



UDI Group is already building across the ocean. In Panama, the group started the construction of a house by a leading Danish architect

Prague, January 13, 2025 – International developer with origins in the Czech Republic, UDI Group, started the construction of its first Latin American project before Christmas. The SQ72 house with a unique design by leading Danish architect Morten Schmidt began to be built in Panama. The 15-story building for around 15,5 million euros is to be completed in 2026. The apartments are intended primarily for the Panamanian market, but they can also be an interesting investment for investors from the Czech Republic.



"Latin America is a pleasant surprise for us so far. Here we met a very mature market, high-quality state administration and experienced business partners," said the group's strategy director Marcela Fialková. According to her, the economic stability of the region, a relatively strong clientele that can afford new housing and has very high demands on the quality and superior equipment of the properties offered, is particularly pleasing for the development company. *"The difference between the market in Latin America and the Czech Republic is mainly in the dynamics. There is strong competition in Panama, but also a high demand for quality housing, and I see this*

as an opportunity. Developers must respond quickly to new trends and actively promote their projects, especially on Instagram and trade fairs. The price per m² of an apartment here is about half as much as in the Czech Republic, on the other hand, mortgage interest rates are higher," explained Štěpán Svoboda, director of the UDI Group for Latin America.

A common feature of the more luxurious development projects, to which UDI Group's Square 72 in the capital of Panama belongs, is the rich community equipment of the houses intended for the social enjoyment of the residents, to which the two highest floors of the building are dedicated. There is therefore a rooftop pool and a gym, but also coworking, or perhaps a children's corner, a social room or a private cinema. The building will have a 24-hour lobby, two high-speed elevators, emergency power, smart technology, etc. There will be a total of 72



apartments of various layouts and 78 parking spaces. The smallest one-room apartments will have 47 m². Currently, 17 percent of the apartments in the offer have already been sold. Although these are primarily intended for local clientele, they can also be interesting for investors from the Czech Republic.

Apartment prices are half of those in the Czech Republic, while rental income is almost twice as much, so the return on an investment apartment from a rental is much faster. At the same time, UDI Group offers investors the opportunity to ensure directly in the Czech Republic, without the need to travel, not only the purchase of an apartment, but also its future takeover, equipment and securing a tenant. The Square 72 house will rise in one of the most desirable areas near the center of Panama City, which is called San Francisco and is connected to the financial district.



Another project is planned by a developer in the coastal area of Coco Del Mar overlooking the Pacific. The Zita project in the second line by the ocean with 24 floors will offer 112 spacious apartments from one-room to three-room apartments, where the smallest apartment will be 73 m² and the largest will be 161 m². It is also expected to have a higher standard of equipment in the house, where a swimming pool and barbecue areas are a matter of course, but in addition, Zita will also offer its residents a court for basketball and small football, a running track and other equipment. In addition to Panama, UDI Group is also active in Costa Rica, where it already has the Aranjuez-23 project for sale, which will begin construction this year. It will have 23 floors and offer 136 apartments from one-room to three-room apartments. The smallest apartments have 39 m². Here, too, there will be a wide range of amenities, including a swimming pool, a cinema

and perhaps also a private park for pets.

In addition to Latin America, UDI Group also does business in the Czech Republic, where the group was founded 30 years ago, but also in other European countries such as Poland, Hungary and Serbia. Currently, 21 projects are being developed, and their revenue in the coming years is expected to be at the level of 2,5 billion euros.