

180BLUE BEACH RESIDENCES



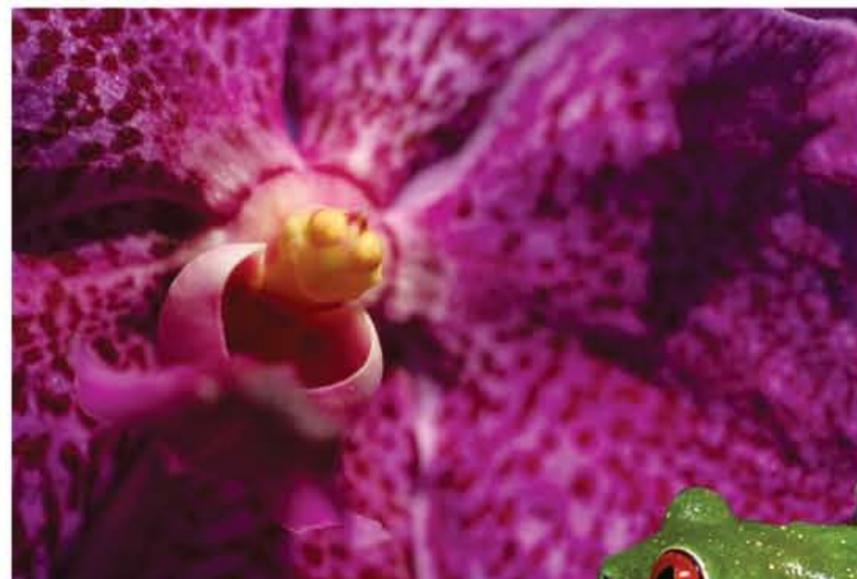
COSTA RICA

Costa Rica is called the "Rich Coast". Volcanoes, rivers, forests, and hundreds of beaches are some of the country's natural attractions. It is a land blessed by nature with an enormous variety of plant life and fauna. 4.7% of the world's biodiversity can be found in the 19,730 square miles that make up the country.

Exuberant nature, pristine beaches, active volcanoes, contrasting landscapes, impressive places of scenic beauty, biological diversity. This is Costa Rica. It is a land blessed by nature with an enormous variety of plant life and fauna. Costa Ricans are very proud of their country's natural resources and are committed to their preservation. That is why almost 30% of the national territory is protected as national wildlife refuges. This is a destination where nature can be enjoyed comfortably, since the country has kept a balance between the comforts requested by tourists and the ecological and adventure tourism.

100% TOURIST AND INVESTOR FRIENDLY

Guanacaste (North Pacific region) is the area that has seen the largest real estate growth in recent years. The region boasts its own international airport, an average temperature of 82°, beautiful beaches, high-class residential developments and hotels, golf courses, polo fields and overwhelming natural beauty. Four Seasons, Reserva Conchal, One and Only Resorts, St. Regis, JW Marriott, Hyatt Regency, Westin, and Regent Resorts...have all selected Guanacaste as their Costa Rica location! Plans for the construction of marinas with public boat access are already underway. These marinas will include, among many amenities, beachfront boardwalks and boulevards, shopping centers and new access roads. It is safe to assume that property values in the area will increase dramatically over a short period of time.



OF THE ENTIRE WORLD'S BIODIVERSITY

2.5 HOURS AWAY FROM MIAMI

Just a few hours away by plane from the United States, Costa Rica is a preferred destination for those in search for a second home and lifetime memories. Tourism has grown exponentially in the last five years with over 1.73 million tourists visiting the country per year. 48% of all tourists come from the USA and 16% from Europe.

Roughly 1200 passengers use the international airport in Liberia each day. The airport features 42 weekly non-stop flights from the U.S., with direct service to/from Miami, Houston, Dallas, Los Angeles, Denver, New York/JFK, and Minneapolis...in addition to various other international points.

Moreover, preliminary numbers show that the country will receive, between October 2007 and April of 2008, more than 230 cruises.

15 MILES FROM THE AIRPORT

180Blue is located in a private and secluded point surrounded by nature and directly on the Pacific Ocean. Just fifteen miles from the international airport, 180Blue offers you more time to relax and enjoy Costa Rica's national parks, wildlife refuges, volcanoes, as well as the country's beautiful beaches!

82° F AVERAGE TEMPERATURE

Guanacaste's weather can be divided into two basic seasons: The Gold Season and the Green Season.

From November to May, the sky is full of sun and ocean breezes whip the air. With very little rainfall, the landscape is rich in yellow hues contrasted by the deep blue of the ocean.

On the other hand, during the months of May to November, a typical day will have a sunny morning and rain in the afternoon. This tropical time replenishes the countryside, and creates breath-taking fresh green scenery. There is no risk of hurricanes along this coastline



MILES FROM THE AIRPORT



400% ADDED VALUE

Costa Rica's natural beauty, privileged climate, leadership in ecotourism, a stable and predictable economy, centenary democratic tradition, competitive workforce, and legal warranties have fueled a real estate boom that has caught the attention of tourists and savvy investors worldwide. Property owners have experienced a significant increase in the value of their investments.

"The New York Times recently reported."

"LOTS THAT WERE \$50,000
ARE NOW \$500,000.
THERE AREN'T A LOT OF
PROPERTIES LEFT THAT
HAVEN'T QUADRUPLED
IN VALUE IN THE LAST
3 YEARS".

Buying a property at 180Blue is a solid investment. You will own a piece of paradise, in an luxurious exclusive condominium project.



400%

ADDED VALUE



180°

OF PERFECTION

The project is located on a coastal hillside that projects towards the ocean, giving it unprecedented views and privacy. It has been designed to provide unobstructed views of the sea and beach to all residences. Each unit will enjoy magical sunsets and front-row views of an idyllic landscape from the comfort of their oversized balconies.



24

HOURS OF RELAXATION

24 HOURS OF RELAXATION

Owning a home at 180Blue offers you the chance to enjoy one of Costa Rica's most beautiful beaches, winner of a "Blue Flag" due to its high environmental standards. Playa Hermosa means "Beautiful Beach" in Spanish, a perfect name for this idyllic location of lush surroundings. You will be able to surround yourself with breathtaking views in a relaxed environment where the beauty of nature is unmatched. Take a walk on the 2-kilometer long beach encircled by tropical forests, relax in the comfort of your spacious home or spend great times with friends at the club house. In 180Blue, all everyday worries and stress will appear to vanish.

50 STEPS FROM THE BEACH

Many projects offer ocean views or even an ocean breeze. Others offer you access to the beach. 180Blue is one of the select few that give you both! Beautiful Playa Hermosa beach is just a few steps from your home, with direct access from the grounds of 180Blue!



STEPS FROM THE BEACH

50

20

20 EXCLUSIVE HOMES

With only 20 residences available, 180Blue offers a limited opportunity for you to enjoy a beautifully appointed residence in a contemporary-tropical design with a wide and undisturbed 180° ocean view. Each unit consists of two master bedrooms, plus one studio, and range in size from 2549 to 2985 square feet.

1 POOL PER RESIDENCE

Unlike other developments that only offer a clubhouse with a community pool, residents at 180Blue will enjoy the privacy and comfort of their own infinity-edge pool; a comfortable and integrated social area and terrace that will provide unforgettable ocean views, and memories that will last a lifetime.



1

POOL PER RESIDENCE

STAR RESORT AMENITIES

5 STAR RESORT AMENITIES

180Blue offers a beautiful beachfront restaurant and bar; and exclusive beach services for residents! Whether you need chairs, umbrella, towel, or even snorkel gear.... you'll have it at your disposal! Residents will also have exclusive access to a communal ranch house and pool, and exercise gym on the grounds! There is also a 24-hour security controlled access gate.

6 DIFFERENT HOUSE MODELS

There are 6 different house models; all with beach and ocean views, stone and marble finishes for floors and bathrooms, internet access, pre-wired for audio, visual, and security systems, custom high-quality kitchen and closet cabinets, stainless steel appliances and attached covered parking.



DIFFERENT
HOUSE
MODELS



room	area m2	area sqft
garage	36.0	388
balcony	14.8	160
bedroom	13.5	145
walk-in-closet	2.9	32
bathroom	5.2	56
master bedroom	16.9	182
bedroom hall	2.4	26
walk-in-closet	0.0	0
bathroom	9.4	101
studio	11.1	120
storage (owner closet)	3.4	37
hallway	9.8	105
stairs	7.0	75
access level subtotal	132.4	1425

pool	14.5	156
deck	10.3	111
terrace	16.0	173
living room-dinning-kitchen	42.8	460
pantry	3.4	37
bathroom	3.5	38
laundry	1.9	20
hallway	5.7	61
stairs	3.7	40
A/C closet	0.9	9
equipment closet	1.7	19
lower level subtotal	104.4	1124

condominium total area	236.8	2549
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2549 sq.ft

▷ Access level (1425 sq.ft)

▷ Lower level (1124 sq.ft)

181



room	area m2	area sqft
garage	36.0	388
balcony	22.0	237
bedroom	13.5	145
walk-in-closet	2.9	32
bathroom	5.2	56
master bedroom	18.7	201
bedroom hall	3.3	35
walk-in-closet	5.0	54
bathroom	12.1	131
studio	11.1	120
storage (owner closet)	3.4	37
hallway	9.8	105
stairs	7.0	75
access level subtotal	150.0	1614

pool	14.5	156
deck	12.6	135
terrace	24.5	264
living room-dinning-kitchen	49.3	531
pantry	3.1	34
bathroom	3.5	38
laundry	1.9	20
hallway	5.8	63
stairs	3.7	40
A/C closet	0.9	9
equipment closet	1.7	19
lower level subtotal	121.5	1308

condominium total area	271.4	2922
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2922 sq.ft

▷ Access level (1614 sq.ft)

▷ Lower level (1308 sq.ft)

182



room	area m2	area sqft
balcony	14.8	160
bedroom	13.5	145
walk-in-closet	2.9	32
bathroom	5.2	56
master bedroom	16.9	182
bedroom hall	2.4	26
walk-in-closet	0.0	0
bathroom	9.4	101
studio	11.1	120
storage (owner closet)	3.4	37
hallway	9.8	105
stairs	7.0	75
upper level subtotal	96.4	1038

garage	36.0	388
pool	14.5	156
deck	10.3	111
terrace	16.0	173
living room-dinning-kitchen	42.8	460
pantry	3.4	37
bathroom	3.5	38
laundry	1.9	20
hallway	5.7	61
stairs	3.7	40
A/C closet	0.9	9
equipment closet	1.7	19
access level subtotal	140.4	1511

condominium total area	236.8	2549
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▷ Access level (1511 sq.ft)

▷ Upper level (1038 sq.ft)

183

2549 sq.ft



room	area m2	area sqft
balcony	22.0	237
bedroom	13.5	145
walk-in-closet	2.9	32
bathroom	5.2	56
master bedroom	18.7	201
bedroom hall	3.3	35
walk-in-closet	5.0	54
bathroom	12.1	131
studio	11.1	120
storage (owner closet)	3.4	37
hallway	9.8	105
stairs	7.0	75
upper level subtotal	114.0	1227

garage	36.0	388
pool	14.5	156
deck	12.6	135
terrace	24.5	264
living room-dinning-kitchen	49.3	531
pantry	3.1	34
bathroom	3.5	38
laundry	1.9	20
hallway	5.8	63
stairs	3.7	40
A/C closet	0.9	9
equipment closet	1.7	19
access level subtotal	157.5	1695

condominium total area	271.4	2922
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▷ Access level (1695 sq.ft)

▷ Upper level (1227 sq.ft)

184

2922 sq.ft



room	area m2	area sqft
garage	27.2	293
vestibule	3.4	37
stairs	7.0	76
owner closet	4.2	45
access level subtotal	41.9	451
balcony	14.8	160
bedroom	13.5	145
walk-in-closet	2.9	32
bathroom	5.2	56
master bedroom	16.9	182
bedroom hall	2.4	26
walk-in-closet	0.0	0
bathroom	9.4	101
studio	11.1	120
storage (owner closet)	3.4	37
hallway	9.8	105
stairs	7.0	75
lower level subtotal	96.4	1038
pool	14.5	156
deck	10.3	111
terrace	16.0	173
living room-dinning-kitchen	42.8	460
pantry	3.4	37
bathroom	3.5	38
laundry	1.9	20
hallway	5.8	63
stairs	3.7	40
A/C closet	0.9	9.49
equipment closet	1.73	18.57
lowest level subtotal	104.5	1125
condominium total area	242.8	2614

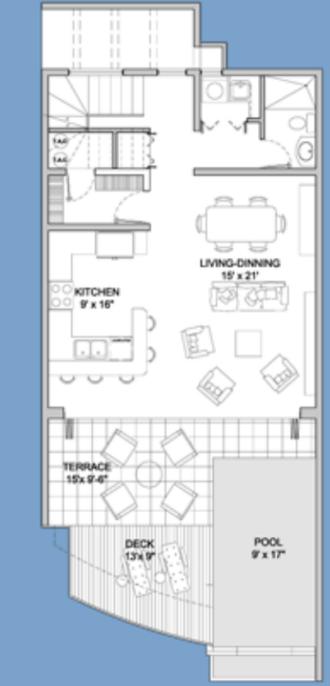
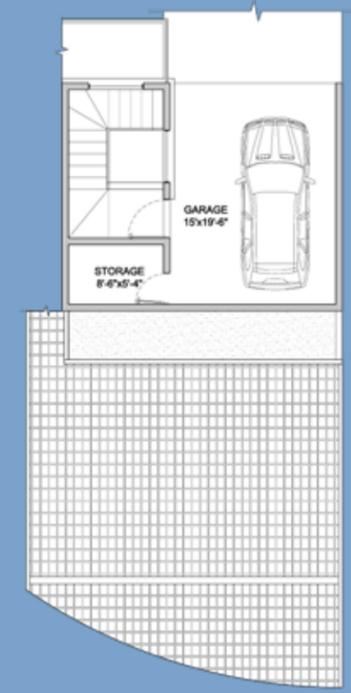
185

2614 sq.ft

▷ Access level (451 sq.ft)

▷ Lower level (1038 sq.ft)

▷ Lowest level (1021 sq.ft)



room	area m2	area sqft
garage	27.2	293
vestibule	3.4	37
stairs	7.0	76
owner closet	4.2	45
access level subtotal	41.9	451
balcony	22.0	237
bedroom	13.5	145
walk-in-closet	2.9	32
bathroom	5.2	56
master bedroom	18.7	201
bedroom hall	3.3	35
walk-in-closet	5.0	54
bathroom	12.1	131
studio	11.1	120
storage (owner closet)	3.4	37
hallway	9.8	105
stairs	7.0	75
lower level subtotal	114.0	1227
pool	14.5	156
deck	12.6	135
terrace	24.5	264
living room-dinning-kitchen	49.3	531
pantry	3.1	34
bathroom	3.5	38
laundry	1.9	20
hallway	5.8	63
stairs	3.7	40
A/C closet	0.9	9.49
equipment closet	1.73	18.57
lowest level subtotal	121.5	1308
total area condominium	277.4	2985

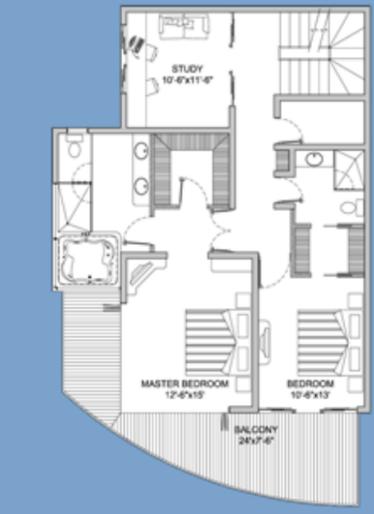
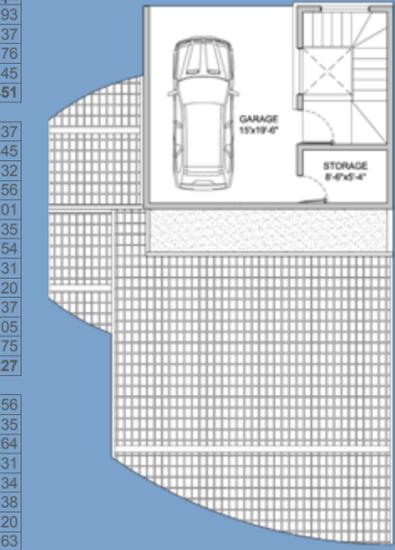
186

2985 sq.ft

▷ Access level (451 sq.ft)

▷ Lower level (1307 sq.ft)

▷ Lowest level (1227 sq.ft)



SITE PLAN



- Exclusive gated community of 20 condominiums
- Located in Playa Hermosa, Guancacaste
- 2798 sqft average size
- Privileged location in front of the ocean with full 180° view
- Contemporary-tropical designed condos
- All condos with ocean view
- Pool in every condo unit
- Two master bedrooms plus one studio
- Comfortable and integrated social area, infinity edge pool and terrace
- Stone and marble finishes for floors and bathrooms
- Internet access in all units
- Pre-wired for sound and alarm systems
- Built in high-quality kitchen and closet furniture
- Top quality appliances included
- Garage for every condo unit
- Ranch - pool for community use
- Pedestrian access from condos to the beach
- Condo-club restaurant, bar and gym in front of beach
- Security controlled access gate



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