

COMMUNITY

The coastal community of Pacifico is centrally located a mere 20 minutes from Liberia International airport offering direct flights from most North American and European cities. Pacifico is located in the heart of Playas del Coco and is nestled in the hills overlooking Coco Bay.

The town of Coco offers an amazing blend of local Tico and Expat culture -wonderful restaurants, shops, a beautiful beach, fishing and access to other amazing adventures. It shares waters with the nearby Four Seasons and Andaz resorts located at Peninsula Papagayo as well as the Mangrove Hotel and Secrets Resort. The Ritz Reserve, Waldorf and One & Only hotels will soon be neighbors to Pacifico as the area continues to develop.

Pacifico is a master planned community featuring fully guarded, gated entrances, housing 300 villas, townhomes and condominiums along with over 150 ocean view homes nestled in the mountain. Amenities include exclusive membership to the Pacifico Beach Club, Nimbu Boat Club, a new multi sport complex, multiple pools with full service bar, walking trails, waterfall and children's play area.

GROWTH STATISTICS COSTA RICA + GUANACASTE AREA

Costa Rica, specifically Guanacaste, has seen a huge demand for all real estate, especially since 2019. The country has also seen a larger than average influx of Canadians specifically since the start of the pandemic largely due to the tight restrictions in the country and the ease of working remotely. While historically, Costa Rica was a more popular haven for Americans given the US dollar currency, many more Canadians in the last year have fled to the country to escape restrictions and astronomically high housing prices in Canada.

Guanacaste is seeing steady growth trends in the housing market. With towns like Tamarindo seeing low inventory and higher prices, the northern area of Guanacaste is becoming increasingly popular. A much shorter (25 minute) drive from the Liberia airport, easy access to Liberia shopping and medical, beautiful beaches and endless tourist destinations make Playa del Coco the new hotspot. Condominiums continue to see rapid growth as many are looking for turn key second homes and rental opportunities.

Gated communities in the area of Playas del Coco, Hermosa, Panama and Ocotel are selling inventory very quickly with limited options still available and steady increases in prices. Pacifico specifically is almost completely sold out of development lots, resale homes have sold at a record high - ocean view now at well over \$1 million dollars. Current condominiums now between 12+ years old with no ocean views are reselling at an increase of 15%.

In terms of direct comparison to gated communities in the Coco, Hermosa, Panama area, Pacifico is esteemed as the most prestigious not only because of its 18 years history but also because of the community's state of the art amenities, unprecedented security and resale value.

PURCHASE PRICE COMPARISON

Andaz - Peninsula Papagayo
Condominiums - \$1-3 million
Homes - \$4-7 million

Four Seasons Residences Bahias Homes -
starting at \$6 million

Ritz Carlton Nekajui
Condominiums / Villas - Starting at \$4 million Homes -
Starting at \$13 million

El Mangroove Residences - Starting at \$1.15 million

AVERAGE RENTAL RATES - HIGH SEASON

Pacifico:

Current Condominiums - \$200-\$350 per night, no ocean view
Home - \$800-\$1000 per night, ocean view

Peninsula Papagayo:

Condo - \$1500/night
House - \$3000 - \$10,000/night

FOREIGN INVESTORS GUIDE

- Purchase Price is in USD.
- International Purchasers have the same rights as Costa Rican's when purchasing Real Estate. You own Fee Simple Title when purchasing property and it is registered in the public registry.
- Warranties, 1 year (visible defects on manufacturing and materials) 5 years (hidden defects) Further details included with the Reservation Agreement aka Agreement of Purchase and Sale.
- Although most foreign deals are cash, we have financing options through local Banks in Costa Rica. The most affordable options for foreigners are usually to secure financing in your home country; through a home equity loan, second mortgage, line of credit, personal loan etc. Please ask your Sales Associate for further details.
- International School, Medical & Dental Clinic and Animal Hospital in Playa del Coco
- The local currency is the Colón (1 USD = 505 Colones , 1 CAD = 305 Colones)
- Time Zone in Costa Rica is Central Standard Time



PACIFICO
COASTAL LIVING

BOSQUE
TROPIC VILLAGE

Bosque is a collection of 14 single family 3 bedroom homes with bonus quarters and stunning mountain views. Nestled among the trees, this tropic village offers ultimate tranquility and connection with nature.

Homestead FAQ's

- Developer: PDC Limitada
- Builder: Proycom
- Architect: Garnier Arquitectos
- Law Firm: Invicta Legal
- 14 Homesteads, single or two story floor plans
- 2,800 – 3,300 SF of Total Construction Build
- Average PSF approx \$392 (Main Indoor Living)
- Total Construction SF consists of Indoor & Outdoor living, Garage & Bonus Quarters
- 15 foot ceilings in the living area and 10 foot ceilings throughout.
- Each home has a deck & private plunge pool
- Dual Covered Parking
- Bonus Quarters
- All homes have tropic jungle, mountain views
- HOA's are \$528/month and include: Roads, maintenance of common elements, garbage removal, 24hr security and Beach Club Membership.
- Tentative Occupancy Date: Approx 10 months from firm signing.

INCENTIVES

- Pacifico Property Management \$150/month
- Available Boat Club Membership \$7,500
- Furniture Package Options Available
- Closing Costs only 2.5% of Purchase Price
 - Homeowners may Air BnB