

GOLFITO MARINA VILLAGE

C O S T A R I C A

an  IGY destination®

Ocean View Residences, Marina & Resort

The Newest Superyacht destination





Golfito Marina Village and Resort -- Costa Rica's newest luxury resort property -- is poised to become the globe's most sought-after hideaway...a lavish and lush retreat distinguished by world-class yachting, sport fishing and eco-tourism, and comprising private islands with villas, a deep-water Blue Flag Marina, flagged boutique hotel and an open-air spa.

Being developed along the Pacific Coast town of Golfito, it is the only new resort throughout the whole of Costa Rica that has received approval for waterfront residential accommodations, making it a rare, once-in-a-lifetime opportunity for interested buyers to not only enjoy a bay-front lifestyle from within the confines of one of the world's most pristine locations, but to live fully immersed within a tropical paradise.

BEACH VILLAS



FLOOR PLAN/TYPE	SQ. FT.	VIEW	PRICE RANGE
Master Suite	732 SF with 145-SF Patio	Golfito Bay, Ocean, or Marina Lagoon Pool	From \$425,000
1-Bedroom/2-Bath Villa	1,528 SF with 226-SF Patio	Golfito Bay, Ocean or Marina Lagoon Pool	From \$675,000
2-Bedroom/2.5-Bath Villa	2,454 SF with 829-SF Patio	Panoramic Ocean or Marina Views of Golfito Bay	From \$945,000
2-Bedroom/2.5-Bath Villa	2,992 SF with 1,163-SF Patio	Panoramic Ocean or Marina Views of Golfito Bay	From \$1,118,000
4-Bedroom/4.5-Bath Captain's Villa	3,520 SF with 2,490-SF Deck, Plunge Pool & 36' Private Dock Marina	Panoramic Ocean or Views of Golfito Bay	From \$2,300,000
Private Island	3,500 SF Plus	Panoramic Ocean or Views of Golfito Bay	From \$4,000,000 Custom Layout

Units Range in Square Feet:

From: 732 SF To: 3,520 SF Plus

Units Range in Price:

From: \$425,000 To: \$5 Million Plus

BUILDINGS: The size of the project is roughly 40+ acres inclusive of a Superyacht Marina. Approximately 60 villas -- each fully furnished by Tommy Bahamas and professionally designed -- have been planned for the property.

In Phase 1 of villa development, ground-floor and two-story buildings -- each comprising between 6-8 villas -- will be constructed. If desired, the building configuration will allow for the merging of two or more units, essentially allowing for the creation of one larger villa.

VILLA FEATURES



With dramatic brush strokes of style, manicured landscaping and distinctive architectural accents, these breathtaking villas epitomize luxury resort living.

- Private pools with furnished entertainment decks
- Expansive furnished terraces with panoramic ocean and marina vistas
- Gourmet kitchens with high quality built-in appliances & coffee maker
- In-room safes
- Spacious baths with marble and stone finishes, walk-in showers and soaking tubs
- Bedrooms with sumptuous beds and European linens
- Private washers and dryers
- Personal villa staff dedicated to the comforts of residents during their stay, including fee-based concierge and housekeeping services
- Personal chef and butlers; fee-based and available on request
- Fitness facility
- Open-air spa

Maintenance: The private membership club monthly fee is \$.43 per square-foot. This will include building security, building insurance and general maintenance, sewer, garbage, and 24-hour security.*

Parking and Storage: Each unit will feature one parking spot and a complimentary golf cart, which will be given to the villa's owner.

* Some restrictions apply.

LAGOON VIEW



BAYFRONT PARADISE

Golfito Marina Village & Resort will feature a host of amenities including:

- Hotel flagged resort with a lavish main lobby and reception area; coffee shop; bar and lounge with an ocean view; open patio; jungle restaurant; adventure and eco-tourism concierge; gift shop; private yacht club; conference facilities; a wedding area and business center
- An open-air, full-service spa
- Seemingly endless views of pristine beaches and the bio-diverse waters of the Pacific
- Jungle landscaping throughout the resort with ponds, waterfalls and glimpses of local wildlife
- Pools and recreational grounds
- La Isla, a floating island restaurant and night club
- Mangrove eco-walk
- Recreational park with tennis courts, volleyball and bocce ball courts, jogging trails and the Golfito Town Museum.
- Direct access to the new Paseo Marino or Golfito ocean boardwalk



A RARITY ON THE WATER: INTRODUCING THE NEW SUPERYACHT HAVEN



Once complete, the Golfito Marina Village and Resort and its deep-water, Blue-Flag 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, the enclave will serve as a unique charter destination in a location previously inaccessible to Superyachts.

And 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:

- 137 private slips with support for mega-yachts up to and exceeding 400' (120m)
- 265' fuel dock with high volume fuel dock (200GPM) with filtered fuel pumps
- World-class blue water fishing charters utilizing local captains of fishing grounds
- Four man made islands; three private villas and one restaurant/bar with water taxi service
- On-site customs and immigration office
- Boat yard with 45 ton travel lift in future development
- Dry boat storage

LOCAL ACTIVITIES & ATTRACTIONS:

- The historic town of Golfito – which is located approximately 1.5 miles from the resort -- is currently undergoing a major renovation which will include the construction of a two-mile boardwalk called Paseo Marino, as well as the adjacent development of lush parks and recreational facilities, a charming artists' village and more. Enjoy shopping and a range of local, delectable dining options in the epicenter of this unique Costa Rican town.
- Punta Piedra -- located approximately two miles from Golfito -- is a famous local hot-spot for whale and dolphin sightings
- Golfito Bay is nestled within the larger bay of Golfo Dulce, a water sports haven – popular for a slew of activities including water skiing, parasailing and sport fishing
- The sparkling blue waters off the shores of Costa Rica, and Golfito, specifically, offer direct and convenient access to some of the best fishing in the world. Billfish abound in this area as well as sailfish and marlins – and all within minutes of the resort. The area is furthermore home to a multitude of species including Dorado, Yellow Fin Tuna, Wahoo, Giant Cubera, Rooster Fish and a variety of Snapper, Grouper and Snook; charter boats with local captains are available
- There are numerous national parks adjacent Golfito. Directly across the bay, Corcovado National Park has been labeled by the National Geographic Society as, “the most biologically intense place on earth.” The park, which protects several endangered species, is home to roughly 104 mammal species, 367 birds, 117 amphibian and reptiles, and 40 species of freshwater fish. The park also offers calm waters and underwater bliss for snorkeling and scuba diving enthusiasts.

Golfito Bay is additionally hailed for offering unforgettable eco-tourism experiences to everyone, from the quietest rain forest walk to adrenaline-packed adventures:

- Freshwater Fishing
- Big-game Fishing
- Zip-lining
- Surfing
- Windsurfing
- Parasailing
- Kayaking
- Corcovado National Park, Eco Walks & Tours
- Camping
- Snorkeling
- Scuba Diving
- Dolphin & Whale Watching
- Captain Drake Hidden Treasure
- River Rafting
- Hiking
- Nature & Bird Watching
- Horseback Riding



EXPERIENCED DEVELOPER

HACIENDA EL DORADO, 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 nearly 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 throughout the country.

The project's principals were ranked as the fourth largest builder in California, receiving more than 14 awards in architecture and interior design for many of their projects including the Best of the West Building Award, The Gold Nugget Award, Best Overall Project and Best Interior Design Award.

Architect/Designer: Designed as a world-class resort with emphasis on fishing and yachting, the project was designed by Pedro Abdalla of abdalla arquitecto

Buyer Incentives: The developer will offer a fly and buy program to entice buyers to visit the property and will apply travel costs to their purchase once they go into contract.

DEVELOPMENT & SALES TEAM



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