



## THE BEST DEVELOPMENT PROPERTY AVAILABLE ON THE PACIFIC COAST (GUANACASTE) OF COSTA RICA

The Cala del Sol property is located approximately 25 minutes west of the Liberia airport and 4 miles south of Playa del Coco on the road to Ocotal and 40 minutes from the new Papagayo Marina.

Over 95% of the established lots have spectacular views of the Ocotal Bay and the Pacific Ocean. The roads to the property are paved all the way from the Liberia airport to the entrance of the property. This road continues to Ocotal Beach.

The total project area is approximately 78 acres (31.58 hectares). There are approximately 51 acres (20.65 hectares) of titled property, 9 acres (3.64 hectares) of concession property (N.A.Y.) and 18 acres (7.29 hectares) of primary dry forest that is proposed to be managed and preserved by a foundation.

The name Cala del Sol has been registered and filed with the appropriate agencies in Costa Rica in all classifications necessary to protect the brand.



## Cala del Sol “Playa Gringo” Executive Summary

<b>Location</b>	The Property is located strategically 25 minutes from the Liberia International Airport and within driving distance of all major tourist attractions. The local Town of Playas del Coco is only a 5 minute drive and features shopping, nightlife, restaurants, diving, sport fishing, banking, etc. A private full service hospital is 20 minutes away.								
<b>Property Characteristics</b>	Spectacular panoramic ocean views and private beach access. This is one of the last remaining ocean view development properties within 30 minutes of the Liberia International Airport.								
<b>Infrastructure</b>	The property comes with a registered well that produces 6 liters per second and a 65,000 gallon holding tank. Included are 60 previously purchased water hook ups. There is an existing 500KVA 3 phase pad mounted transformer on the first phase condominium site with the electrical lines underground. There is an entrance gate and guard house with a paved road up to the first phase condominium site. There are rough cut roads running throughout the property accessing all the potential building sites.								
<b>Development profile</b>	The property could be developed as a hotel with private beach, an all ocean view condominium project or a private estate or family compound for various private homes sharing the same private beach.								
<b>Size</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Total Property size</td> <td style="text-align: right;">78 Acres (31.58 Hectares)</td> </tr> <tr> <td>Titled</td> <td style="text-align: right;">51 Acres (20.65 Hectares)</td> </tr> <tr> <td>Forest Reserve</td> <td style="text-align: right;">18 Acres (7.29 Hectares)</td> </tr> <tr> <td>Concession (N.A.Y.)</td> <td style="text-align: right;">9 Acres (3.64 Hectares)</td> </tr> </table>	Total Property size	78 Acres (31.58 Hectares)	Titled	51 Acres (20.65 Hectares)	Forest Reserve	18 Acres (7.29 Hectares)	Concession (N.A.Y.)	9 Acres (3.64 Hectares)
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Concession (N.A.Y.)	9 Acres (3.64 Hectares)								
<b>Price</b>	<b>\$9 Million USD</b>								

N.A.Y. : The concession has not been granted yet and is waiting for the approval of a Master Plan in the coastal area between Ocotal and Playa Hermosa

### ***Playa Gringo´s Private Secluded Beach***

The Cala del Sol property is fronted by Gringo Beach. The beach area is completely cut off on both sides by natural barriers making it very private.

The pristine beach fronting the maritime area is light sandy color and accessible only through the property or by boat and cannot be reached by walking the shoreline. The beach measures approximately 265 meters in length.

The entire maritime area adjacent to the title property as surveyed in July 2006 measures 27 acres.

A large portion of this maritime area has been designated as a “forest area” and all of this lush vegetation must be preserved as it is today in its natural state of beauty. Several nature trails exist throughout the forest.

The southernmost point of the concession property (N.A.Y.) contains 3 terraces suitable for building sites.

The northern most point of the concession property (N.A.Y.) has elevations high above the ocean with spectacular views suitable for single dwelling residences. There are 14 terraces that are suitable as building sites for villas.





## **Master Plan Layout**

There is a conceptual master plan of what could be developed on the entire site.

The existing remote well with the planned water holding tanks could sufficiently supply the needs without any trouble. The sewage treatment system as planned could also accommodate the needs of the entire project. The electrification requirements can be adequately met with the existing electrical line.



## **Roads and Utilities**

### **Roads**

Roads are in place throughout the property and all areas are accessible.

### **Water**

Our underground well water source comes from a small parcel of land the Cala del Sol owns that is remote from the property. The maximum flow rate of the well is 10.26 liters per second. The pipelines is in place from the well to a large 65,000 gallon water tank. Pipes are already in place to two other locations for additional tanks. In September 2004 MINAE granted the developers a water exploitation concession.



### ***Additional Water Source***

To insure that Cala del Sol has sufficient water and as a back up source of on July 2006 Cala del Sol bought sixty additional connections from the new water system that will bring water from Sardinal to Playa del Coco and Ocotal.

### ***Electrification***

The electrical service leading up to the property is supplied by power lines above the ground. At the property it goes underground. Cala del Sol has electrical services to the area with a 500KVA-3 phase pad-mounted transformer.

## ***Sewage Treatment Plant***

Cala del Sol has drawings completed and health department approval to build a sewage treatment plant necessary for treating the water needs for the entire project.



## ***Natural Park Refuge***

This is a country with a wide range of microclimates which makes, Costa Rica one of the greatest places in world for its biodiversity.

Cala del Sol is unique because the property has its own Natural Nature Preserve sitting between two areas that are permissible for future concession permits.

The primary forest has been protected from fire and other hazards during the last 10 years and more than 6.000 native trees had been planted on the property.

For this reason, the project manager of Cala del Sol has made a proposal to turn this unique area into “Refugio Silvestre” (Natural protected land)





## *Cala del Sol* **About Playas del Coco...**

The little town of Playa del Coco, located about two miles from the villa, is both eclectic and charming. It serves as a meeting place for fishermen, surfers, divers, and partygoers in the Guanacaste region. A strip of shops, bars, and restaurants can be found lining the main thoroughfare which leads to the beaches. If you plan on visiting the cloud forests and lush jungle regions you are encouraged to pack layered clothing including something to keep you dry in the event of rain. The months of June, July, August, September and October are commonly referred to as the winter months, while November, December, January, February, March and April represent the summer. This distinction is almost unnecessary, as the climate is very stable year round. One note: the months of September and October often times receive heavy afternoon downpours usually between 2 and 4 p.m. (you can almost set your watch to this). However, most people enjoy the showers since they tend to cool things off a bit and the rains serve to enhance the lush vegetation.





**Guanacaste National Park, located in front of the property.**



**View of the beach and access road, from the main terrace.**





**View of Ocotal Beach.**



**Aerial View of Playas del Coco.**



**Main entry.**



**Aerial view of the beach and forest behind, with terraces in the upper part of the property.**



**Aerial view of all the terraces of Cala del Sol.**



**Aerial view of Cala del Sol from the north.**



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