



## SEED Homes LatAm- Prospective Buyer's Guide

**Sustainable Living, Built to Last**

**Seed Homes LatAm is dedicated to creating sustainable and affordable housing solutions across Latin America. Our mission is to empower communities, preserve the environment, and foster sustainable development through innovative and eco-friendly building practices.**

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Sustainable Living, Built to Last



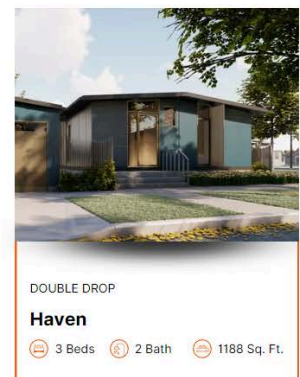
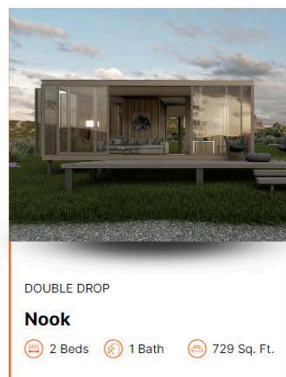
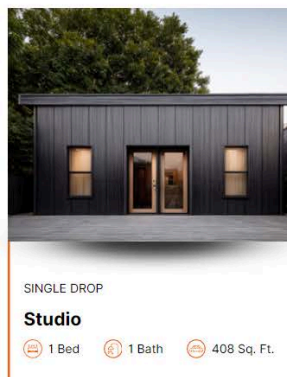
[Listen here](#) [Download the book](#)

## Introduction to SEED Homes

### 1.1 Overview of SEED Homes

Smaller

→ Larger



SEED Homes is a leader in the sustainable housing industry, offering **custom-made, factory-built homes** that prioritize quality, energy efficiency, and

modern design. Instead of traditional prefabricated homes with limited options, **each SEED Home is uniquely crafted to the owner's specifications, using four base models as starting points for a truly personalized design.** Built in a state-of-the-art facility in Panama, adhering to rigorous Canadian standards, each SEED Home is engineered for durability and adaptability, ensuring it can withstand diverse climates and environmental challenges. SEED Homes are perfect for those seeking a stylish, sustainable home that is built to last, offering a range of options to suit various needs, from single homeowners to larger families. **With multiple combinations of the four base models, there is virtually no limit to the designs that can be created, making your dream home a reality.**



## **1.2 Our Canadian Roots and High-Quality Standards**

SEED Homes leverages Canadian expertise, known for its stringent building standards and focus on quality craftsmanship. Canadian construction regulations emphasize energy efficiency, structural integrity, and resilience to weather, all key factors in the design and construction of every SEED Home. The homes are built in a controlled factory environment, where skilled professionals oversee each stage to ensure consistent quality. This controlled building process allows for better quality control and reduces the environmental impact often

associated with traditional on-site construction. This background gives SEED Homes a strong foundation in quality, setting them apart in the market as a reliable, well-built choice for homebuyers in Panama.

## **1.3 Sustainable and Innovative Design**

### **Philosophy**

SEED Homes follows a forward-thinking approach to home design, with sustainability and innovation at the forefront. Each SEED Home is created with eco-friendly materials, energy-efficient systems, and designs that reduce waste and carbon emissions. This commitment to sustainability means using materials that have minimal impact on the environment and integrating features like solar power options and efficient climate control systems. SEED Homes can also incorporate smart home technology, allowing homeowners to manage energy use and monitor their homes easily. This philosophy extends to every part of the home, from the energy-saving features to the thoughtful layout, ensuring that SEED Homes are as functional and comfortable as they are environmentally responsible.

## 1.4 Pricing

The cost of a SEED Home is determined by the fit-out and finishes chosen by the client. Because our homes are fully customizable, we are unable to provide an exact price until we have had a consultation to discuss the design, size, and finish preferences. However, as a general guide, the price for a **single-home order** ranges from **\$149,000 to \$219,000**. This is a **turn-key price**, meaning the home is delivered complete with structural components, interior and exterior finishes, electrical and plumbing installations, cabinetry, flooring, and quality appliances. The larger multi unit models can be averaged out at about \$190 per square foot.

Pricing may vary for **multi-unit orders**, with potential volume discounts available. Additionally, costs can be influenced by specific client requests, material selections, and site-specific requirements. It is important to note that certain costs are not included in the base price, such as **taxes, building permits, shipping, foundation piles, site preparation, and crane services**. These factors depend on the project location and will need to be

considered separately when budgeting for your SEED Home.

Final pricing will be determined once all design choices, location details, and customization options have been confirmed. We work closely with each client to ensure their home meets their exact needs while maintaining our commitment to high-quality, sustainable construction. If you are considering a SEED Home, we encourage you to schedule a consultation to explore your options and receive a detailed cost breakdown tailored to your project.

## **Why Choose a Custom-Made, Factory-Built SEED Home in Panama?**

### **2.1 Adapting to Panama's Unique Climate**

Panama's tropical climate, characterized by high temperatures and humidity, presents specific challenges for traditional homes, often leading to issues like:

- **Mold and Mildew Growth:** The humid environment creates ideal conditions for mold and mildew to thrive, potentially causing health problems and damaging building materials.
- **Efflorescence:** This common problem in concrete structures causes unsightly white deposits on surfaces due to salt migration, detracting from the home's appearance and potentially weakening the concrete over time.

**SEED Homes are built with these climate factors in mind**, using materials and construction techniques that naturally regulate indoor temperatures and resist moisture damage.

## **2.2 Energy Efficiency and Cost Savings**

SEED Homes are designed to be energy-efficient, helping homeowners reduce their carbon footprint and save on utility costs. The homes are equipped with:

- High-Performance Insulation
- Energy-Efficient Windows
- Ventilation Systems



These features work together to regulate temperature and keep interiors cool without excessive air conditioning use. Many SEED Home models also support solar panels, allowing homeowners to take advantage of Panama's abundant sunlight to further reduce energy costs. By cutting down on energy consumption, **SEED Homes make living sustainably both practical and affordable**, ensuring that homeowners enjoy a comfortable, cost-effective lifestyle.

### **2.3 Durability for Humid, Tropical Conditions**

Panama's humidity and frequent rainfall can be tough on traditional homes, leading to problems like moisture ingress, mold, and structural damage over time. **SEED Homes are constructed with high-quality, moisture-resistant materials that address these issues directly, providing a solution designed to last in Panama's challenging environment.** The homes are built with attention to structural integrity and durability, ensuring they can withstand heavy rains, high humidity, and varying temperatures. This durability is not just about withstanding the elements but also

about maintaining a healthy, comfortable interior, free from the common moisture-related problems that can lead to health concerns.

## **2.4 Customizable Designs for Every Lifestyle**

**SEED Homes offer flexible design options that allow homeowners to tailor their spaces to their needs and tastes.** This includes:

- Layout
- Finishes
- Additional Features like Smart Home Technology

This flexibility makes SEED Homes suitable for all kinds of homeowners, whether they're seeking a compact, minimalist setup or a larger, family-friendly design. With options to combine models or modify existing layouts, **SEED Homes can adapt to the unique preferences and needs of each buyer, providing the freedom to create a home that fits your lifestyle perfectly in Panama's beautiful setting.**

**[SEED Homes](#) & [Pan Pacific Interiors](#): The Perfect Partnership**



### 3.1 Exclusive Partnership in Panama

SEED Homes has chosen **Pan Pacific Interiors (PPI)** as its exclusive partner in Panama, bringing the renowned quality of Canadian-built SEED Homes together with the local expertise of a trusted Panamanian company. This exclusive partnership means that **PPI will handle the customization and installation of SEED Homes in Panama, ensuring that homeowners benefit from a seamless experience from purchase to move-in.** PPI's understanding of the local market and commitment to quality make them the perfect partner to bring SEED Homes' sustainable and innovative designs to the Panamanian market.

### 3.2 Over a Decade of Trusted Service in Panama

With more than ten years of experience, **PPI has established a strong reputation for quality and reliability in Panama.** Known for their customer-focused approach and attention to detail, they have become a trusted name for homeowners across the country. This experience gives PPI a deep understanding of the unique needs of Panamanian homeowners, including considerations for climate, style, and material durability. Their established track record in delivering high-quality interior solutions aligns well with SEED Homes' mission, making them an ideal partner to bring these innovative homes to Panama.

### **3.3 Interior Fit-Out Services by Pan Pacific Interiors**

**PPI offers a complete range of interior fit-out services for SEED Homes, allowing each home to be customized to meet the needs and preferences of its owner.** This includes high-quality, durable solutions for:

- Kitchens
- Bathrooms
- Closets

- Flooring
- Plumbing
- Lighting

Understanding Panama's climate, PPI selects moisture-resistant and long-lasting materials that can stand up to the region's humidity and warmth. By managing every detail of the interior, from cabinetry to lighting, PPI ensures that each SEED Home provides a beautiful, functional, and comfortable living environment suited for Panama. This service provides homeowners with peace of mind, knowing that their home is tailored to meet the demands of the local climate and their personal lifestyle. **PPI's standard 5-year interior warranty is included, ensuring your peace of mind.**

## **Features of a SEED Home**

### **4.1 High-Quality Construction**

**SEED Homes are constructed to meet the high standards of Canadian craftsmanship,** ensuring durability and comfort. Each home is manufactured in a controlled environment where every aspect, from materials to construction techniques, is

Carefully managed. This controlled approach allows for consistent quality, ensuring that each SEED Home meets rigorous standards. Homes are built using high-grade, moisture-resistant materials and treated wood to withstand humidity, which is particularly beneficial in Panama's climate. The homes' structural elements are engineered to minimize maintenance needs and ensure a long-lasting investment, providing a comfortable, reliable home year after year.

## **4.2 Energy Efficiency and Sustainability**

SEED Homes are designed to operate efficiently in Panama's tropical environment, which helps reduce energy costs and the ecological impact. This is achieved through:

- High-Performance Insulation
- Energy-Efficient Windows
- Climate Control Systems

These features work together to keep temperatures stable and comfortable without over-reliance on air conditioning. **Solar panel compatibility** is another feature that allows homeowners to harness

Panama's abundant sunlight, offering an opportunity to further reduce energy costs. SEED Homes also use sustainable materials and construction processes that minimize waste, emphasizing a commitment to eco-friendly building. These homes not only lower energy bills but also contribute to a smaller carbon footprint, which is especially relevant for environmentally conscious homeowners.

### **4.3 Customization Options**

**SEED Homes offer a variety of customization options to ensure each home reflects the unique style and needs of its owner.** Buyers can choose from various layouts, interior finishes, cabinetry styles, and fixtures to make their home truly their own. Customization goes beyond aesthetics; homeowners can choose practical elements like:

- Smart Home Systems
- Additional Energy-Saving Features
- Layout Adjustments

This level of personalization is valuable for Panama, where homeowners may need to adapt their homes to the climate and terrain. **Whether you envision a**


minimalist interior or a warm, family-oriented layout, SEED Homes provide the flexibility to bring that vision to life.

## SEED Homes Models Available in Panama


### 5.1 Overview of Available Models

SEED Homes offers four primary models in Panama, each designed to accommodate different lifestyle needs and preferences. These base models serve as the foundation for your custom home.


Smaller  Larger




SINGLE DROP  
**Studio**  
1 Bed 1 Bath 408 Sq. Ft.



DOUBLE DROP  
**Nook**  
2 Beds 1 Bath 729 Sq. Ft.



DOUBLE DROP  
**Fairview**  
2+ Beds 1 Bath 918 Sq. Ft.



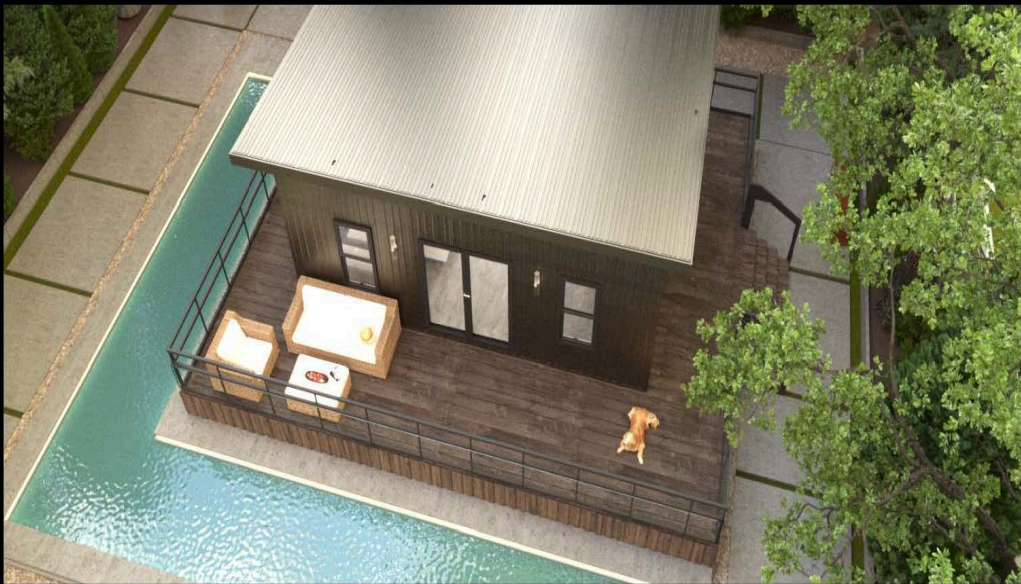
DOUBLE DROP  
**Haven**  
3 Beds 2 Bath 1188 Sq. Ft.



## Studio Model:

- A single-drop design with a small footprint, ideal for those seeking simplicity and efficiency. With 408 square feet, this model is perfect for a minimalist lifestyle or for use in remote or compact spaces. Also available as a one bedroom unit.

PORTFOLIO —————









## Nook Model:

- Offering 730 square feet of living space, the Nook is a comfortable two-bedroom, one-bathroom home, perfect for individuals or small families.



PORTFOLIO - INTERIOR



COZY AND FUNCTIONAL, THE NOOK IS THOUGHTFULLY CRAFTED WITH SUSTAINABLE MATERIALS AND A MODERN APPROACH TO INTERIOR LAYOUT.

PORTFOLIO - INTERIOR

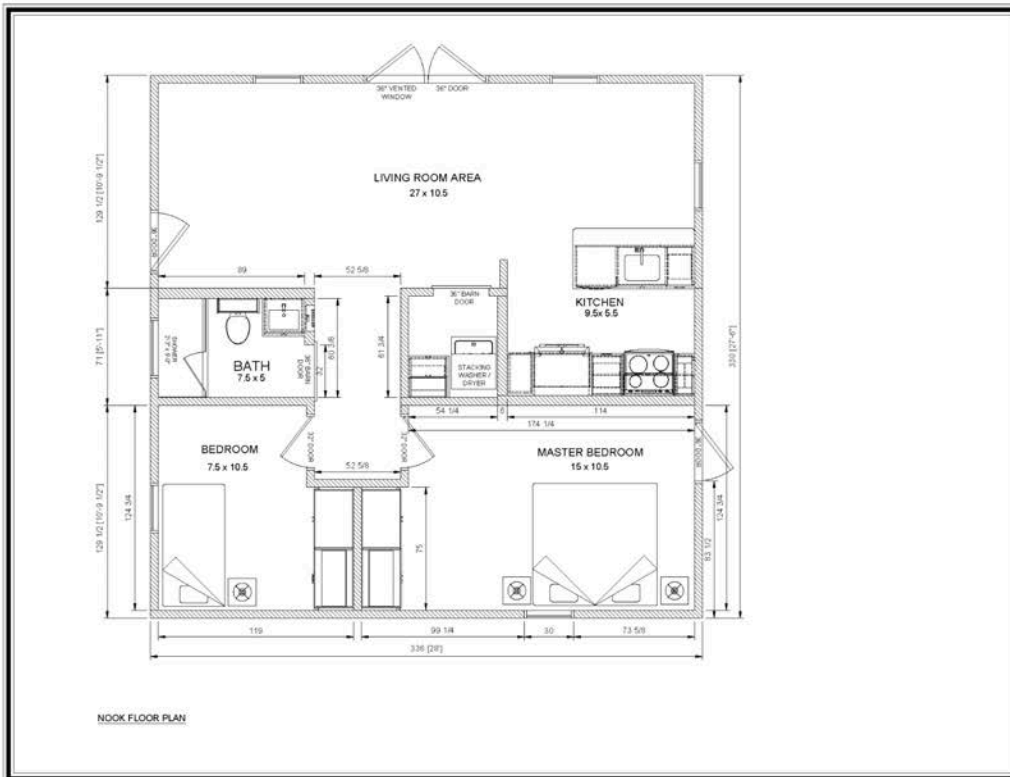


MODERN, CONTEMPORARY, AND FLEXIBLE. THE NOOK'S INTERIOR SPACE IS HIGHLY USABLE AND SUITABLE FOR A RANGE OF PURPOSES.

PORTFOLIO - INTERIOR



THE MASTER BEDROOM SPACE - ABUNDANCE, MODERNITY, AND FLEXIBILITY



**SEED  
HOMES  
PANAMA**

PROJECT:  
SEED HOMES PANAMA  
HOME MODEL - NOOK

DRAWING: FLOOR PLAN  
SCALE: NTS  
DIMENSION SCALE: IMPERIAL

JOB NUMBER : 24-SFP1  
DRAWN BY : JB  
CHECKED BY : BB  
DATE : 14-AUG-2024

NOTES:  
1. -

	REV: 0
	DWG #: ID.5.0

## Fairview Model:

- This 918-square-foot layout includes room for two bedrooms and a separate office, ideal for remote work or hobby spaces.





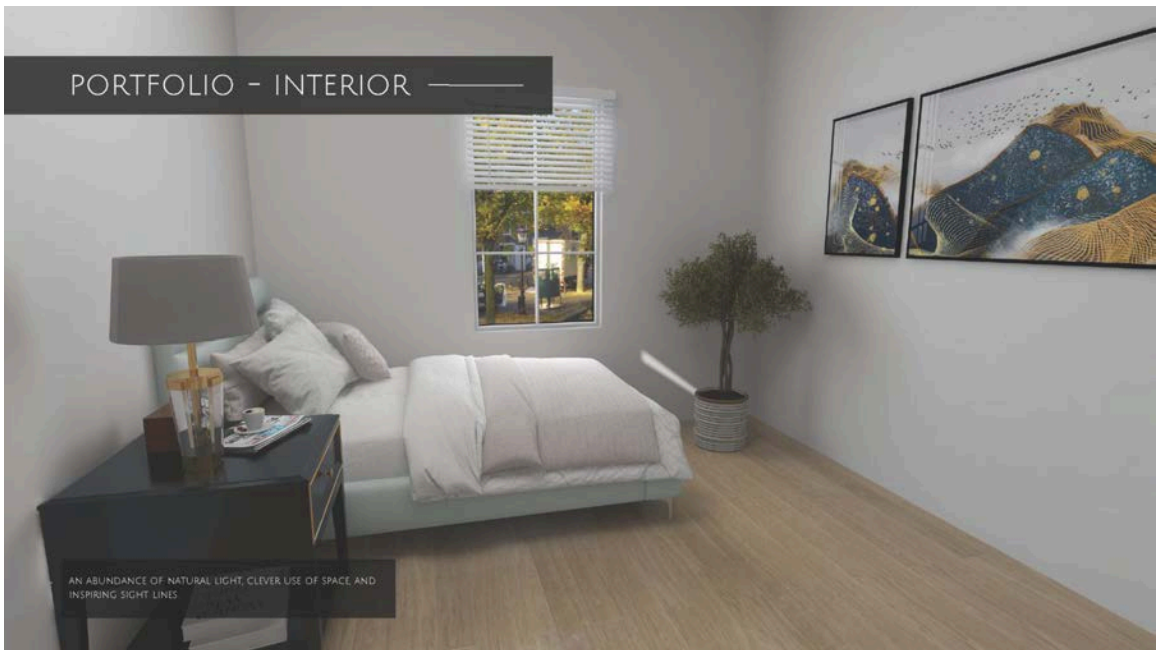


PORTFOLIO - INTERIOR

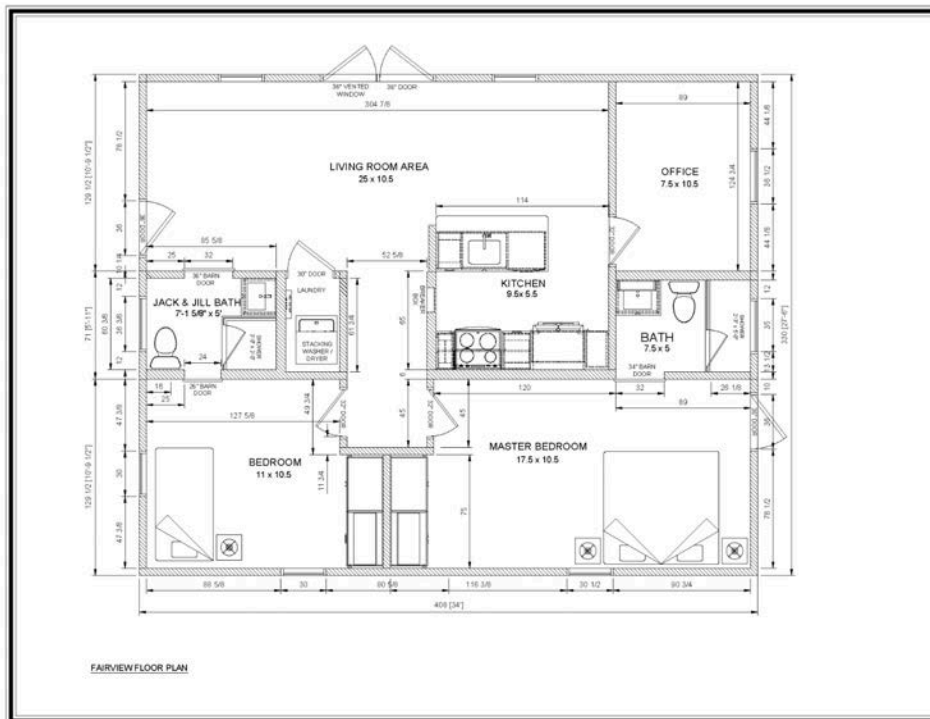
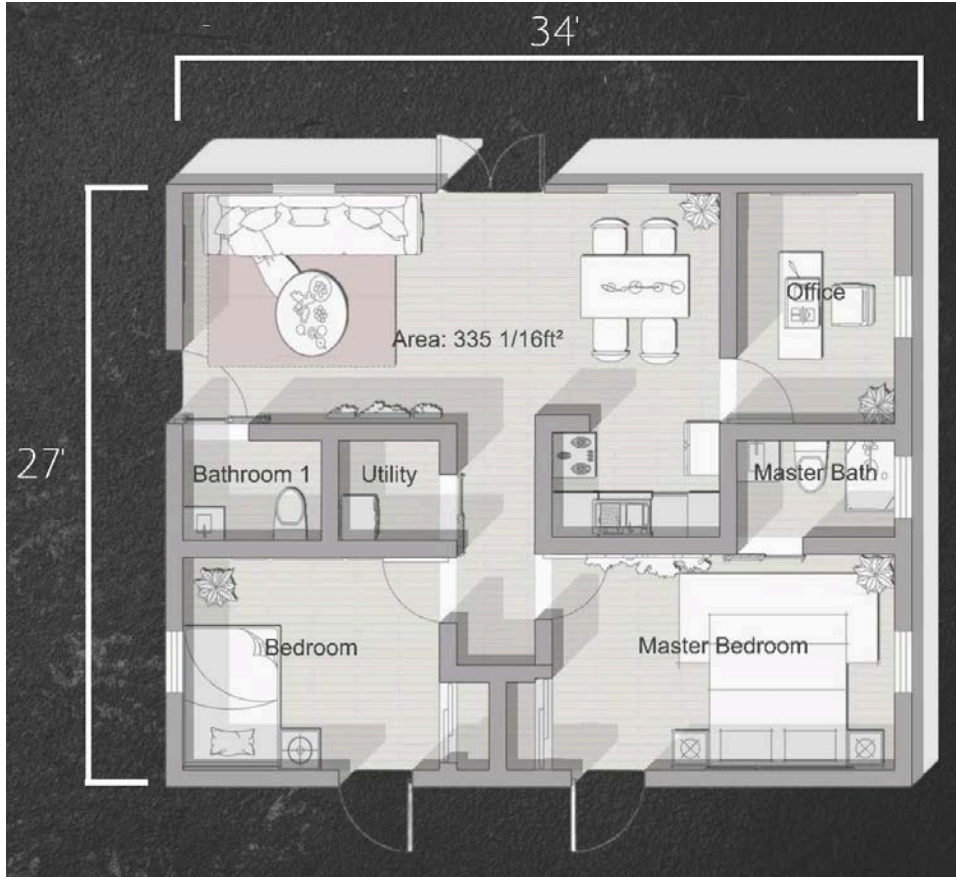


COZY AND FUNCTIONAL, THE FAIRVIEW IS THOUGHTFULLY CRAFTED WITH SUSTAINABLE MATERIALS AND A MODERN APPROACH TO INTERIOR LAYOUT.

PORTFOLIO - INTERIOR



AN ABUNDANCE OF NATURAL LIGHT, CLEVER USE OF SPACE AND INSPIRING SIGHT LINES.



PROJECT:  
SEED HOMES PANAMA  
HOME MODR. - FAIRVIEW

DRAWING: FLOOR PLAN  
SCALE: NTS  
DIMENSION SCALE: IMPERIAL

JOB NUMBER : 24-SFP1  
DRAWN BY : JB  
CHECKED BY : BB

DATE : 14-AUG-2024

NOTES:  
1.

## Haven Model:

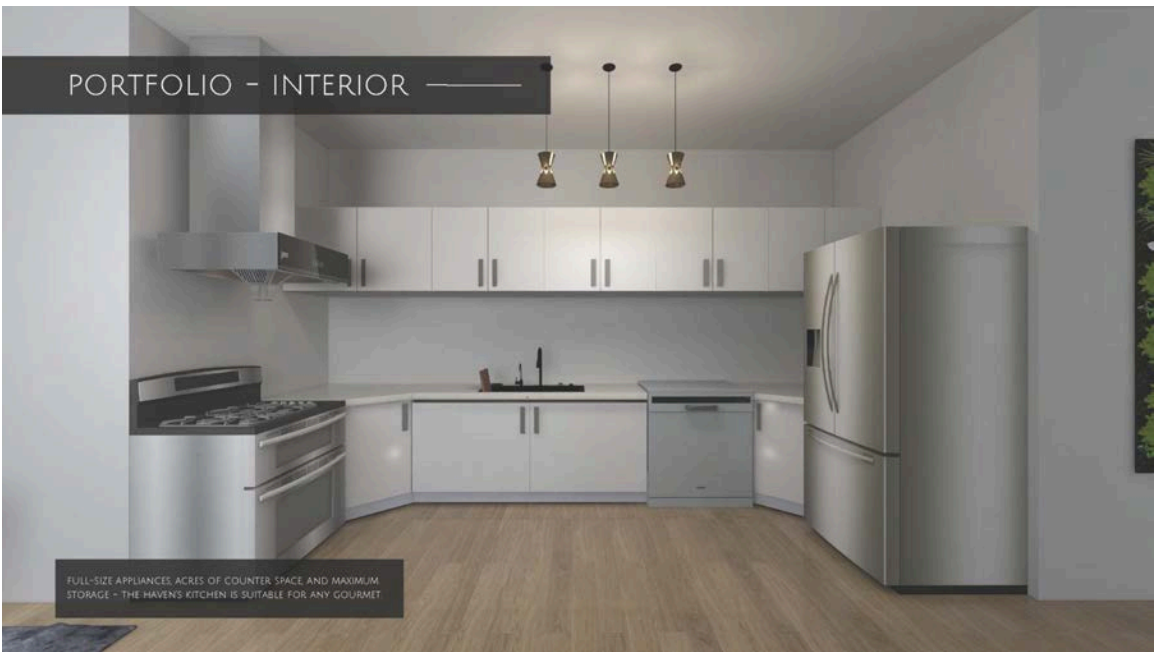
- At 1,188 square feet, this spacious model includes up to three bedrooms and two bathrooms, organized to optimize family living and privacy.



HAVEN LIFESTYLE



PORTFOLIO - INTERIOR



FULL-SIZE APPLIANCES, ACRES OF COUNTER SPACE AND MAXIMUM STORAGE - THE HAVEN'S KITCHEN IS SUITABLE FOR ANY GOURMET.

PORTFOLIO - INTERIOR



COZY AND FUNCTIONAL, THE HAVEN IS THOUGHTFULLY CRAFTED WITH SUSTAINABLE MATERIALS AND A MODERN APPROACH TO INTERIOR LAYOUT.

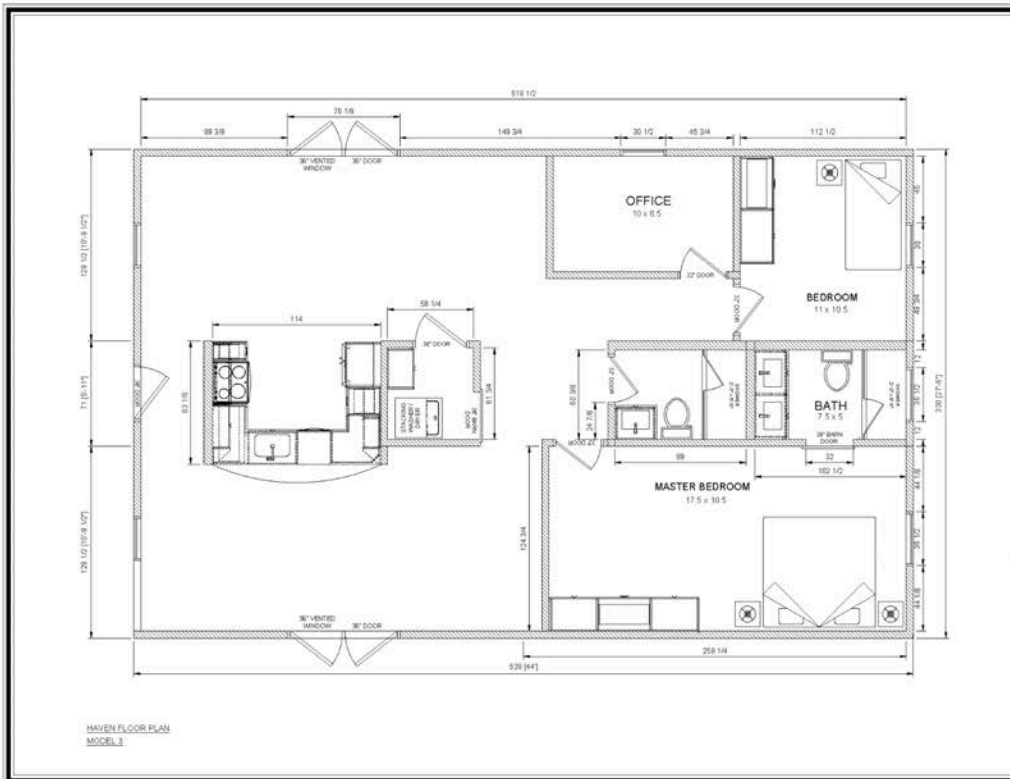
PORTFOLIO - INTERIOR



MODERN, CONTEMPORARY AND FLEXIBLE. THE HAVEN'S INTERIOR SPACE IS HIGHLY USABLE AND SUITABLE FOR A RANGE OF PURPOSES.

# PORTFOLIO - INTERIOR

TO COMPLEMENT YOUR HAVEN, THE MASTER BATHROOM HAS BEEN DESIGNED WITH CONVENIENCE AND FUNCTIONALITY IN MIND.

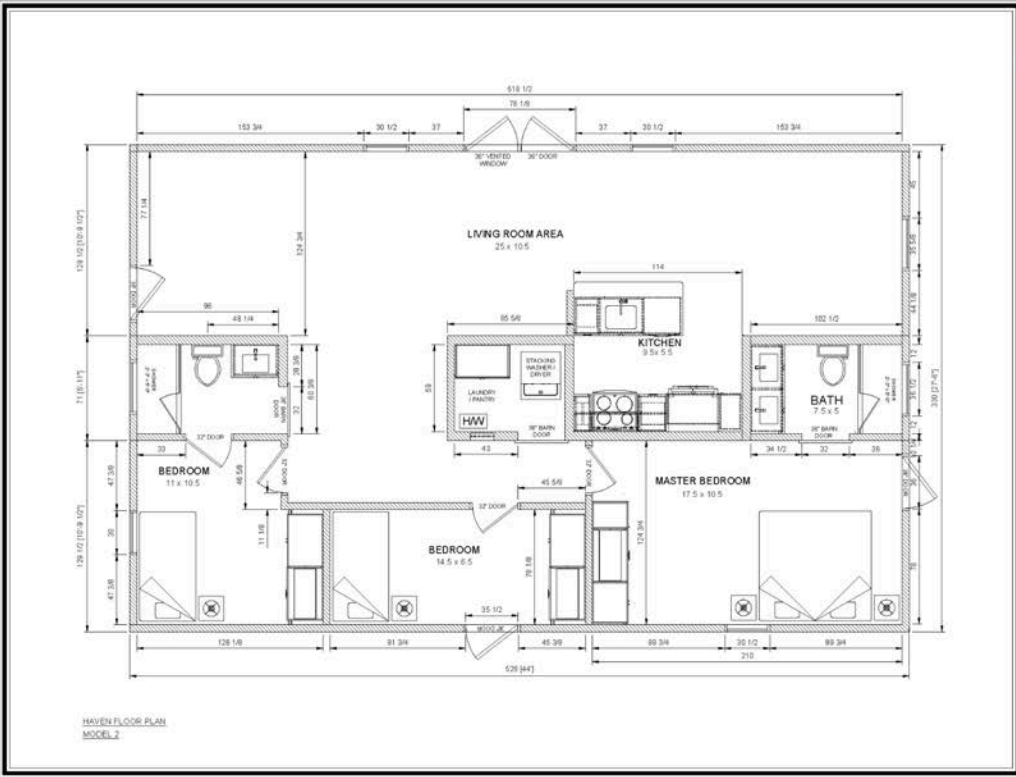


**PROJECT:**  
SEED HOMES PANAMA  
HOME MODEL - HAVEN 3

**DRAWING:** FLOOR PLAN  
**SCALE:** NTS  
**DIMENSION SCALE:** IMPERIAL

**JOB NUMBER:** 24-SPP1  
**DRAWN BY:** JB  
**CHECKED BY:** BB  
**DATE:** 14-AUG-2024

**NOTES:**  
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**PROJECT:**  
SEED HOMES PANAMA  
HOME MODEL - HAVEN 2

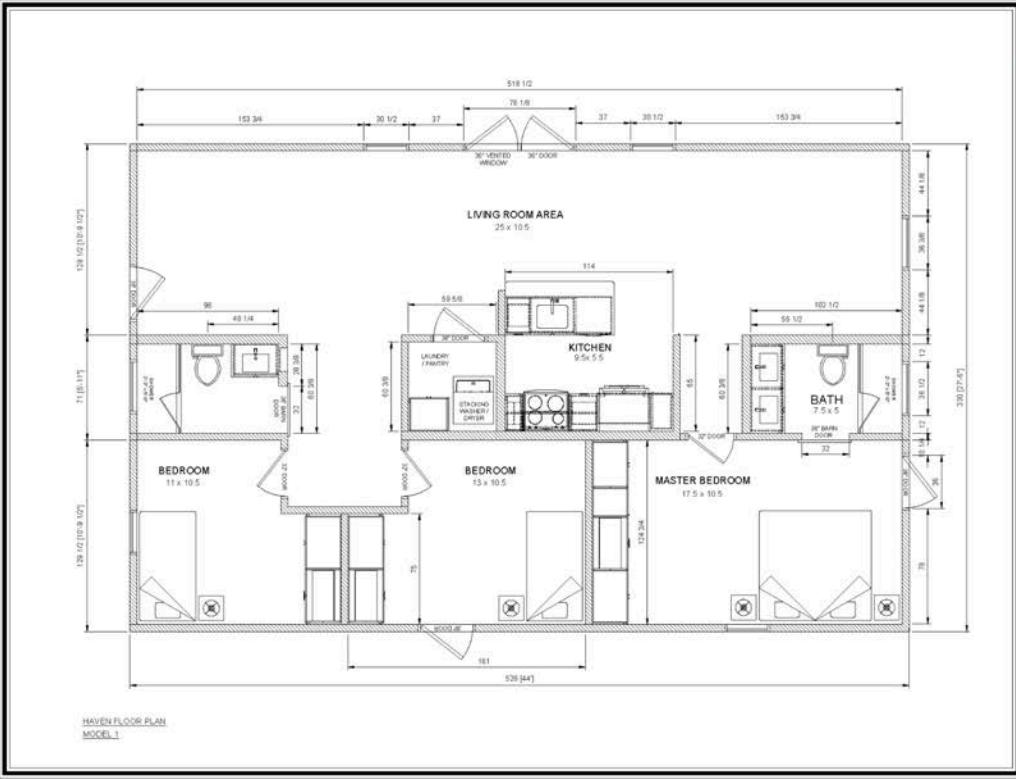
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SCALE: NTS  
DIMENSION SCALE: IMPERIAL

**JOB NUMBER:** 24-SFP1  
**DRAWN BY:** JB  
**CHECKED BY:** BB  
**DATE:** 14-AUG-2024

**NOTES:**  
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**REV:**  
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**DWG #:**  
ID.2.0




**PROJECT:**  
SEED HOMES PANAMA  
HOME MODEL - HAVEN 1

**DRAWING: FLOOR PLAN**  
SCALE: NTS  
DIMENSION SCALE: IMPERIAL

**JOB NUMBER:** 24-SFP1  
**DRAWN BY:** JB  
**CHECKED BY:** BB  
**DATE:** 14-AUG-2024

**NOTES:**  
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**REV:**  
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**DWG #:**  
ID.1.0



**Each model's specifications are designed to keep maintenance low and ensure comfort in Panama's tropical climate, from high-quality insulation to moisture-resistant materials that help maintain a cool and healthy indoor environment.**

## **5.2 Floor Plans and Specifications**

Detailed floor plans and specifications for each model are available upon request. These documents provide a visual representation of the layout, dimensions, and key features, helping you envision the possibilities for your custom SEED Home.

## **5.3 Combining Models for Larger or Unique Spaces**



**One of the unique advantages of SEED Homes is the ability to combine different models to create larger or more specialized spaces.** This modular approach allows for endless possibilities, letting you design a home that perfectly suits your needs and lifestyle. For example, you could combine two Haven models to create a spacious, six-bedroom home for a large family or multi-generational living. Or, you could combine a Studio and a Nook to create a guest house with a separate living area. The possibilities are truly endless!

## **The Home-Building Process**

## **6.1 How SEED Homes Are Built and Delivered**

**SEED Homes LatAm now builds SEED Homes directly in their new facility near David, Chiriquí, Panama.** This local production shift brings multiple advantages to Panamanian and Costa Rican buyers, including:

- **Reduced Shipping Costs**
- **Streamlined Production Timelines**

While some specialized components will still be imported from Canada, a significant portion of materials will be sourced locally. This hybrid approach allows SEED Homes LatAm to adapt each home to the Panamanian climate, selecting materials that withstand the unique challenges of:

- Tropical Heat
- High Humidity
- Heavy Rainfall

**By manufacturing in Panama, SEED Homes LatAm combines the quality and innovation of SEED Homes' designs with local expertise, making these homes even better suited for the region.**

## 6.2 From Local Production to Installation

After construction at SEED Homes LatAm's facility in Panama, homes are transported directly to the buyer's property in Panama or Costa Rica. The factory-controlled production environment ensures that each home meets SEED Homes' high standards of quality and precision, while the local manufacturing base reduces delivery times. The homes are delivered largely complete, making the installation process quicker and less dependent on the weather or remote location challenges that can delay traditional construction. **The onsite installation is then handled efficiently by SEED Homes LatAm, ensuring a smooth transition from factory to fully assembled home.**

## 6.3 Working with PPI for Interiors

Once the home is installed on-site, **PPI takes over to complete the interior fit-out, personalizing each home according to the buyer's needs.** From kitchens and bathrooms to flooring and lighting, PPI uses moisture-resistant and durable materials tailored to Panama's tropical climate, ensuring that each SEED Home remains comfortable, functional,

and stylish in the long term. Their team provides guidance on interior design and assists with selecting finishes, cabinets, and fixtures, giving each home a cohesive look that aligns with SEED Homes' aesthetic. **This combination of local production and PPI's customization service creates a SEED Home that perfectly fits both the environment and the lifestyle of the homeowner.**

## **Frequently Asked Questions**

### **7.1 General Questions**

- **What is a SEED Home?** A SEED Home is a custom-made, factory-built, sustainable home designed for comfort, durability, and energy efficiency. Built using SEED Homes' design philosophy, each home provides a high-quality, customizable living environment well-suited for Panama and Costa Rica's climates.
- **Where are SEED Homes built?** SEED Homes LatAm builds homes at a dedicated factory near David, Chiriquí, Panama. This facility allows SEED Homes to reduce shipping and labor costs, using locally sourced materials to better adapt the homes to the tropical environment.

- **How long does it take to complete a SEED Home?** The construction timeline varies depending on model, customization options, and site requirements. Generally, SEED Homes are built in the factory in about 8-12 weeks, with onsite installation completed within a few days, allowing for a much faster timeline than traditional builds.
- **What options are available for delivery and installation?** SEED Homes LatAm arranges delivery and installation for homes within Panama and Costa Rica. For remote or challenging sites, SEED Homes offers customized transport and installation options.

## 7.2 Customization and Design FAQs

- **Can I customize the layout of my SEED Home?** Yes, SEED Homes offers flexible design options that allow buyers to tailor the layout, finishes, and interior features to their preferences. This includes adjustments to room configurations, cabinetry styles, and flooring.
- **What types of interior finishes are available?** Buyers can choose from a variety of finishes for

cabinets, countertops, flooring, and lighting. PPI, SEED Homes' exclusive partner, assists buyers in selecting options that suit their style and are durable in Panama's tropical climate.

- **Are there any limitations on customization?**

While SEED Homes offer extensive customization options, certain structural aspects may have limitations based on design standards. SEED Homes will clearly communicate any restrictions to clients and work to find solutions that meet client needs.

### **7.3 Energy Efficiency and Maintenance**

- **What kind of maintenance is required?** SEED Homes require minimal maintenance compared to traditional builds. Moisture-resistant materials and high-quality finishes help prevent common issues like mold, reducing upkeep in Panama's humid climate. Routine checks on windows, ventilation systems, and any added energy equipment are recommended to ensure long-lasting performance.
- **How do SEED Homes handle Panama's humidity?** SEED Homes LatAm uses materials

and construction methods specifically suited to handle high humidity levels. With moisture-resistant building materials and ventilation systems designed to reduce condensation, SEED Homes provide a comfortable and healthy environment even in the most humid conditions.

## **Warranty Features**

SEED Homes LatAm stands behind the quality of their homes and offers comprehensive warranties for various components:

- **Building Envelope Protection:** 5 years minimum coverage for the roof and walls, with the option to purchase an additional 2 years.
- **Major Structural Components:** 10 years of coverage for the frame, including the roof's structural integrity, and the foundation.

**In addition, PPI offers a 5-year warranty on all interior fit-out work, including cabinetry, flooring, plumbing, and electrical fixtures.**

## **Terms and Conditions**



## **8.1 General Information**

This section provides an overview of the general terms and conditions applicable to SEED Homes purchases, including the scope of services, limitations, and commitments outlined by SEED Homes LatAm and PPI.

## **8.2 Confidentiality and Non-Disclosure**

SEED Homes respects the confidentiality of all clients. Information regarding specific designs, financial details, and project timelines is kept confidential, and clients agree not to disclose proprietary information received during the purchase and construction process.

## **8.3 Pricing and Quotes**

Prices for SEED Homes vary depending on the model, customization options, and any specific site requirements. Detailed quotes are provided to clients after initial consultations, and SEED Homes LatAm commits to transparent pricing with no hidden fees.

## **8.4 Shipping and Delivery**

Shipping and delivery timelines are determined based on the home's location and any site accessibility considerations. SEED Homes LatAm handles logistics for transportation to Panama and Costa Rica, with options for remote site installations available upon request.

### **8.5 Customization and Variability**

While SEED Homes offer extensive customization options, certain structural aspects may have limitations based on design standards. SEED Homes will clearly communicate any restrictions to clients and work to find solutions that meet client needs.

### **8.6 Warranties and Liability**

SEED Homes LatAm provides warranties for materials and construction defects, covering specific periods for various components. Clients are encouraged to review warranty details and consult SEED Homes for any clarifications on coverage or limitations.

### **8.7 Payment Terms**

Payment terms for SEED Homes are outlined in the purchase agreement and may vary based on the specific project. Clients are encouraged to discuss payment options with SEED Homes LatAm during the initial consultation.

## **8.8 Cancellations and Returns**

Due to the custom nature of SEED Homes, cancellations and returns are subject to the terms outlined in the purchase agreement. Clients are encouraged to carefully review the cancellation policy before finalizing their purchase.

## **8.9 Intellectual Property**

All SEED Homes designs, plans, and intellectual property remain the property of SEED Homes. Clients are not permitted to reproduce or modify designs without permission, ensuring the quality and integrity of each SEED Home.

## **8.10 Governing Law**

All SEED Homes agreements are governed by Panamanian law, ensuring that both SEED Homes

LatAm and its clients are protected under local jurisdiction.

## **Future Outlook**

Beyond Panama and Costa Rica, SEED Homes LatAm has plans to expand its reach, providing homes to:

- The Caribbean
- Colombia
- Other Central American destinations

**These homes are also ideal for various applications beyond individual residences, including:**

- Community Village Building Concepts
- Retirement Centers/Villages
- Secure Factory Housing for Employees (e.g., remote oil and mining company housing)

SEED Homes' adaptability and customization options make them well-suited for diverse projects, offering a sustainable and efficient solution for various housing needs across the region.

**Contact SEED Homes LatAm**

## **9.1 Schedule a Free Consultation**

Prospective buyers can schedule a free consultation with SEED Homes LatAm to discuss their preferences, budget, and site specifics. SEED Homes LatAm's team will answer questions, explore customization options, and provide a preliminary estimate tailored to the client's needs.

## **9.2 Visit Our Showroom**

[PPI hosts a showroom](#) where buyers can explore various finishes, cabinetry options, flooring, and lighting choices available for SEED Homes. The showroom provides an opportunity to see materials firsthand and receive expert guidance on design choices.

## **9.3 Connect with Us Online**

[Clients can connect with SEED Homes LatAm](#) through the company's website and social media channels to stay updated on new models, special offers, and upcoming events. The online presence provides helpful resources, client testimonials, and the latest information on SEED Homes' projects in Panama and Costa Rica.

YouTube:

<https://www.youtube.com/@SeedHomesLatAm507>

Facebook

<https://www.facebook.com/SEEDHomesLatAm/>

Website <https://seedhomeslatam.com/>

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