

LAS CATALINAS™

COSTA RICA.



You have discovered Las Catalinas.
A hill town on the beach...

HEALTHY.

ACTIVE.

ADVENTUROUS.

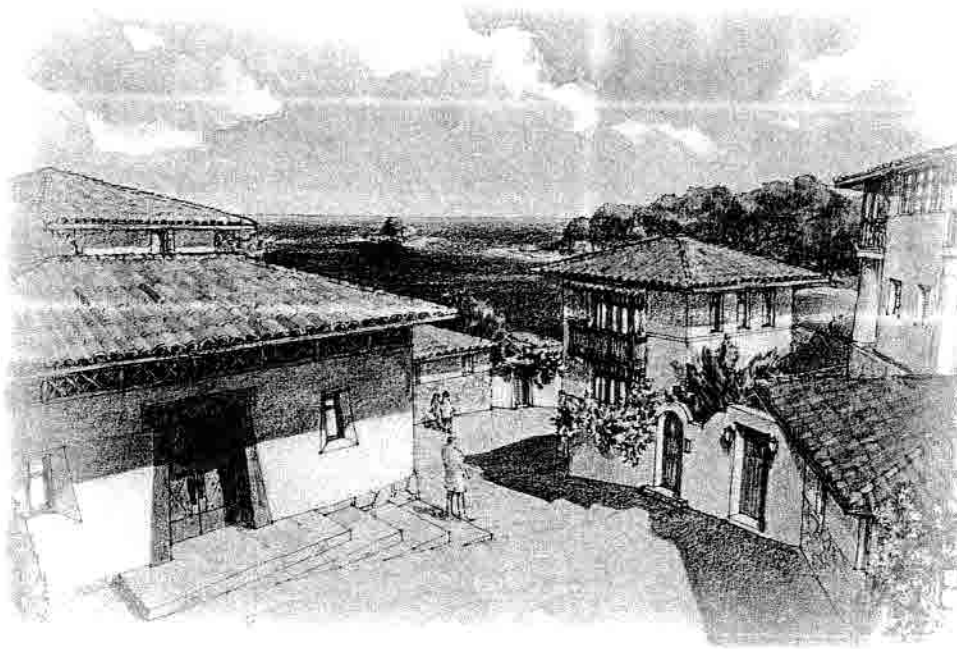
ECOLOGICALLY SOUND.

CONNECTED.

FRIENDLY.

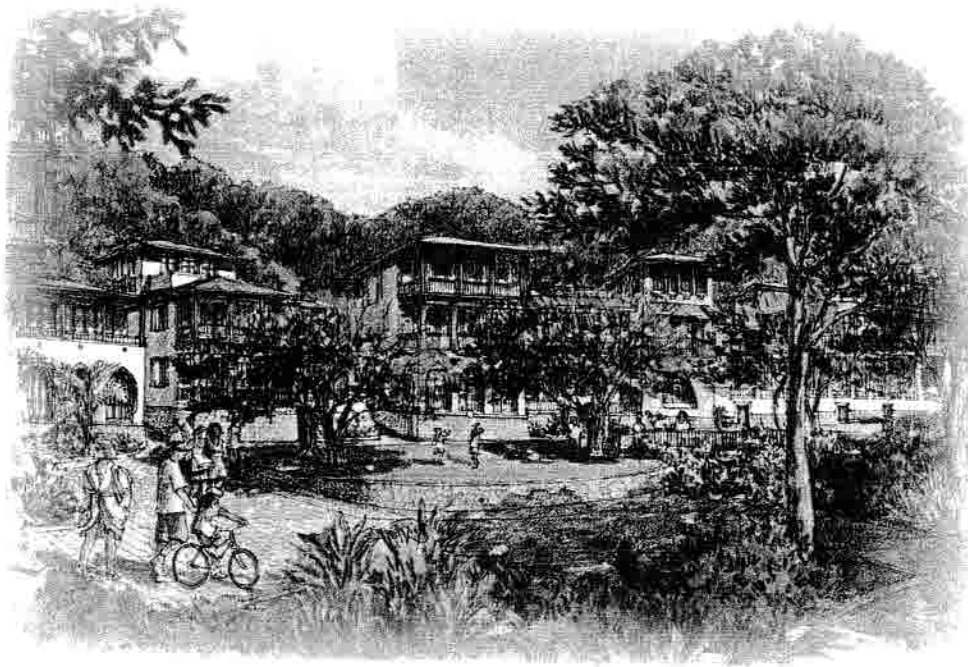
BEAUTIFUL.

Our idea of the perfect place.



THERE IS SOMETHING MAGICAL about walking out your front door to find yourself in an engaging environment where you can socialize, take care of your daily business, and recreate — all under your own power. There is something magical about having unspoiled nature at the edge of town, connecting yourself to its rhythms and energy. There is something magical about being surrounded by beauty. WE WANT MORE PEOPLE TO EXPERIENCE THIS MAGIC. THAT IS WHY WE'VE CREATED LAS CATALINAS.





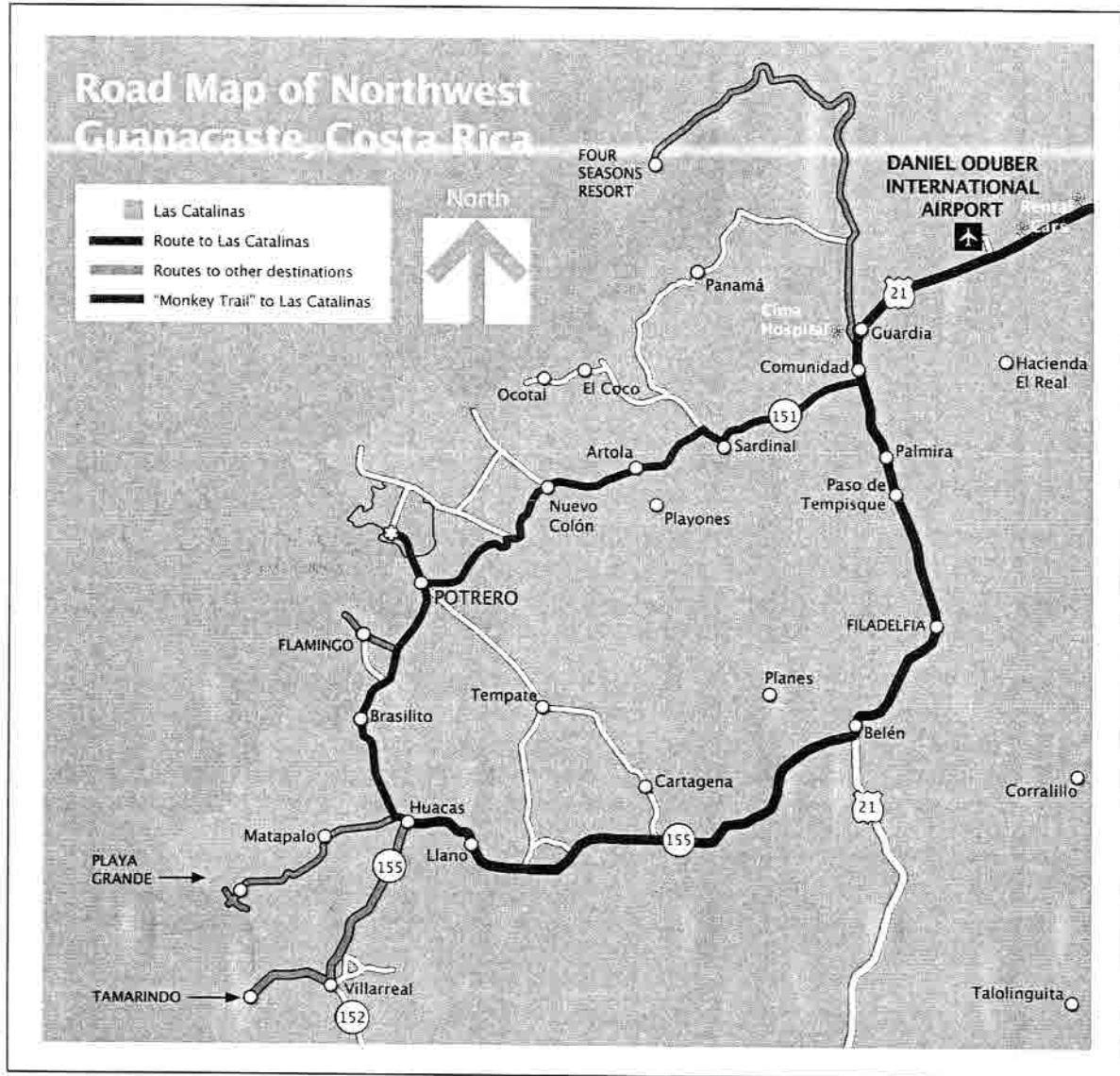
We believe that the people of the world desperately need a new vision of what *the good life* is all about. The vision of the last few decades of “more isolated with more and more stuff” isn’t working. Ecologically, it’s a disaster. In terms of human health, it isn’t measuring up. In terms of happiness, it’s leaving us socially fragmented and personally disconnected.

Our vision of *the good life* is more ecologically sustainable. It’s healthier — enjoying our physical selves and being physically active. It’s more connected — to nature and other people. It celebrates and revels in beauty.

As it turns out, this vision of *the good life* is intimately dependent on the design and function of the places we live. Las Catalinas is a place where this vision can flourish... spectacularly.

Charles Brewer
Founder of Las Catalinas

Costa Rica



Why Costa Rica?

It's beautiful, nature-rich, easily accessible, friendly and a good investment

Costa Rica is a country in harmony and one of the world's happiest and "greenest" spots. White-faced capuchin monkeys are chattering from the trees. The locals are famously friendly. You're in a democratic country with a proud heritage and some of nature's most exuberant beauty — a land that jump-started the eco-tourism movement and that lives by the mantra *pura vida* - pure life. The country envelops and enriches the life at Las Catalinas.

Las Catalinas is situated on the pristine Zapotal Peninsula and is part of an important and impressive dry forest ecosystem. Just south of us, you'll find the vibrant towns of Potrero and Flamingo, featuring enticing restaurants, more beaches and activities. A little farther, a string of world-famous surfing spots beckon — Playas Grande, Avellana, and Negra, plus the lively surf town of Tamarindo. Off shore, anglers relish some of the best deep-sea fishing in the world while scuba divers encounter a fascinating underwater world at Islas Santa Catalinas.

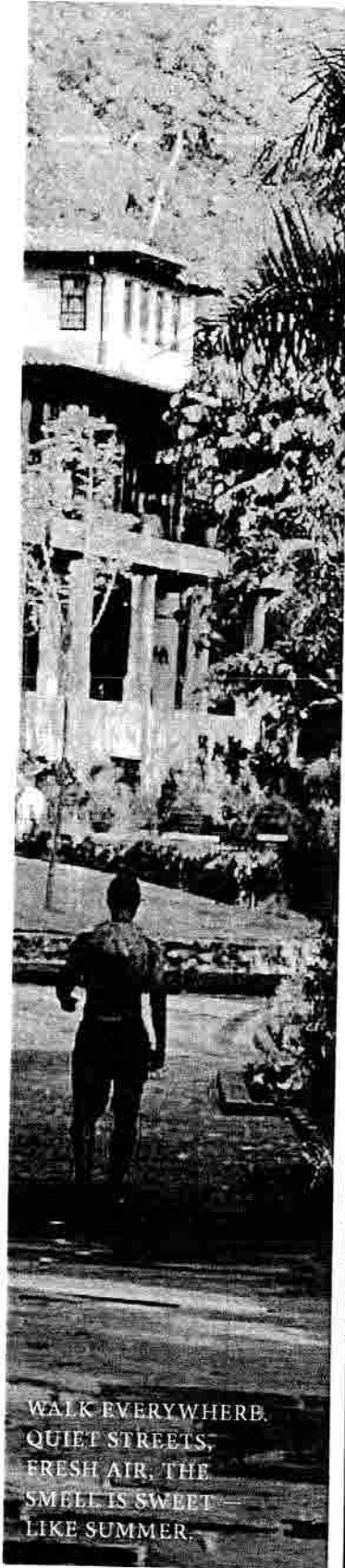
GETTING THERE IS A BREEZE — 24 miles from the door of the plane to the door of your Las Catalinas home. The country's second largest airport, Liberia International Airport, welcomes direct flights from Atlanta, Houston, Dallas, Denver, Charlotte, Newark, Chicago, Toronto, Montreal, and other cities into Guanacaste's capital. Once you land, the drive to Las Catalinas takes less than an hour.

COMPLETE, MODERN MEDICAL SERVICES are 40 minutes from Las Catalinas — CIMA hospital operates a world class full-service hospital and is one of the preferred private hospitals in the country by expats and Costa Ricans alike.

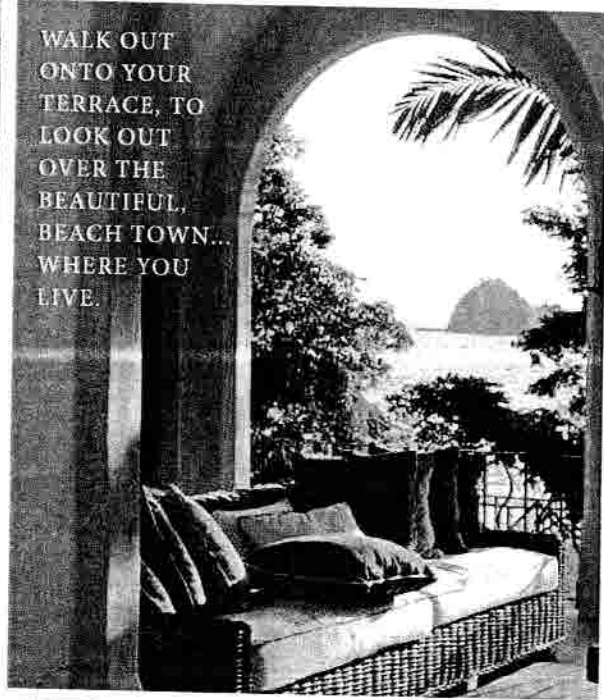
IT'S A SOLID INVESTMENT — *Financial Times*' FDI Intelligence unit named Costa Rica the "Best Country of the Future for Foreign Direct Investment in Central America & the Caribbean, 2011 - 2012." Cost Rica climbed from second position to top as it was ranked the most attractive country in the Caribbean and Central America for investment.



This vision of 'the good life' It is about experiences - being connected, being healthy, having time. It is more sustainable, more fun, more fulfilling.



WALK EVERYWHERE.
QUIET STREETS,
FRESH AIR. THE
SMELL IS SWEET —
LIKE SUMMER.



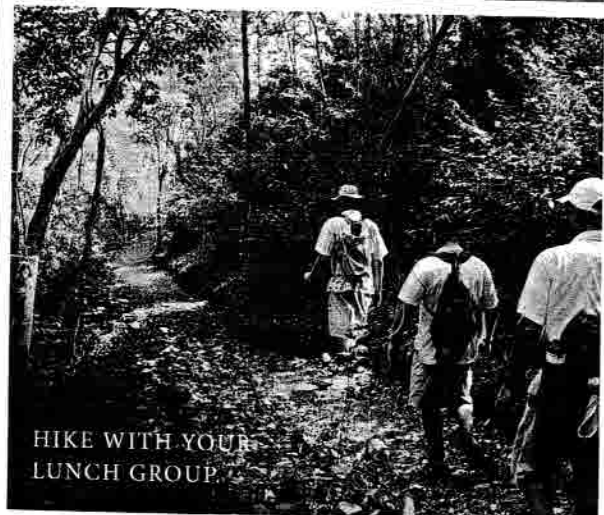
WALK OUT
ONTO YOUR
TERRACE, TO
LOOK OUT
OVER THE
BEAUTIFUL,
BEACH TOWN...
WHERE YOU
LIVE.



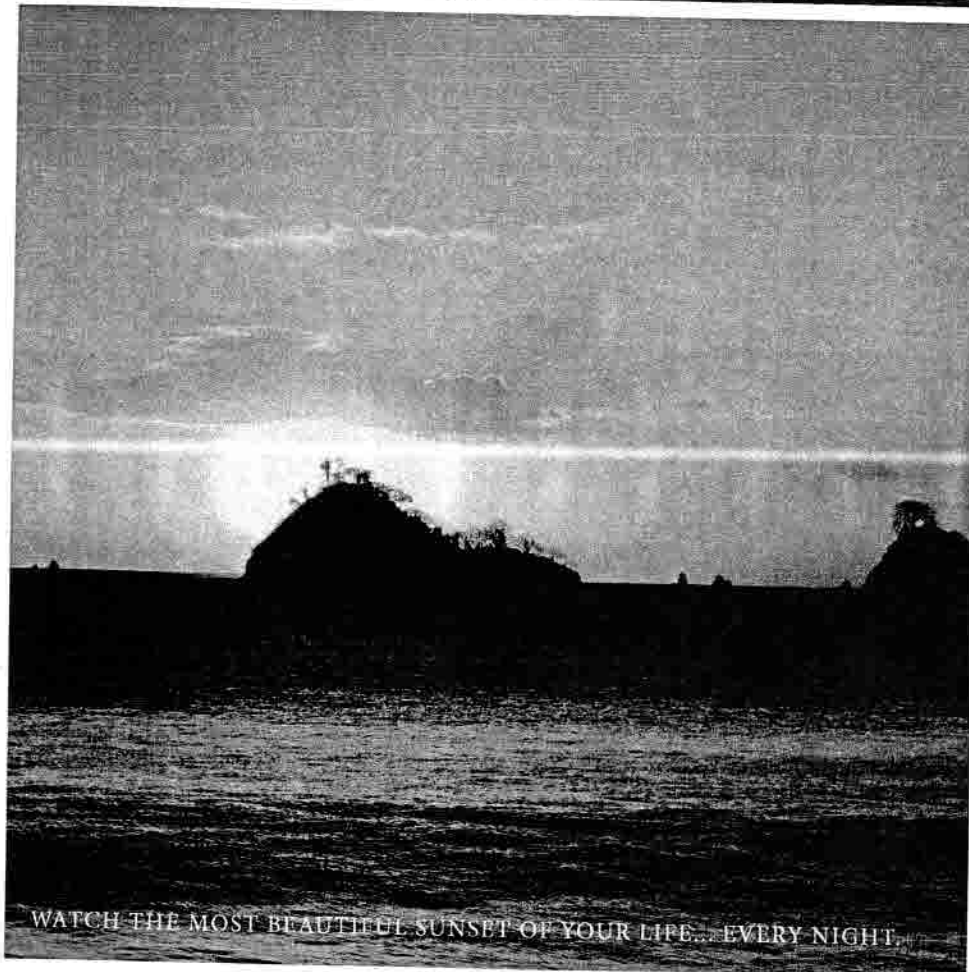
PRACTICE YOGA
BY THE BEACH



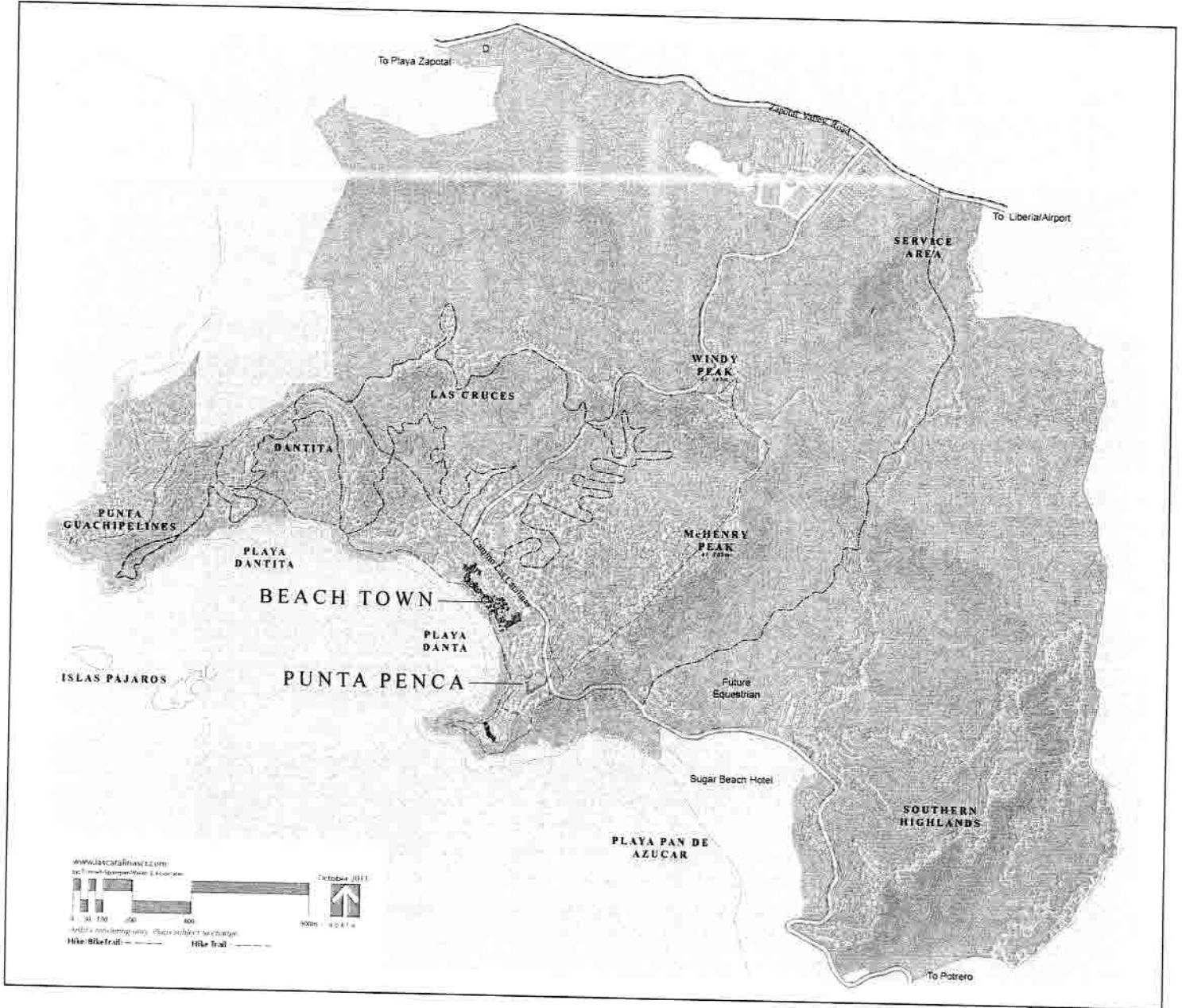
PADDLE BOARD
WITH YOUR KIDS



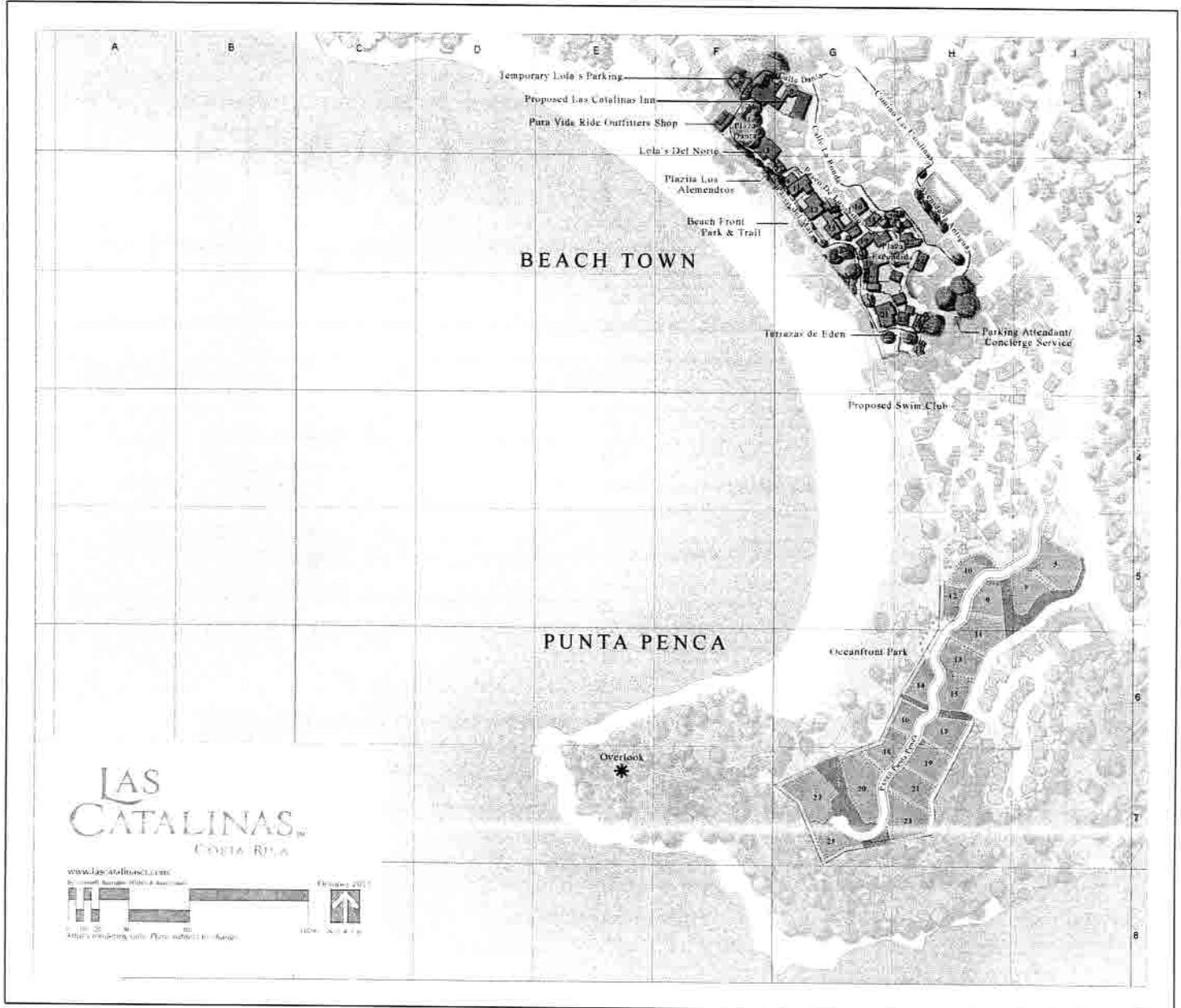
HIKE WITH YOUR
LUNCH GROUP



Las Catalinas The Master Plan



Las Catalinas Under Development





Beach Town

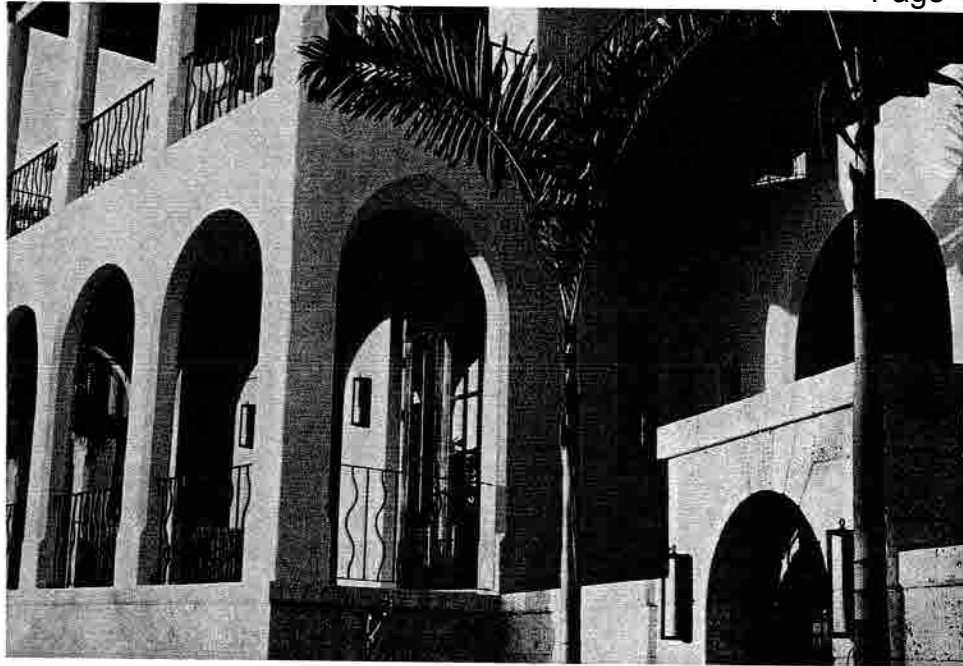
The center of Las Catalinas - Beachfront filled with activity and connectivity

Beach Town is the first neighborhood to be built within Las Catalinas. It is home to Lola's del Norte, Pura Vida Ride, our sales office, and the homes of the town founders. The beautiful Paseo del Mar and several important plazas are taking shape - Plaza Danta, Plazita de los Alemandros, The Green, Terrazas de Eden, and Plaza Escondida. Beach Town defines the center of Las Catalinas now and forever more. Homes here are right on the beach, a very short stroll from all the attractions of town. The urban plan and the architecture are meticulously planned to provide

special views and privacy for every house. Nearly every house is located on a plaza or park, and nearly all have ocean views as well.

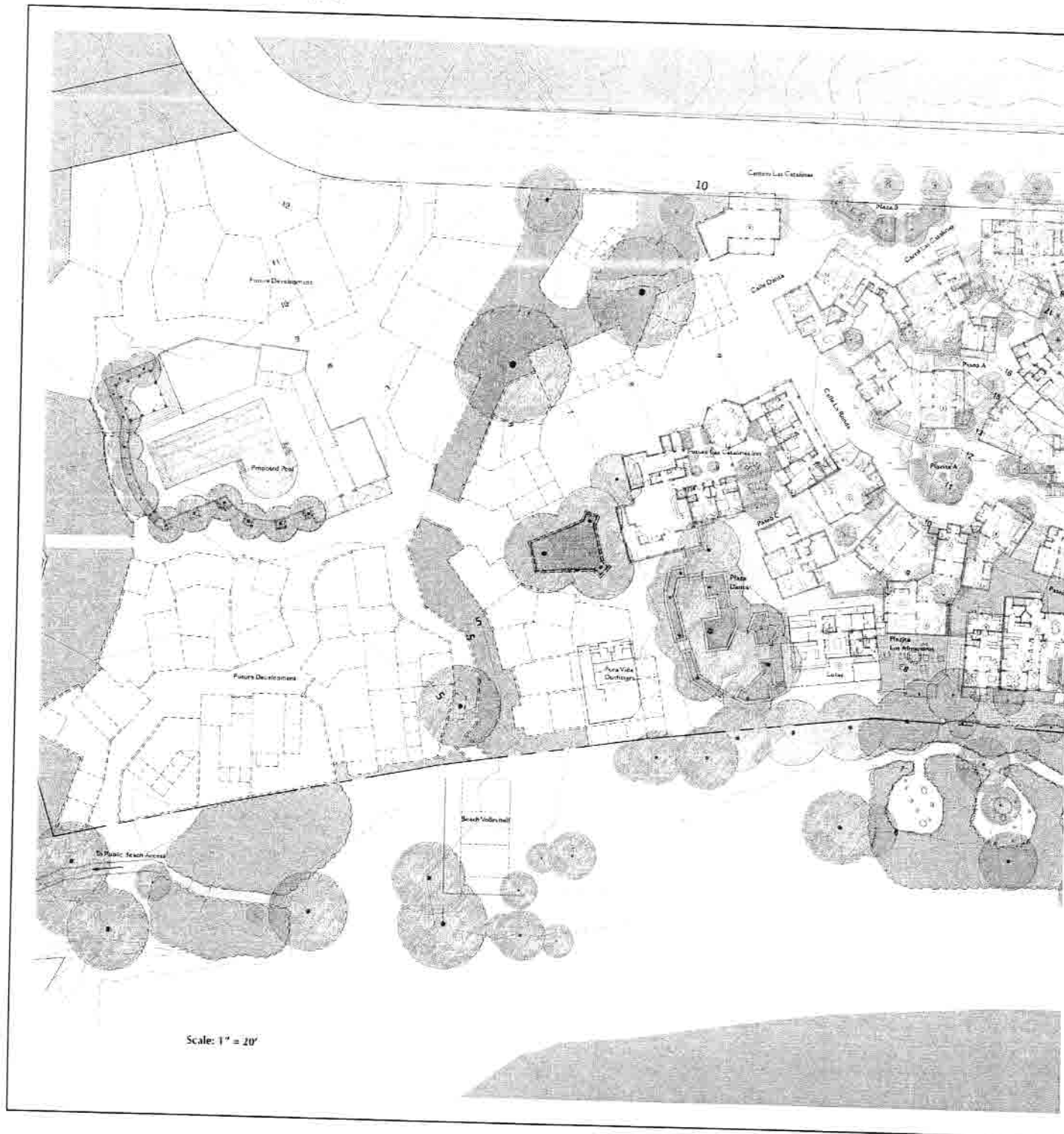
Beachside villas are available for purchase in Beach Town. These beautiful one of a kind homes complement the seven original founders' residences and further define and frame the wonderful streets and plazas of Beach Town. Preliminary plans have been prepared for several of these houses and they await your personal touch to create the house that is perfect for you.



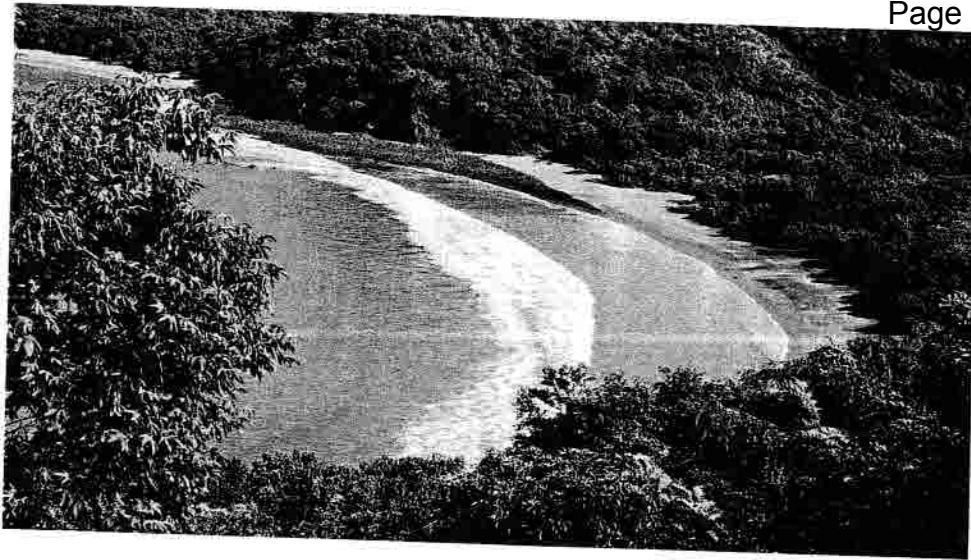


All photography taken at Las Catalinas.

Beach Town The Technical Plan







Punta Penca

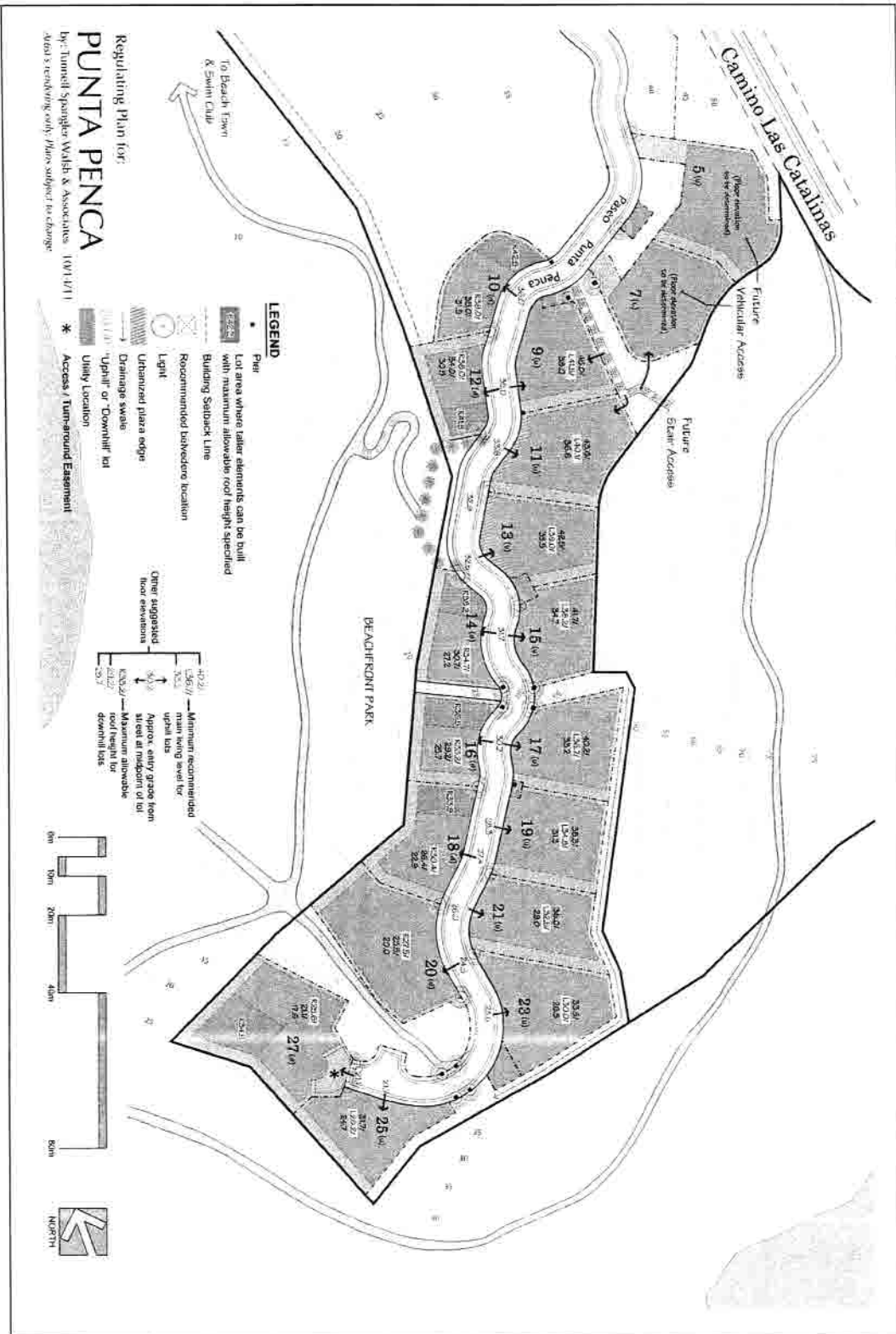
Stunning hillside homesites in Las Catalinas

Punta Penca is a dramatic peninsula jutting to the southwest just south of the central part of Las Catalinas' beach town. Paseo Punta Penca runs along the hillside just above the beach. The homesites offer an unusual combination of drama, privacy, and easy access to the beach and town center of Las Catalinas. They are truly some of the most desirable lots that will ever be available in Las Catalinas.

The homesites on Paseo Punta Penca sit 15 to 40 meters above Playa Danta, each with a dramatic ocean view offering a perfect site for a unique custom home. Some sites are located along our waterfront above a small cliff leading down to the beach, while others have additional altitude giving them a clear view over homes on the down-hill side of the street. Several lots open onto a small, secluded section of sandy beach. The lots at the far end of Punta Penca offer the ultimate dramatic setting with views out to the west and back to Playa Danta.



Punta Penca The Regulating Plan



Regulating Plan for:
PUNTA PENCA
by: Tunnel Spangler Walsh & Associates
10/1/11 * Access / Turn-around Estimation
Plans subject to change

LAS
CATALINAS™
COSTA RICA



Love Your Life. Here.

UNITED STATES (866) 357-3872 | COSTA RICA (506) 2654-4600

info@LasCatalinasCR.com

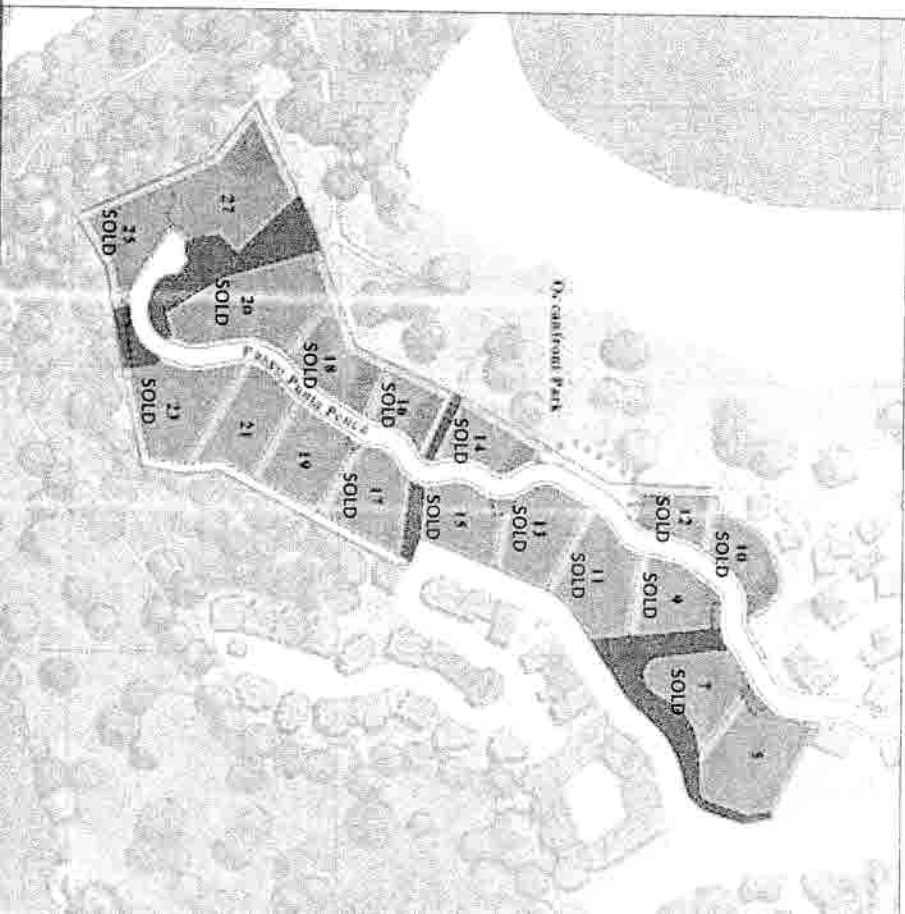
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PUNTA PENCA HOMESITES

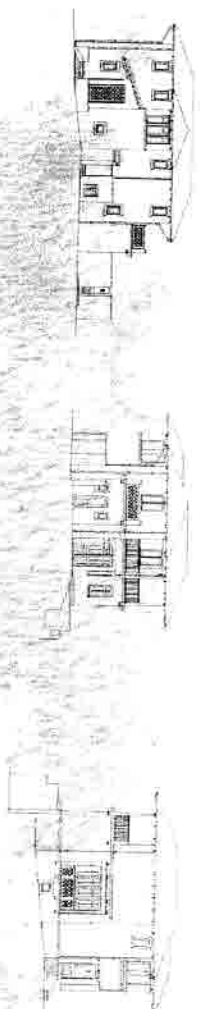
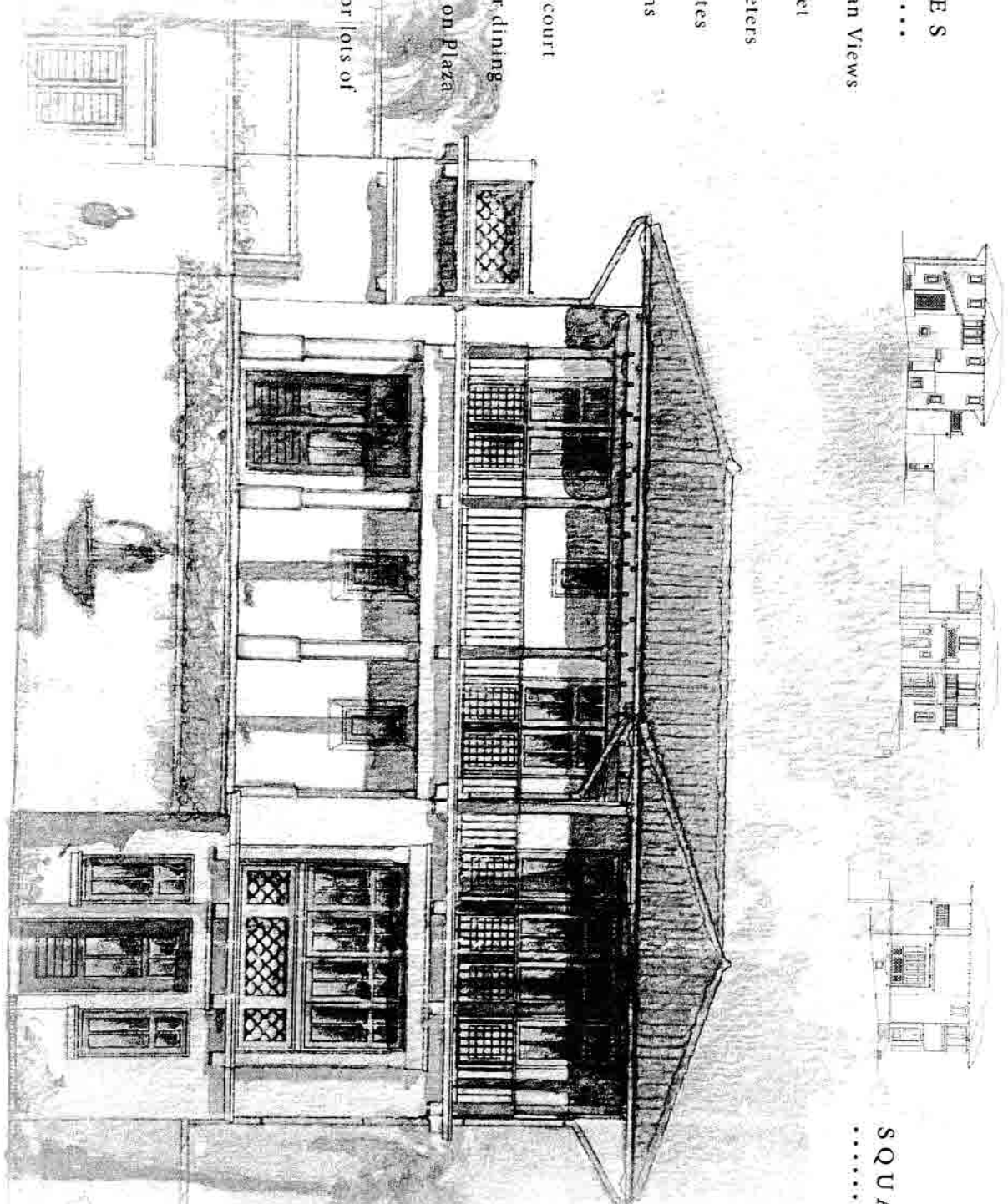
5- \$375,000	13- SOLD	19- \$350,000
7- SOLD	14- SOLD	20- SOLD
9- SOLD	15- SOLD	21- \$275,000
10- SOLD	16- SOLD	23- SOLD
11- SOLD	17- SOLD	25- SOLD
12- SOLD	18- SOLD	27- \$700,000



No. 22 CALLE LA RONDA \$895,000

FEATURES

- Excellent Ocean Views
- 3287 square feet
- 305 square meters
- 4 Bedroom Suites
- 4 1/2 Bathrooms
- Large pool
- Private garden court
- Formal outdoor dining
- Prime location on Plaza Escondida
- Large storage for lots of toys!



COVERED SQUARE FOOTAGE

Lower Level: 748
 Main Level: 1297
 Upper Level: 1242
 TOTAL: 3287

IAS CATALINAS

