

GOLFITO MARINA VILLAGE

C O S T A R I C A

an  IGY destination®

GOLFITO MARINA VILLAGE & RESORT
GOLFITO, COSTA RICA
Ocean View Residences, Marina & Resort

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| Project Name | Golfito Marina Village & Resort |
| Location | Golfito, Costa Rica; along the country's Southern Pacific coast |
| Website | http://golfitomarinavillage.com |
| Project Overview | 40+ acres inclusive of a Super Yacht marina; approximately 40 villas, each fully furnished and professionally designed and decorated; flagged high-end boutique hotel with 70-120 rooms |
| Construction Timeline | Phase I construction has been completed Phase II is slated for completion during the fourth quarter of 2019 |
| Developer | Hacienda El Dorado S.A. (HED) |
| Chief Architect / Designer | Noam Schwartz Hacienda El Dorado S.A. (HED) |
| Senior Architect | Pedro Abdalla Abdalla Architects, Costa Rica |
| General Manager | June Kraemer: +506.8706.2894 |
| Director of Marina Sales | David Johnson: 1.954.610.3263 Denison Super Yachts Division, USA |
| IGY Marina Manager | Andy Caballero: +506.2775.3000 IGY Regional Manager, Central America |
| Dock Master | Maikol Barrantes: +506.2775.3000 |

Marina

Once completed, Golfito Marina Village & Resort and its deep-water access Marina will be part of an exclusive and very limited number of marinas worldwide that have been specifically designed to berth Giga Yachts. Surrounded by year-round calm waters and south of the hurricane zone, the enclave will serve as a unique charter destination in a location previously inaccessible to Super Yachts. As the only authorized pick-up and drop-off zone for yacht transport ships on the west coast of both Central and South America, the resort will include:

- 135-155 private slips with support for Mega Yachts up to and exceeding 400' (120m) once the Marina is fully completed. Currently have 50 Slips in place.
- 265' fuel dock with high-volume filtered fuel pumps (200GPM)
- On-site customs and immigration office
- Protected harbor south of the Hurricane zone
- Marina Village with approximately 35 stores once completed
- Fishing charters utilizing local captains knowledge of big-game fishing grounds
- 24/7 harbor patrol and security will be available once Marina is fully completed
- Complimentary water taxi services to neighboring destinations will be available once Marina is fully completed
- In slips bilge pumping will be available once Marina is fully completed
- Marina Service Boat with 3 fire canons and miscellaneous support equipment
- Dry boat storage for 75 boats up to 40 feet will be available in the future

Villa Residences

Range in Square Feet: From 732 SF to 3,500 plus SF

Range in Price: From \$425,000 to \$5 million plus

With dramatic brushstrokes of style, manicured landscaping and distinctive architectural features, these breathtaking villas epitomize luxury resort living. In Phase One of Villa construction, two-story buildings will be developed -- each comprising of six to eight villas within each building. If desired, the building configuration will allow for the merging of two or more units, essentially allowing for the creation of one larger villa. Island villas, as well as a limited number of villas, will be semi custom designed to the owners' specifications.

Highlights include:

- The only approved, permitted and ready to construct flagged residential resort on the sand in Costa Rica
- Privately nestled with direct access to the water and white sandy beach
- Ground floor villas with spectacular views and direct water access
- 1st and 2nd-level villa residences with spectacular Golfito Bay views
- Professionally designed and fully furnished by high-end furniture line
- Fully-equipped kitchens with high-end appliances
- All rooms have direct ocean views
- Spacious and open floor plans
- Sumptuous baths
- Master suites with indoor/outdoor tropical showers
- Luxurious beds with fine linens
- Expansive terraces with panoramic ocean and Marina views
- Flat screen TVs with Blu-ray/DVD players
- Technology to enhance your stay and high-speed wireless internet
- Covered parking away from the villas for minimal noise
- Each villa receives a private golf cart
- In-room safes
- Three man-made islands with private villas in the future

Resort

The world-class oceanfront flagged resort and high-end hotel at Golfito Marina Village & Resort will be an intimate and private destination with an exclusive number of accommodations, ensuring that every guest is indulged in personalized service. With a special focus on the town of Golfito, its culture, exotic wildlife and lush landscape, the distinct architectural style of this lavish retreat will be harmonious with the natural surroundings of the area, blending tropical elements into the resort experience, including cascading waterfalls and expansive views of the ocean.

Amenities include:

- A world-class, deep-water full-service Marina
- A flagged high-end boutique hotel
- The resort's Super Yacht will be available for charters to villa owners and guests
- Three restaurants on land serving worldly cuisine
- An island restaurant with a night club
- Coffee shop serving famous Costa Rican coffee
- A large salt water lagoon with a pool bar
- A large fresh water pool with a bar
- Marina Village with an attractive mix of vendors
- Customs and Immigration office on-site
- Eco-tours and adventures concierge on-site
- Open-air spa surrounded by lush gardens and waterfalls
- State of the art fitness center
- A park with walking and jogging trails, tennis courts, volleyball courts, bocce ball and a museum
- Close proximity to Golfito Airport
- Close proximity to Golfito Hospital
- Free shuttle transportation from and to the airport
- Free water taxis to neighboring beaches and attractions
- 24/7 on-site security

Experienced Developer

Hacienda El Dorado (HED), the development team behind Golfito Marina Village & Resort, comprises experienced and award-winning professionals who have been in the real estate development business for 45 years. To date, the project's principals have developed more than 650 commercial and residential projects, valued at more than \$4 billion. The team has been active in Costa Rica for approximately 15 years and has successfully developed more than 11 projects in the southern region of Costa Rica. Out of the largest 400 development firms in California and the US, the project's principals were ranked as the fourth-largest builder in California and the 62nd in the US. To date, the company has received more than 15 awards in architecture and interior design for many of its projects including, Best of the West Building Award, The Gold Nugget Award, Best Overall Project and Best Interior Design Award.

Golfito Marina Village & Resort reserves the right to change, alter, modify, eliminate or cancel any service of the project at HED's sole discretion. Any images are architectural representation of the resort. Developer expressly reserves the right to change prices without notice and to make modifications and changes it deems desirable. Dimensions and square footage are approximate and may vary with actual construction.