



BOUTIQUE
HOSPITALITY

INVESTMENT OPPORTUNITY

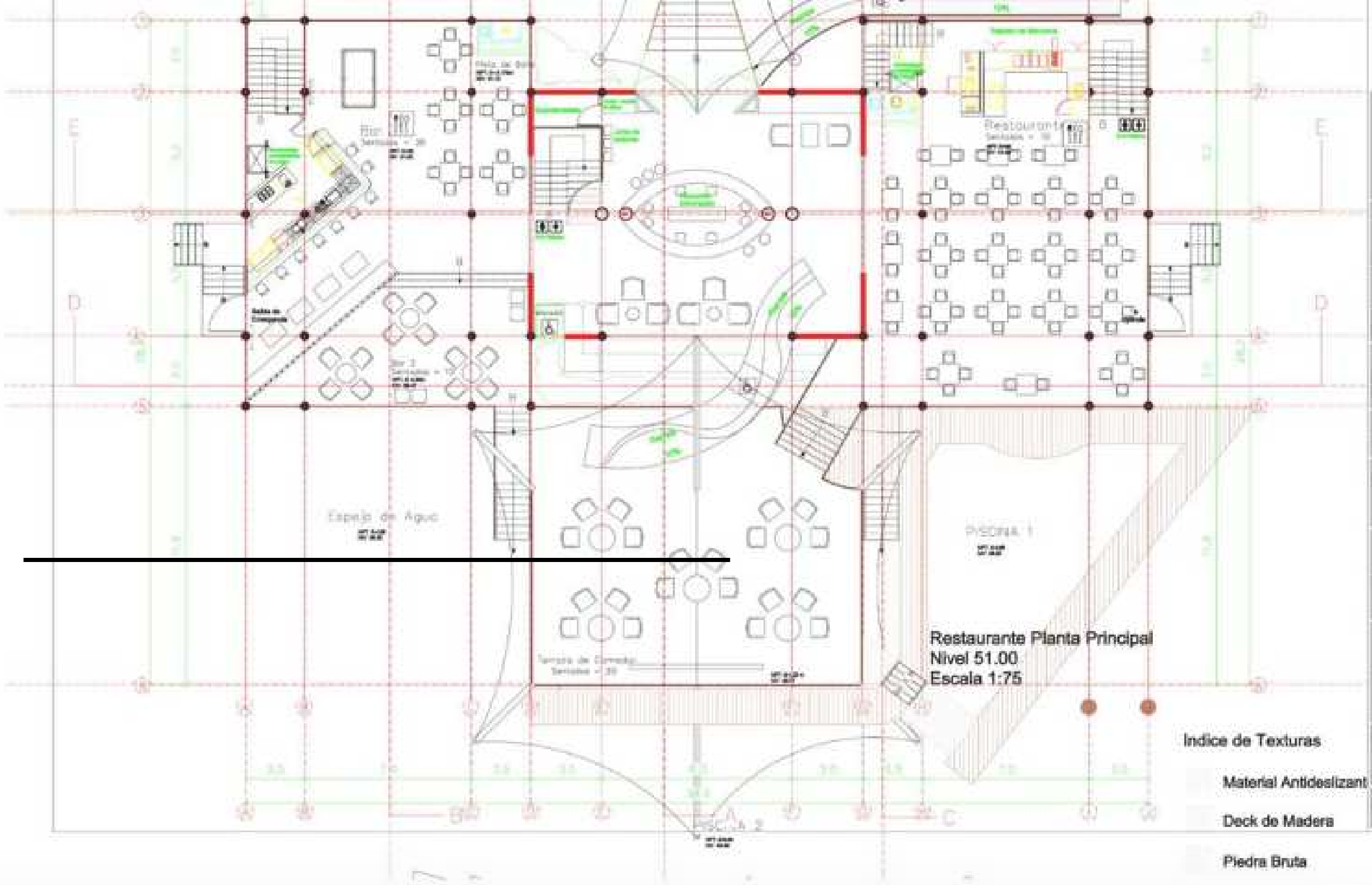
NOSARA, COSTA RICA

AMENITIES & FACILITIES

- Restaurant 70 guests
- Bar & Lounge 60 guests
- Open Terrace
- Spa/Wellness area
- 3 Swimming pools
- 3 Water Ponds
- Wooden decks
- Parking 40 vehicles
- Tropical Gardens
- Laundry & Operational area

WHY THIS ASSET STANDS OUT

- Prime location in Nosara
- Fully built hospitality asset
- 36 keys + Full infrastructure
- Award - Winning Design
- Expansion potential (additional land)



A RARE OPPORTUNITY TO ACQUIRE A FULLY BUILT ASSET WITH STRONG REPOSITIONING POTENTIAL



STANDARD ROOMS

39m²/420 sq.ft

- Balcony
- Bed(s)
- Nightstands Mini-refrigerator
- Chairs
- Work Desk
- Lamps (both bedside and desk)
- Full-length mirror
- Bathroom mirror
- Air conditioning unit

BUNGALOW SUITES

94m²/1,012 sq ft

This property features 10 Bungalow Suites, each offering a comfortable and private space surrounded by tropical nature. Each villa includes a bedroom, a bathroom, and a balcony with garden views. Ideal for relaxing and enjoying the peaceful atmosphere of Nosara.



MASTER SUITES

116 m2/1248 sq.ft

There are 6 Master Suites on the property, each offering more space and comfort. These suites include two bedrooms, two bathrooms, and a private balcony with views of the surrounding gardens. Perfect for families or small groups looking to enjoy nature in a quiet and relaxing setting.





JUNIOR VILLAS

141 m2/1517 sq.ft

Private villas designed for comfort, privacy, and connection with nature.

Each unit feature a :

- bedroom
- bathroom
- fully equipped kitchen
- private balcony with garden views - Ideal for a premium boutique hospitality experience

Designed for high - value guest experience and premium occupancy potential



PRESIDENTIAL VILLA

288 m2/3,100 sq.ft

The property features 1 exclusive Presidential Villa, designed for comfort, space, and privacy. It includes two bedrooms, two bathrooms, a spacious living area, and a balcony with views of the lush tropical surroundings. Ideal for guests looking for a peaceful and elegant retreat in nature.



SWIMMING POOLS & PONDS

The property features three beautifully designed swimming pools, strategically located to provide both privacy and stunning views of the surrounding gardens. Their organic shapes and integration with the landscape create a serene atmosphere ideal for relaxation and leisure. Whether for a refreshing swim or quiet sunbathing, the pool areas enhance the overall experience and potential of the property as a wellness retreat or boutique hotel.





HOTEL LOBBY - FRONT DESK & BAR - LOUNGE & RESTAURANT

The property features an elegant and open-air reception area that welcomes guests with a sophisticated yet tropical ambiance. Designed with natural materials and spacious ceilings, it sets the tone for a serene and stylish stay.

Adjacent to the reception is a full-service restaurant, offering an inviting setting for breakfast, lunch, or dinner, with views of the gardens and pools. Its layout allows for both indoor and semi-outdoor dining experiences, making it ideal for a boutique hospitality concept.

The bar area complements the restaurant perfectly, creating a relaxed social hub where guests can enjoy signature cocktails or casual drinks. With ambient lighting, comfortable seating, and seamless integration into the landscape, it offers a unique atmosphere day and night.

RESTAURANT

70 Guests



BAR & LOUNGE

60 Guests



GARDEN & OUTDOOR SPACES

The property features extensive outdoor areas surrounded by lush tropical vegetation, offering both privacy and a strong connection to nature.

Landscaped gardens, open green spaces, and shaded walkways provide the perfect setting for relaxation, outdoor gatherings, or future wellness and leisure projects.

The natural beauty of the surroundings enhances the atmosphere of tranquility and harmony throughout the entire property.

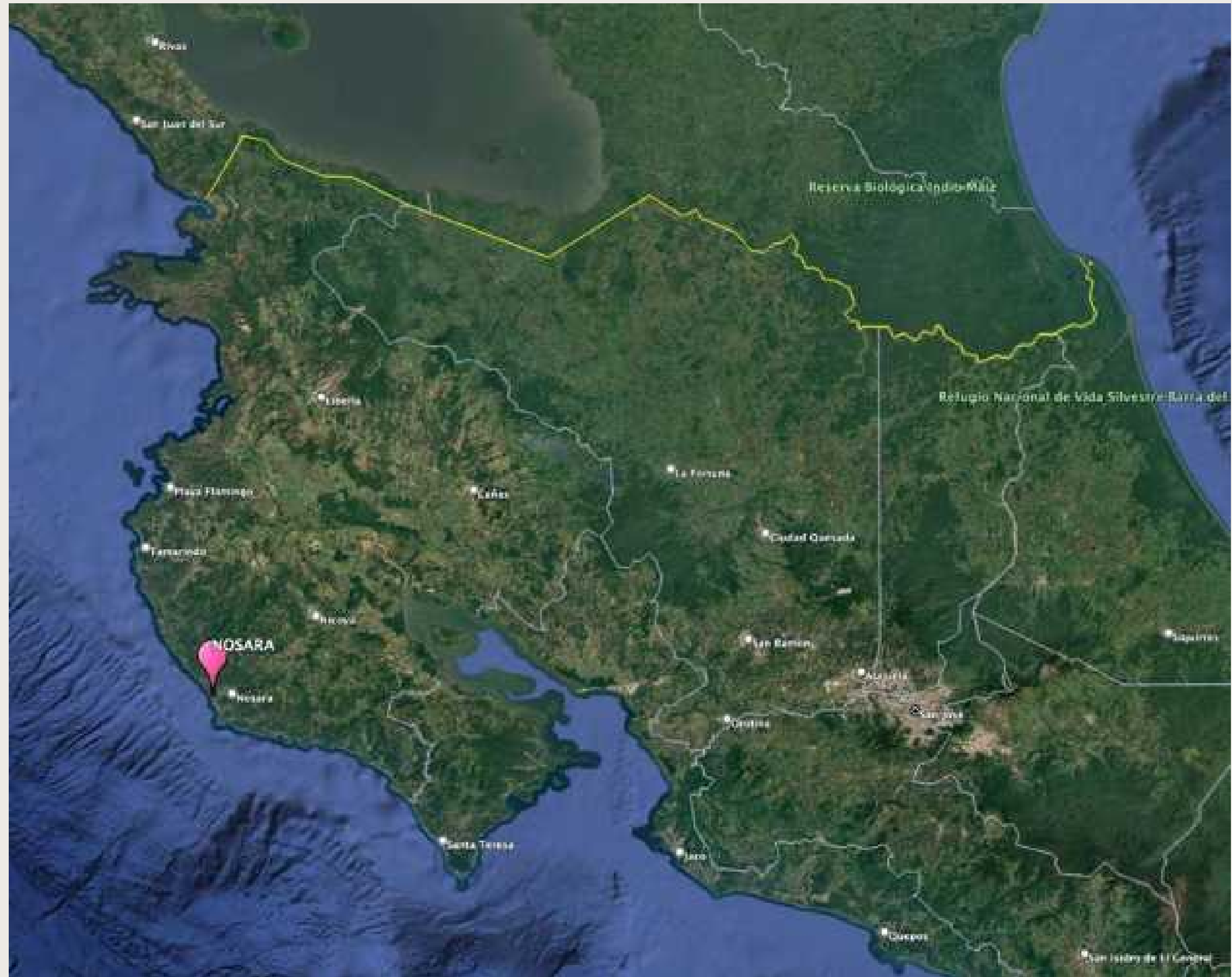


NOSARA MARKET ADVANTAGE

**HIGH-DEMAND
INTERNATIONAL DESTINATION**

**STRONG APPEAL TO WELLNESS
TRAVELERS. DIGITAL NOMADS &
LUXURY ECO-TOURISM**

**LIMITED INVENTORY OF LARGE
BOUTIQUE HOSPITALITY ASSETS**





ARCHITECTURE, DESIGN & AWARDS



ARCHITECTURE

The hotel features a distinctive Balinese-inspired architectural style, blending modern luxury with local cultural elements. Open spaces, natural light, and sustainable materials create a seamless indoor-outdoor experience.

DESIGN

The interior design has an elegant and timeless aesthetic, combining minimalist design with natural textures. Spaces are thoughtfully designed for comfort and functionality, with a strong connection to nature.

AWARDS

Honorable Mention - IX International Biennial of Architecture, Costa Rica 2008

National Interior Design Award – Veritas University.

Winner of the First Central American Architecture Biennial.

FLEXIBLE ACQUISITION STRUCTURE

ASKING PRICE

USD \$6,750,000

STRUCTURED
ACQUISITION
OPTION
AVAILABLE

FLEXIBLE
PAYMENT
TERMS TO BE
DEFINED

ADDITIONAL
14,000 M2
LOT AVAILABLE
FOR EXPANSION

FLEXIBLE TERMS AVAILABLE TO ALIGN WITH THE RIGHT STRATEGIC INVESTOR.