



## FREQUENTLY ASKED QUESTIONS

### WHO CAN BUILD MY HOME ON A MIRA LOT?

You have two options:

1. You can use the Pacifico Architecture and Construction teams, who are familiar with the development and offer seamless services.
2. You may also choose to work with a third-party team; however guidelines must be followed in the design of your home on your lot.

### WHAT ARE THE ESTIMATED BUILDING COSTS?

- **With Pacifico Construction Team:**
  - Approximately \$2,700 per square meter
  - Approximately \$250 per square foot
- **With Other Outside Construction Teams:**
  - Approximately \$3,000 per square meter
  - Approximately \$280 per square foot

These costs include kitchen, bathroom, mechanical, and plumbing.

### WHY IS IT MORE EXPENSIVE WITH AN EXTERNAL TEAM?

Using an outside construction team adds logistical costs, including transportation of materials, equipment relocation, and daily travel allowances for engineers and construction workers

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## CAN I DESIGN MY OWN HOME, OR MUST I USE PACIFICO'S ARCHITECTURAL DESIGN?

You have flexibility in the architectural design. You may choose to work with Pacifico's experienced design team for custom planning or bring in your own architects and designers. However, all designs must adhere to Pacifico's architectural guidelines to ensure harmony within the community.

## ARE THERE COMMUNITY DESIGN GUIDELINES?

Yes, to maintain the natural beauty and community aesthetic, all home designs must adhere to the Mira community guidelines. Pacifico's design team can guide you through these standards if you choose to work with us.

### Design Guidelines Summary

- **Architectural Style:** Homes must follow a "Tropical Contemporary" style with no colonial elements, arches, or awnings. Clean lines, dark window frames, and symmetrical designs are required.
- **Roofing:** Roofs must include either green roofs, concrete slabs, or flat clay tiles. A minimum of 20% and a maximum of 30% of the roof should be dedicated to green (garden) roofing.
- **Exterior Materials:** Exterior walls should use natural, dark-toned materials, such as local stone and wood. Light-colored veneers or finishes are not allowed.
- **Lighting:** Only low-voltage LED lighting is permitted, with soft, warm tones to reduce light pollution.
- **Landscaping:** Landscaping should emphasize native, drought-resistant plants and maintain a natural dry tropical aesthetic. Irrigation systems must use efficient, low-emission technology, such as drip systems.
- **Privacy and Screening:** HVAC, pumps, and other mechanical equipment must be screened from view. Vegetation or other barriers should be used for privacy and visual consistency.
- **Fencing and Barriers:** Cyclone fencing up to 1.25m is allowed if it is covered with vegetation. Natural plant hedges are encouraged for privacy.
- **Setbacks:** Buildings must follow specific setbacks from property lines, roads, and neighboring lots to maintain space and privacy.
- **Construction Committee:** Owners must consult the Pacifico Construction Committee before starting design and construction to ensure compliance with all guidelines.

For full details, owners should refer to the complete Mira Estate Lots Design Guidelines and contact the Pacifico Construction Committee with specific design questions.

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## HOW DO I START THE BUILDING PROCESS?

Once your lot purchase is complete, our team can help coordinate the next steps in architectural design, construction planning, and all local permitting requirements.

## WHAT IS THE ESTIMATED TIMELINE FOR THE BUILDING PROCESS?

For clients looking to build a home in Mira, the following timeline provides a general estimate of the process:

- **Architectural Drawings:** ~2 months
- **Schematics & Design Development:** ~5 months
- **Initial Permitting (AYA, Zoning, Ministry of Health):** ~1 month
- **Municipal Permitting:** ~1 month
- **Construction Period (for homes between 350 sqm – 450 sqm):** ~12 months

These timeframes are approximate and can vary based on design complexity, permitting approvals, and construction progress.

## ARE PROPERTY OWNERS ALLOWED TO COMBINE TWO OR MORE LOTS TO CREATE A LARGER PROPERTY?

No, lots are designated as single-family home sites. Boundary modifications to combine lots are not permitted.

## IS IT PERMITTED TO BUILD TWO HOMES OR MULTIPLE STRUCTURES ON A SINGLE LOT?

A guest house can be built but cannot be rented individually.

## WHAT AMENITIES ARE AVAILABLE TO MIRA LOT OWNERS?

As a Mira Estate Lot owner, you have full access to the exclusive amenities of the Pacífico community, including the Beach Club, swimming pools, sports complex, highside gazebos, children's park, dog park and hiking trails.

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## WHAT INSURANCE COVERAGE WILL I NEED?

Owners are encouraged to maintain property damage insurance for their Mira Lot. This protects your investment against unforeseen events and ensures peace of mind.

## CAN I RENT OUT MY HOME AFTER IT IS BUILT?

Yes, Mira lot owners are welcome to rent their properties. We offer property management services to assist you, including rentals, maintenance, and guest services. Long and short-term rentals are permitted within Mira. Rental policies are designed to maintain high standards for both homeowners and guests, ensuring a cohesive experience throughout the community. Owners who wish to rent out their homes are required to work with a rental management company that is a preferred partner of Pacifico. This policy helps to preserve the quality and consistency of services offered to renters and maintains the integrity of the community. Partnering with a select group of rental firms ensures that each property is managed professionally, with attention to guest needs and adherence to MIRA's standards. By centralizing rental management with trusted companies, we aim to uphold property values, streamline processes, and create a seamless experience for owners, renters, and the broader MIRA community.

## WHAT IF I DECIDE TO SELL MY MIRA LOT?

If you decide to sell your Mira Lot, you can sell your home directly through Pacifico or with a broker.

Pacifico uses a network of approved brokers, though brokers recommended by Mira Owners may be allowed at the Developer's discretion. Brokers must be approved to assure quality sales representatives who have a bonafide business and understanding of Pacifico property and the larger real estate market.

## ADDITIONAL QUESTIONS?

For personalized assistance, please feel free to contact our sales team via the contact information below.

We look forward to welcoming you to the Mira community at Pacifico!

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