XIPHIAS Immigration

PROGRAMME BROCHURE



RESIDENCY BY INVESTMENT | PANAMA

Panama Residency by Investment via Real Estate

Secure Panama permanent residency by investing in qualifying real estate. Fast-track approval, family inclusion, and expert guidance from XIPHIAS.

INVESTMENT FROM
USD 500,000

TIMELINE
2 months

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At a glance

COUNTRY **Panama**	ROUTE **Residency by Investment - Residency By Investment / Real Estate**
MINIMUM INVESTMENT **USD 500,000**	TIMELINE **2 months**
FAMILY MEMBERS **Spouse, children up to age 25, dependent parents**	LAST UPDATED **1 October 2026**

The real estate threshold is USD 500,000

Panama's Qualified Investor Visa is widely advertised at **USD 300,000**. That was a transitional rate, and it has either already expired or is about to:

Route	Current minimum
Real estate	**USD 500,000**
Securities (five-year hold)	**USD 500,000**
Fixed deposit (five-year term)	**USD 750,000**

The transitional USD 300,000 sits in an amended article whose wording is genuinely ambiguous about which decree starts the clock. On one reading it lapsed in **October 2024**; on the other it lapses on **13 October 2026**. Both readings point the same way for anyone planning today: **budget USD 500,000.**

Friendly Nations has changed too

It no longer grants permanent residence immediately. It now gives **two years provisional** residence first. Eligibility is limited to the nationalities listed in Executive Decree 226 of 2021, so XIPHIAS confirms whether **India is on the current list** with Migración before advising on this route.

Your Indian passport is safe on a residency

Section 9(1) of India's Citizenship Act 1955 ends Indian citizenship only on the **voluntary acquisition of another country's citizenship**. Holding a residence permit, permanent residence or a long-term visa does none of that.

So every route on this page is safe to hold. What differs between countries is the **endpoint** — and we will tell you plainly where a route can never become a citizenship, where it can, and what taking that step would cost you.

Key benefits

- Permanent residency through a qualifying real estate investment of USD 500,000.
- Low stay requirements: as a practical rule, plan to visit Panama at least once every two years to keep permanent residence active.
- Family inclusion: spouse, dependent children, and dependent parents (subject to dependency rules).
- Foreign-sourced income is generally not taxed under Panama's territorial tax system.
- Opportunity to rent out the investment property.
- Eligible to apply for Panamanian nationality after five consecutive years of residence; naturalisation requires renouncing your existing nationality.

Requirements

- Be at least 18 years old and legally admissible.
- Clean police clearance certificate (apostilled/authenticated as required).
- Qualifying real estate investment of at least USD 500,000.
- Maintain the qualifying investment as the Qualified Investor rules require; XIPHIAS confirms the holding conditions for your file.
- Valid passport (minimum 6 months validity recommended).
- Health certificate from an authorized doctor.
- Proof of lawful source of funds and completed application forms.

When this route may not fit

- Failure to prove the lawful source of investment funds.
- Criminal record or inadmissibility issues.
- Non-qualifying or non-compliant real estate investment structure.

Costs and government fees

Programme costs

Item	Amount	Notes
Minimum Real Estate Investment	USD 500,000	Before submission. Invest at least USD 500,000 in titled real estate under Panama's Qualified Investor permanent residency route.

Funds to show

Requirement	Amount	Notes
Proof of Investment Funds	USD 500,000	Provide bank statements and supporting documents demonstrating legal source of funds for the real estate investment.

How the process works

1. **Step 1 – Eligibility Assessment**
   Contact XIPHIAS for a preliminary assessment and route selection based on your profile and goals.
2. **Step 2 – Complete the Investment & Documentation**
   XIPHIAS supports you in completing the qualifying real estate investment and assembling required documents.
3. **Step 3 – File the Application**
   Authorized local representatives submit the permanent residency application to the Panamanian authorities.
4. **Step 4 – Background & Funds Verification**
   Authorities verify background, source of funds, and investment compliance.
5. **Step 5 – Approval & Permanent Residency Card**
   Upon approval, you receive permanent resident status and a permanent residency card in Panama.

Document checklist

Identity & Civil

- Valid passport (all applicants)
- Passport-size photos
- Marriage certificate (if applicable)
- Birth certificates for children

Police & Health

- Police clearance certificate (apostilled/authenticated)
- Certificate of good health (issued recently)

Investment & Funds

- Proof of real estate investment (purchase contract/title/registration as applicable)
- Bank statements and proof of lawful source of funds
- Proof of payment of government fees

Dependents (if applicable)

- Relationship proof (marriage/birth certificates)
- Proof of dependency for adult children (student status/financial dependency)
- Dependency proof for parents

Questions clients ask

What is the Panama Qualified Investor (Real Estate) residency program?

A residency-by-investment route that grants permanent residency after investing at least USD 500,000 in qualifying real estate.

Who can be included as dependents?

Typically spouse, dependent children, and dependent parents (subject to dependency rules and documentation).

How long does processing take?

Processing commonly takes around 60–90 days, and a trip to Panama may be required for photo and fingerprinting.

Are there stay requirements?

Panama sets low stay requirements. As a practical rule, plan to visit Panama at least once every two years to keep permanent residence active; XIPHIAS confirms the conditions for your permit.

Can I apply for citizenship later?

After five consecutive years of residence (three with a Panamanian spouse or children) you may apply for Panamanian nationality. Naturalisation requires an express and irrevocable renunciation of your existing nationality, which for an Indian citizen means giving up Indian citizenship.

Important notes

- The real estate threshold is USD 500,000. The USD 300,000 transitional rate under Executive Decree 722 of 2020, as amended by Executive Decree 109 of 2022, either lapsed in October 2024 or lapses on 13 October 2026, depending on how the transitional article is read. Either reading gives the same practical answer: budget USD 500,000.
- Panama does not permit dual citizenship. Migración's own naturalisation form requires an express and irrevocable renunciation of the previous nationality, and Article 13 of the Constitution treats acquiring another nationality as tacit renunciation.
- Panama's Friendly Nations Visa is limited to the nationalities listed in Executive Decree 226 of 2021. XIPHIAS confirms your nationality against the current list with Migración before advising that the route is open to you.

Compliance

- Qualified Investor Visa: real estate USD 500,000; securities USD 500,000 held five years; or a fixed deposit of USD 750,000 on a five-year term. Grants permanent residence.
- Friendly Nations Visa now grants two years provisional residence and then permanent residence — the former immediate-permanent route no longer exists. Real estate USD 200,000, or a fixed deposit of USD 200,000 for three years, or an employment letter.
- Naturalisation after five years under Article 10 of the Constitution, or three years with a Panamanian spouse or children.
- Government fees are payable to the Servicio Nacional de Migración and the National Treasury; XIPHIAS confirms the current schedule for your file.

Official sources: Panama — Servicio Nacional de Migración; Gaceta Oficial de Panamá.



NEXT STEP

Plan your Panama application with our Dubai team

Tell us about your profile, family and timeline. We will confirm whether **Panama Residency by Investment via Real Estate** fits, set out the full cost in writing and manage the application with you from start to finish.

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CREDENTIALS

- Advising clients on global mobility since 2009; XIPHIAS Immigration DMCC in Dubai since 2017.
- Named Best Immigration Consultant by The Times of India in 2022.
- Canada files handled by a CICC-licensed Regulated Canadian Immigration Consultant, licence R516194.
- Australia files handled by a registered migration agent, MARA 1680615.

This brochure is produced from the programme information published at www.xiphiasimmigration.ae/residency/panama/panama-residency-real-estate as at 1 October 2026. Rules, fees and processing times are set by the relevant government and can change, and approval is always the authority's decision. Please confirm the current position with us before you apply. XIPHIAS provides immigration consulting and documentation support. It is not a law firm, and nothing in this brochure is legal advice.