building in Casco. ■







WHY INVEST IN CASCO ANTIGUO?

Extremely attractive government fiscal incentives to invest in and promote the restoration of Casco Antiguo significantly reduce the cost of ownership and increase value.

INVESTMENT INCENTIVES

- There is no property tax for 30 years.
- You also don't pay income tax on rental income.
- Your renter gets to deduct their rental costs from their income taxes.
- Lower Loan Interest rates. Eligible for a 300 bp reduction on your mortgage, meaning that typical rates around Casco are 3%.
- Your Casco property holds its value better because it is a historic district with limited supply and unique appeal.
- Property Transfer Tax Transportation
- Property Tax Foundation
- Import Tax Exemption on Construction Material and Equipment





VA

"Villa Ana, the splendor of a true journey
through time"

PARS

Always Guiding Your Way



Let's Get In Touch

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