



Las Villas de San Buenas, Costa Rica



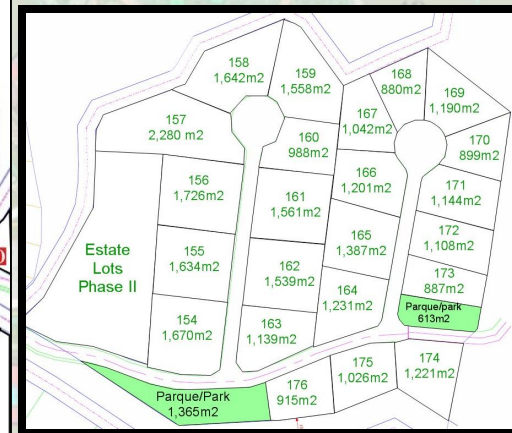
www.VillasSanBuenas.com
[www.Facebook.com/sanbuenas](https://www.facebook.com/sanbuenas)

Las Villas de San Buenas



- 150 acres
- Lots of all sizes starting at \$19,900
 - Financing available
 - \$5,000 down, 5% annual interest, 5 years
- 18 acre of protected jungle on property
- Parks
- Kids parks
- Green zones
- Walking trails
- Easy access! Only 1 mile from the Costanera Highway.
No 4x4 needed (unusual in Costa Rica)

150 Acres: Multiple lot options to fit any budget



612.819.8154

The Development Team

- Nick Halverson: President
 - International business experience: Australia, New Zealand & Costa Rica
 - 7+ years of Costa Rica real estate experience
 - Investor in two projects in Osa
 - Education:
 - Cornell University (Ithaca, NY)
 - President, Cornell Minnesota Alumni Association
 - Indiana University (MBA)
- Duane Halverson: Chairman of the Board
 - Former Chief Operating Officer Land O'Lakes, Inc.
 - Board member: SAVE (non-profit).
 - World's largest suicide prevention organization
 - Board member: Iowa State Alumni Association
- Hanz Cruz: Project Manager
 - Former Vice Mayor of San Isidro del General (pop. 250,000)
 - Oversees all permits, construction and government relations
 - Master's degree & Bi-lingual



Costa Rica is easy to visit with two international airports



Costa Rica



Located in Osa Region of Costa Rica

- Beaches
- Wildlife
- Hiking
- Restaurants
- Fishing



Easy to Arrive

- Perfectly paved highway driving
 - 3 hour drive from San Jose (SJO) International Airport
 - 1 hour drive from Quepos/Manuel Antonio
 - 15 minutes from Palmar Sur regional airport



Costa Rica Overview

- Population: 4.4 million
 - Capital: San Jose (3.3 million)
 - Area: 19,700 miles²
 - Languages: Spanish, English
- Friendly – very well educated people
 - 95% literacy rates
- Financial:
 - Currency: Costa Rican Colon
 - US\$/credit cards are widely accepted
 - Major Industries: Computer chips, tourism, coffee



Costa Rica



- Fully titled property
- Water is safe to drink
- Incredible wildlife and fauna (5% of world's wildlife)
- Affordable healthcare and dental care
- Beaches, jungles, mountains
- Not susceptible to hurricanes
- Affordable living allows you to relax & enjoy life

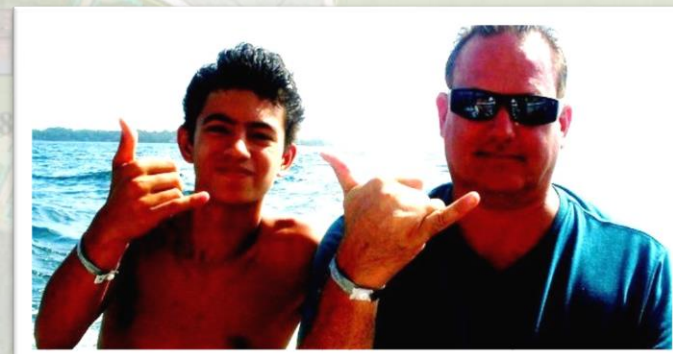


The Costa Rican Government is a Democracy

- Democracy since 1889
- No military for 60 years
- President Laura Chinchilla (2010 – 2014)
 - First female president of Costa Rica
 - Goal: 8% of GNP to education
- Former President Oscar Arias (2006-2010)
 - Won the 1987 Nobel Peace Prize
 - Strong relations with U.S.A.
 - Development owner Nick Halverson with President Arias



Las Villas de San Buenas: Pura vida!



Las Villas de San Buenas

- Approximately 150 lots with over 40 sold to-date
- Prices start at \$19,900
 - Easy financing (no credit check)
- Clients from eight countries around the world
- Ocean view, riverfront, mountain view lot options
- Great location in Osa region
 - South pacific
- Fully titled property
- Award winning design staff



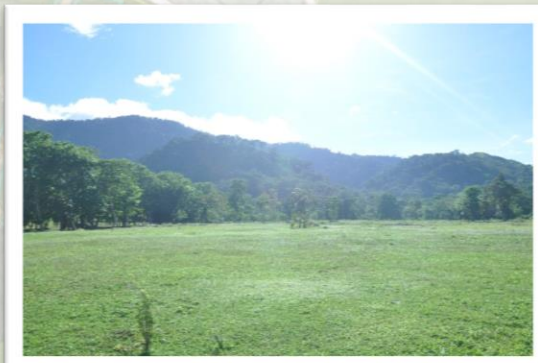
Residential Mountain Views: 40 acres



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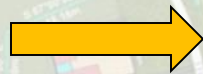


- Lots from 410m² - 2,472m²
 - 4,411 ft² – 26,600 ft² (over ½ acre)
- Easy access
- Mountain views
- Walking path
- Community center
 - Tennis court
 - Swimming pool
- 9 Parks/green zones
 - 4 parks for children
- 24 hour security
- Price: \$45/sq meter



Estate Lots: Phase I





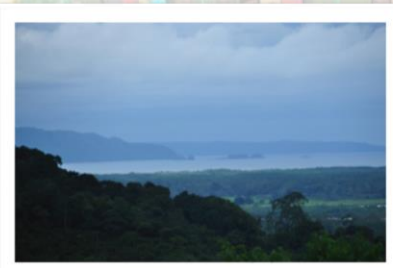
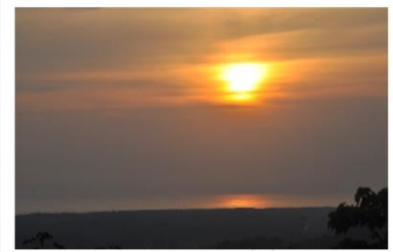
Estate Lots: Phase I

- Privacy!
- Options
 - Ocean view lots
 - Wooded lots
 - Golf course views
- Elevation varies from 75ft - 600ft



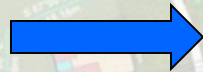
Ocean View Lot

- Discounted to \$119,500
 - Very private
 - Backs up to private jungle on property
 - Views down the Pacific coast, sunsets, golf course



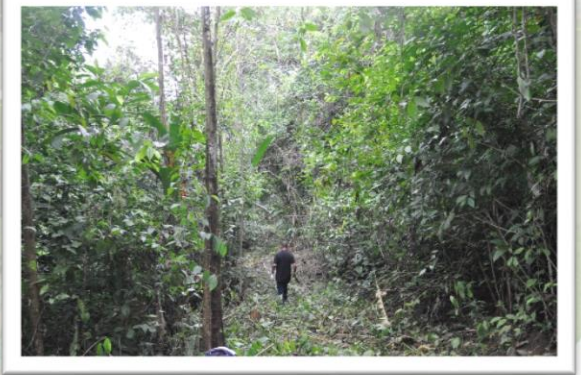
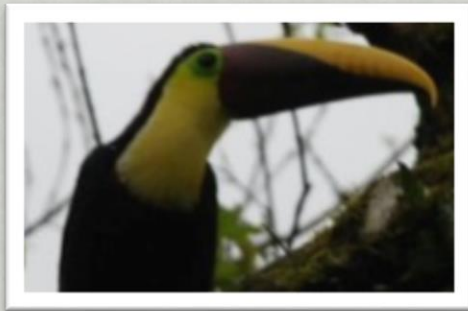
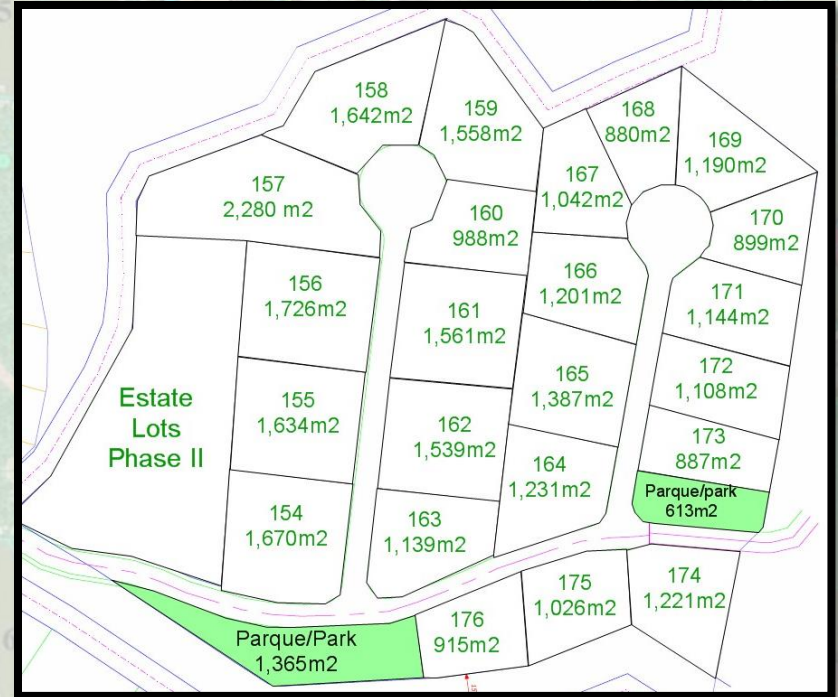
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Estate Lots: Phase II

- Privacy!
- Wooded lots
 - Some have old world trees
 - Most ¼ acre or larger
- Flat terrain for easy construction
- Near to stream for year-round relaxation
- Amazing wildlife

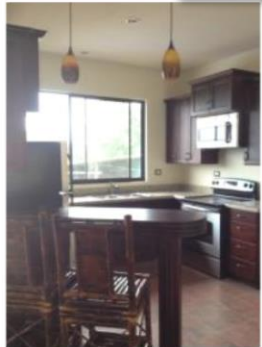


Turn-key Construction

- Choose a home design
 - Adjust as needed
- Cost ~\$86/sq ft
 - High-end finishes (granite, etc): \$96/sq ft
 - Swimming Pool: \$12,500
- Weekly photos/recaps
- Time: 6 months for most homes
- We manage all permits, contracts, insurance and administrative duties
- Once built property management services are available

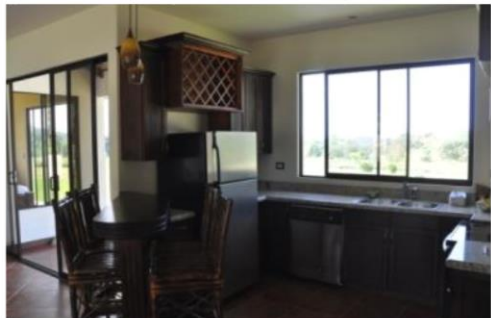
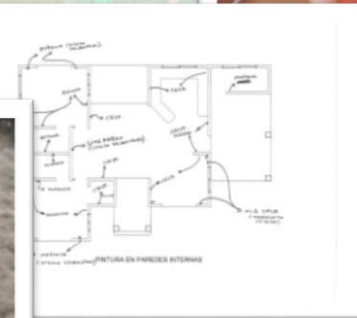
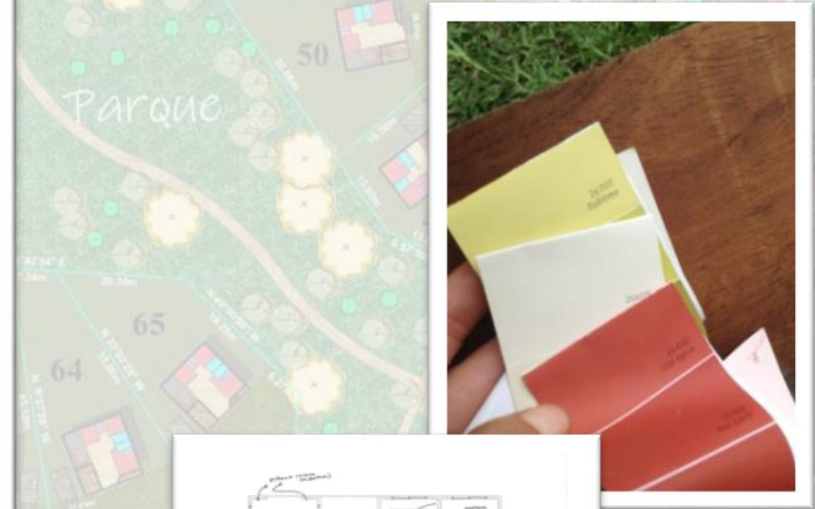
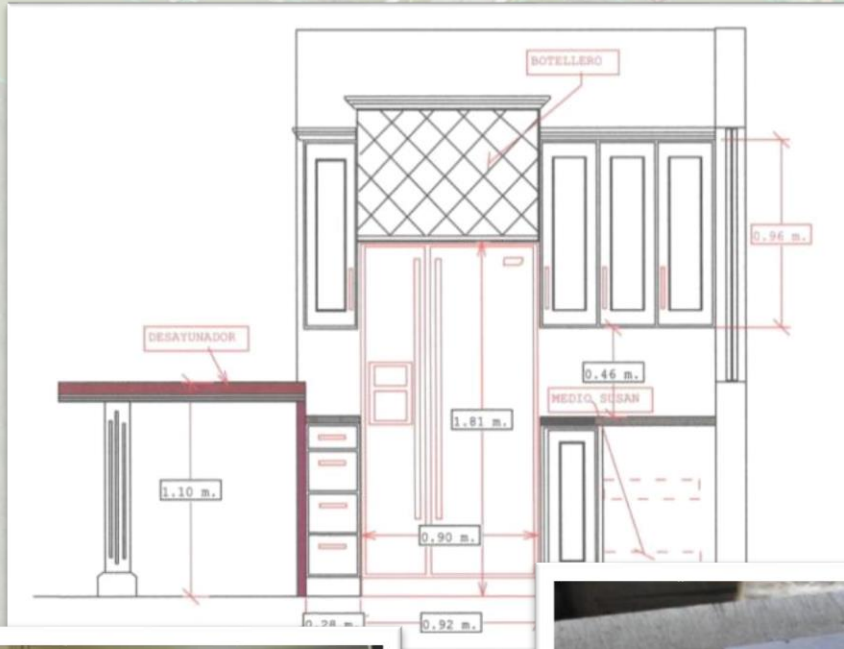


We work with you to ensure your home fits your needs and your budget!
From 3D models to finished product in 6 months



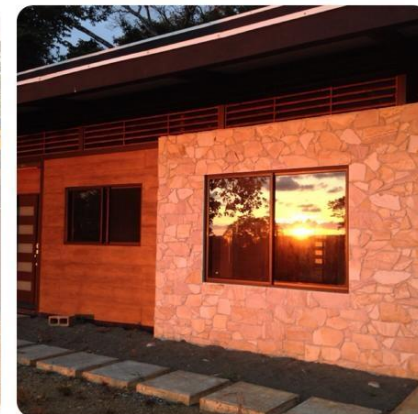
Turn-key Construction

- Options, with recommendations, are provided
 - We can also furnish your home for you



Home Completed January 2014

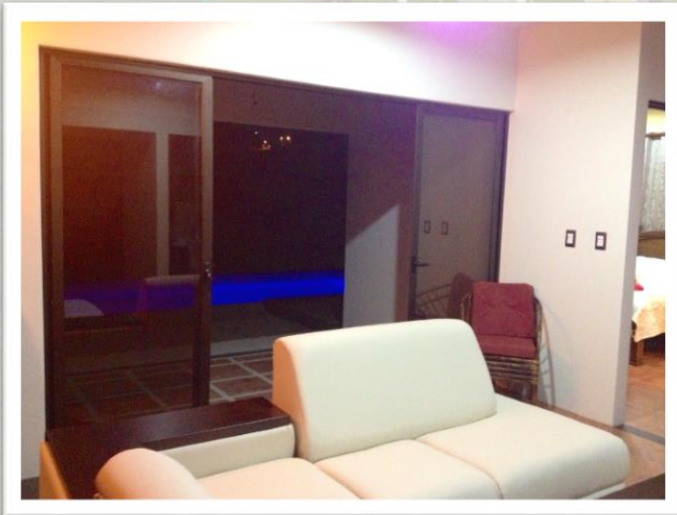
- 2 bedroom home + a loft (bedroom/reading area/etc)
- Adjacent to the jungle on a 3,000 sq meter lot
- 5 meter high ceilings



LED lighting.
Outdoor Jacuzzi
5 meters (16 ft) ceilings

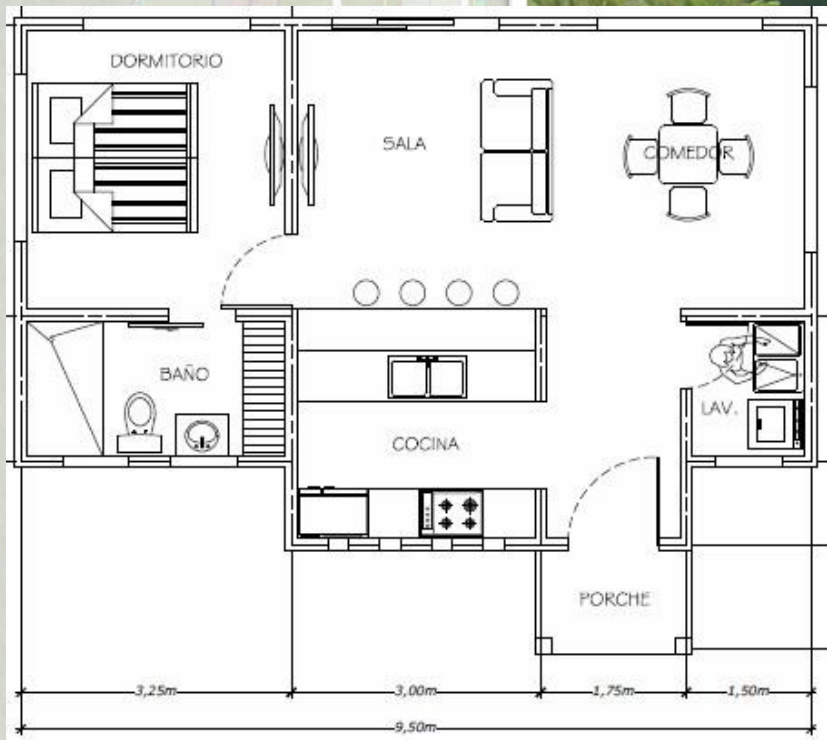
Completed December 2013

- Modified San Ignacio Design
 - 2 bedroom
 - 3 bath
 - Pool with LED

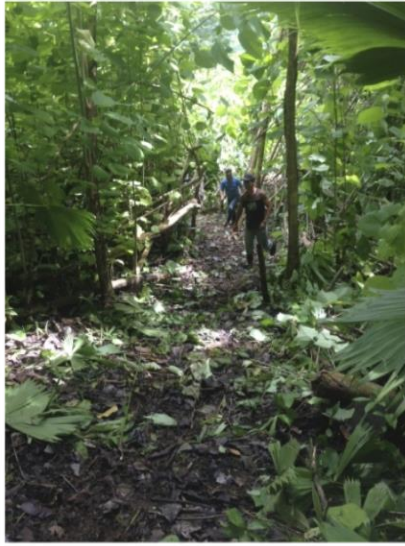


Starting at \$75,000 Lot + House Combo *(pool extra)*

Mountain view lot
~5,200 sq ft lot
620 sq ft house
Turn-key construction



Private Protected 18 Acre Jungle Onsite



Waterfall Jungle Hike Onsite



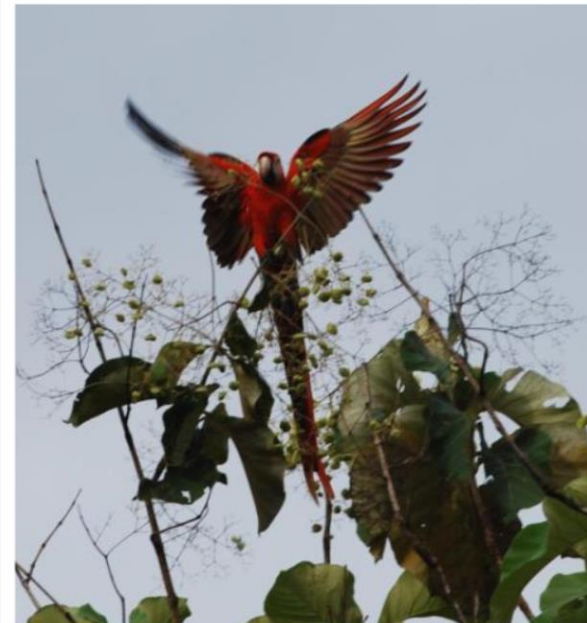
Las Villas de San Buenas

www.CostaRicaLasVillas.com

Guardhouse for Added Security (March 2014)



Wildlife photographed in Las Villas de San Buenas



3 bed/4 bath home available for rent



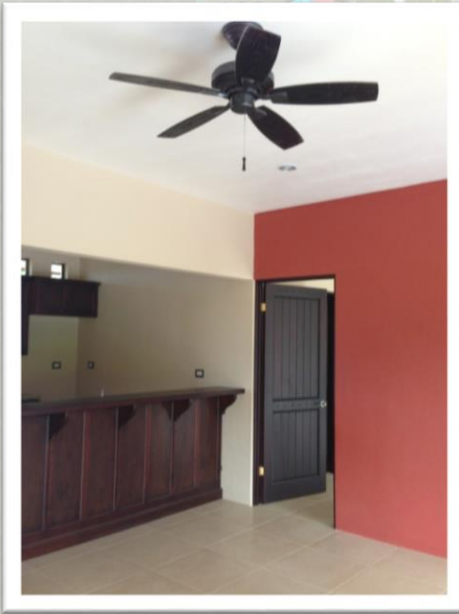
3 bed/4 bath home available for rent



3 bed/4 bath home available for rent



Fractional Ownership Option



Fractional Ownership: Easy, Maintenance Free, Option

- Deeded/transferable
- \$10,000 purchase price
- \$500/year maintenance fee
- 2 weeks/year
 - One fixed week (December to May)
 - One flexible week (June and November)
- 2 bedrooms with master suite
- 2 bathrooms
- Private pool
- Completion: October 1, 2013



Medical Center: Less 3 miles away

- 80,000 square foot medical complex
 - 24 hour emergency room (7 of 12 doctors speak English)
 - 24 hour pharmacy
 - X-ray
 - General surgery
 - Laboratory
 - Orthopedic
 - Pediatrics
 - Gynecology



National Parks Nearby

- Ballena National Park/Uvita (15 minutes). “Whales Tail”
- Corcovado National Park (boat access from Sierpe/15 min)
- Manuel Antonio National Park/Quepos (1 hour)



San Buenas Golf Resort is Next Door

- Only golf course in southern pacific region of Costa Rica
 - Only one between Los Suenos near Jaco (90 minutes) and the Panama border (90 minutes)
 - Discounted memberships available



Playa Ventanas is 10 min away (one of 5 beaches nearby)





Activities Nearby: Nauyaca Waterfalls



Activities Nearby



Ballena National Park (15 min away)



Ballena National Park (“Ballena” means whale in Spanish)





Adventure



Benefits of Costa Rica Home Buying

- Fully titled
- Title insurance available
- Safe country
- Great people
- Great, natural, healthy food
- Great Weather
- Affordable healthcare
- *Pura vida* lifestyle



Contact Us Today



- Nick Halverson
- nick@villassanbuenas.com
- www.VillasSanBuenas.com
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