

# Reserva Guacalillo

a place  
for one  
and all

## The place



## 960 acres of prime land

located perfectly with every feature required for a Lifestyle project combined with an affordable Retirement Community. It features Rivers, Lakes, Waterfalls, Ocean views, Valley views high Mountain views, a multitude of animals and vegetation. It is close to all amenities and lifestyle needs. A key ingredient is the Sustainable Lifestyle element it offers that will capture a massive market share.



High rise



High mountain luxury



Condo Hotel



Ridge line townhomes



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## The opportunity

# This project seeks an Investment group or Fund

A 10 year project for with a minimum controlled ROI of 20% annual return  
This is a perfect 10 year development plan for 960 acres of prime land whereby a series of carefully planned venues will make it a key location with it's own distinct identity related directly to the markets described herein. |





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## The market



The massive Baby Boomer market  
People seeking offshore havens  
The local Costa Rica market

Costa Rica is a large Brand world wide and continues to be so. 80,000,000 Baby Boomers in the USA alone are of age and will continue for the next 10 years.

Costa Rica has a large middle class and this concepts appeals nicely to this market.

Costa Rica IS THE PLACE and needs a real Lifestyle project loaded with activities. It should be priced TO THE REAL MARKLET of today and surrounded by many locations of interest for both the young working crowd as well as the retiree.



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## The Product

Ridge line Ocean view  
Condos for Baby Boomers

Ridge line Ocean view  
Condos and Townhomes  
for young entrepreneurs

High Mountain retreat  
luxury high end homes  
of Log and Stone

Hotel Condominium

Medical Tourism element

Organic farm complex



# The product feature

Utilizes two ocean view ridgelines with one (the south) offering very nice market priced Condos with ocean views from \$175,000 to \$225,000.

The other (north) will feature Town homes and condos with a separate office for those who work at home. Also, a well designed parents suite for those bringing aging family.

High Mountain retreat for very exclusive high end homes of Log and Stone

Other - includes Hotel Condominium



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## Target Markets



### The Markets

#### Lifestyle

Appeal to total amenities within  
Never have to leave  
Eco preservation  
Self sustaining

#### Baby Boomers

Sports Lifestyle  
Nature enthusiasts  
semi retired  
Empty nesters

#### Luxury

Luxury vacation retreat  
High end vacation rental

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## South ridge line

South Ridge line Ocean view  
Condos for Baby Boomers &  
Local Costa Ricans.

The towers will consist of 46  
Units in each. Eight stories and  
6 units per floor

This area will feature a heavy  
dose of Landscape Architecture  
augmenting the Ocean views,  
Mountains and natural vegetation



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## Summary



## The south ridge summary

The south ridge line alone offers the opportunity to place 480 units elegantly and spaciouly with a large amount of green. The units will sell for \$175,000 to \$225,000, the perfect price for this current market but with many more amenities. They will show a very solid profit at that price as well.

The best use of land is to split the build out with variety using the north and south ridge line.



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## Summary

The north Ridge line



# The north ridge summary

The north ridge line will be developed as Condominiums and Townhomes. They will feature office or extra family quarters. These will be low rise with Ocean, Valley and Mountain views.

A nicely balanced mix of product can be used here to take advantage of the beautiful the north ridge line

This is designed to satisfy two distinct markets

- 1 People who can work anywhere in the world
- 2 People who have aging parents and wish to bring them to Costa Rica

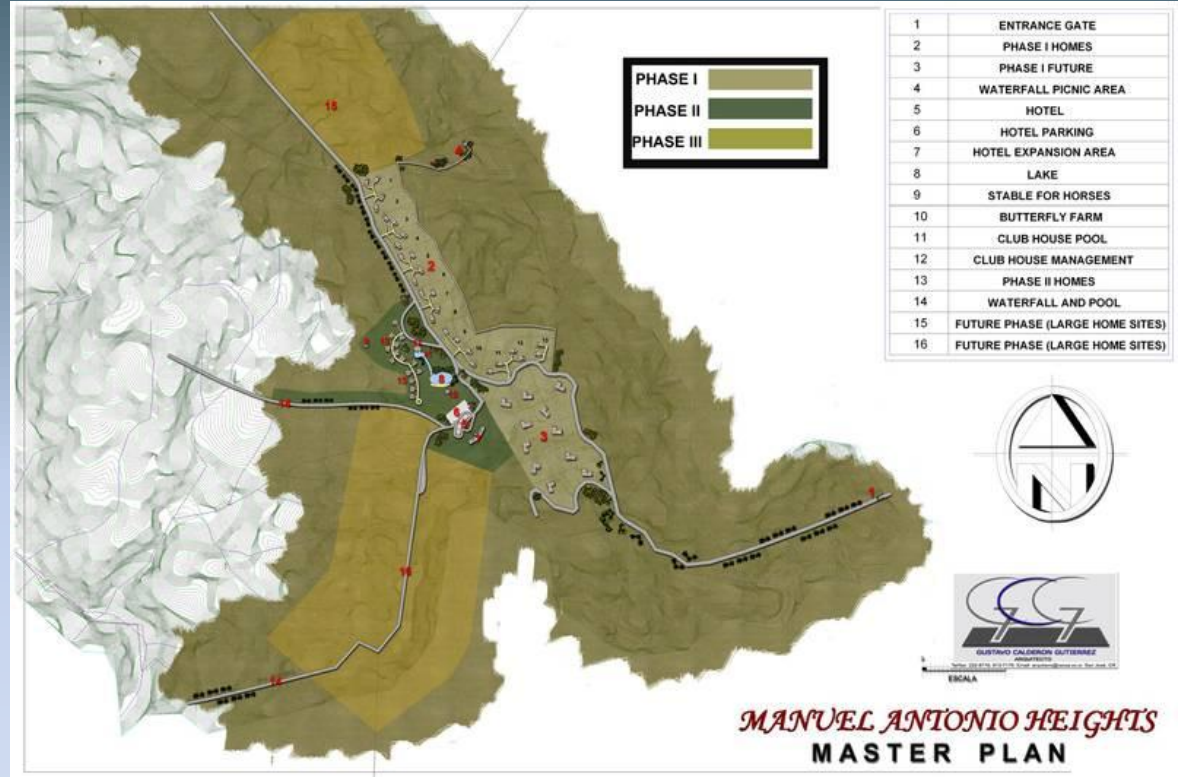
To satisfy the needs of the first would be to construct an office as a module with separate entrance.

For the extra family, construct a small but useable one bedroom casita.

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## Master plan



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Ridge line views



More photos

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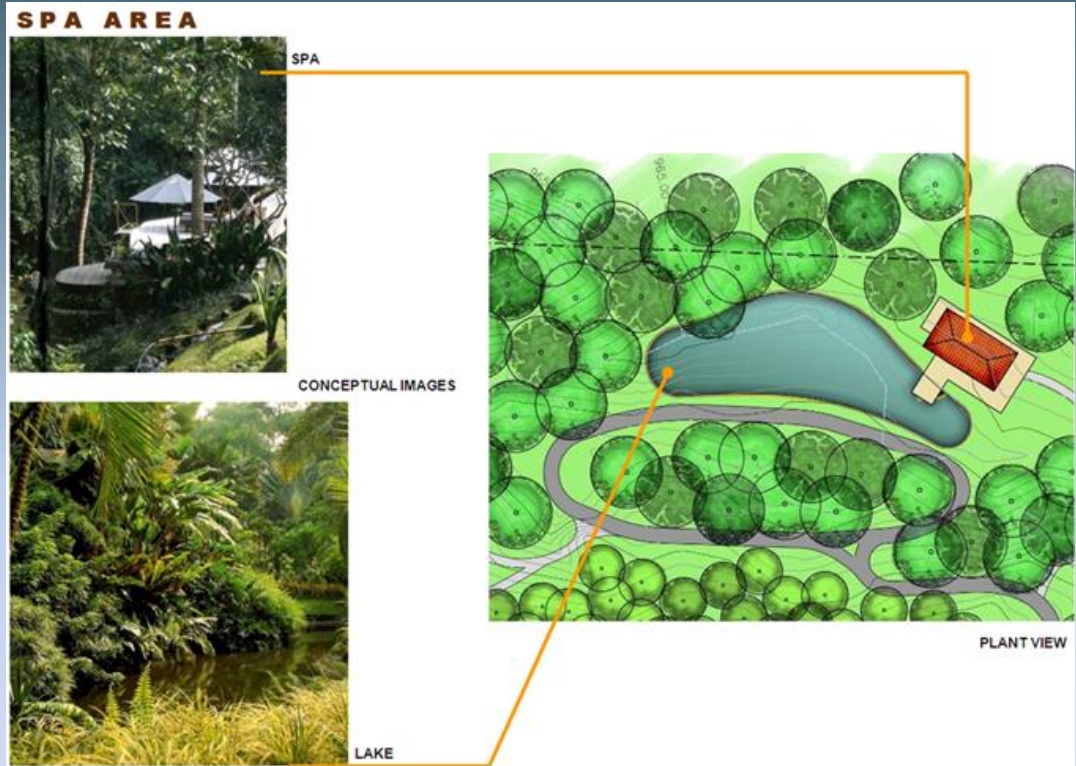
## Condo Hotel



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## Spa facility



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## Amenities



## 52 weeks of activity

An Organic farm unit where you can grow your own produce or have it done for you

Swimming pools - Spas

Fish in your Trout lakes

Archery – Mini golf

Driving range – Elect cart trails

Animal feeding stations

Horse corrals for you own horse

Picnic areas through out

Overnight camping locations

Archery range

Shooting range

## NEARBY ACTIVITIES

Manuel Antonio national park

Deep sea fishing

Canoeing- Surfing

and much more

*Truly a place for all*



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High Mountain  
retreat luxury



## High Mountain retreat luxury homes

A very private community accessed through the Lower section featuring very exclusive high end Homes of Log and Stone.





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## Medical tourism element



Medical tourism is very popular and Costa Rica is a prime supplier with it's world class Health care.

Costing as little as 25% of what you pay elsewhere can be very tempting when the Country offering the services is Costa Rica

Dental - Cosmetic - Orthopedic - Cardiovascular  
Check ups - Eye care - Pet ct scans -Dermatology

This unit can serve as an on premises health care facility as well as being it's own cost center and revenue producing element.



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## Condo Hotel



# Condo Hotel is a perfect Complement for a project like this.....

A Condo Hotel will be a perfect matchup as it will augment the medical tourism as well as provide for the residents extra lodging for friends and guests.

Throughout the world financial crisis, Hotels have flourished and reported very good gains. A project that offers all the amenities this one does will certainly benefit nicely.

Hotels in Costa Rica within projects have historically been a boom for the marketing as well.

It becomes a very viable investment for those residing in the project as well.



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## Use of the land



# How to use this magnificent land to maximum advantage

The property is almost 1000 acres of pristine nature featuring many things that suggests it should be a natural high end Eco project.

Using only 30% of the land, 2000 units for sale can easily be constructed leaving 70% for a pure reserve for the residents to own and enjoy.

The many natural amenities along with it's perfect location allows a mix that can clearly identify it as a Lifestyle location with a very distinct identity.

With the development of a series of Venues designed specifically to the many markets , this will become a magnificent place and a very cherished and desired address for all residents.



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# Micro Farming

**The most economical  
healthy and enjoyable  
Lifestyle available  
Today**





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## Sustainable Lifestyles

Throughout the large property there are many fine areas to facilitate organic food crops. These can be part of ones own garden or managed by the project.

This is speaking to the many faceted Sustainable Living market today. It includes:

The Eco conscious

Those concerned about survival

Health conscious

People seeking change





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## Marketing

Christopher Howard



Julia Valentine



Planning for those who want  
to make the second half of  
their lives better than the first

## Project marketing

All conventional high end marketing strategies will be employed.

In addition, the project will bear a Christopher Howard endorsement as a Lifestyle project.

Christopher Howard is a 28 year resident and the best read author on Costa Rica. His award winning Retirement Relocation tours are world famous and his 550 page book "The Golden Door to Retirement & Living in Costa Rica has sold over 300,000 copies.

The newest retirement Guru Julia Valentine will be engaged to assist our promotions as well. She is most professional and brings a much needed service to people considering retirement.

Costa Rica Retirement Vacation properties will be on board with it normal focus on retirement and vacation properties and will feature it on a professionally produced Web Seminar



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**Project concept  
and management**

More photos

This project concept has been conceived by one of Costa Rica's leading Architectural and Engineering teams.

All design and amenities have been carefully considered to attract the attention of the most viable markets in the world today. It will include the Baby Boomers that are coming out now and number in the area of 80,000,000. It will attract the person seeking offshore lifestyles and lower cost living. It will also become a viable force for the great many politically unhappy north Americans seeking a very stable and peaceful country.

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**Does it work  
Economically  
and logistically**

More photos

Take a moment now and read

Why a development like  
Reserva Guacalillo makes  
sound financial sense.

[Read link here](#)



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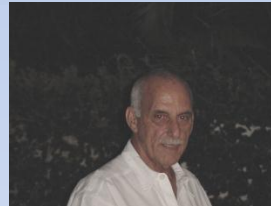
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Please call  
toll free 888 581 1786 o  
local [506] 2292 2446  
Ask for Robert Shannon