

An aerial photograph of the Celeste Mountain Lodge, a large building with a red roof and illuminated windows, situated in a lush green forest. The lodge is surrounded by a well-maintained lawn with geometric garden paths. In the background, misty mountains are visible under a grey sky.

CELESTE MOUNTAIN LODGE

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COSTA RICA: THE COUNTRY & TOURISM

Costa Rica is a safe, peaceful and profoundly democratic country with no army since 1948 and a stable government with stable policies. Costa Rica is doing fairly well developing itself and enjoys the best standard of living in Central America. Its strongest economy is tourism with eco-tourism as a leader and a nation's will, holding much potential yet. Eco-tourism is an ever-growing segment of the travel industry worldwide.

Costa Rica's tourism has been on a constant growth for over 30 years. Many foreign companies invest in Costa Rica, in many fields because investments are safe. The banking system is efficient and clean, corruption does not affect the businessperson and its infrastructure is constantly improving, including government digitalization and therefore efficiency. In Central America, it is, by far, the easiest country to work in.

THE LODGE' SITUATION

Nestled in between 2 volcanoes, the **Celeste Mountain Lodge** opens the door to the awe-inspiring **Rio Celeste** (blue river) and the trails of the **Volcan Tenorio National Park**, the new growing product on the tourism scene in Costa Rica (only 5 km from the Lodge by the newly opened access road Bijagua/Celeste Mountain Lodge/National Park in July 2011 see *details below*). The area is part of the Biological Corridor Tenorio-Miravalles. There was a planned intention to be a pioneer in the region.



The Celeste Mountain Lodge is very strategically located in a beautiful region, just emerging in tourism, surrounded by spots of high frequentation:

by road

Volcan Arenal	1 hr 30	(most visited spot in C.R.)
Refuge Caño Negro	1 hr 30	
National Park Palo Verde	2 hr	
Volcano Miravalles	1 hr	
National Park Rincón de la Vieja	1 hr 45	

Pacific ocean beaches –nearest- 2 hr

- At 35 minutes from the Inter-American Hwy (major road in the country)
- At only 1 hour 20 mn from Liberia international airport (regular & charter flights from USA, Canada, Europe) Since 2016 a new concrete Highway safely links Liberia and Cañas.

The Lodge is an ideal base to explore this region of great beauty, of exuberant nature and of pleasant inhabitants in this authentic Costa Rica that offers numerous discoveries and activities (hiking, nature, bird watching, floating or rafting, kayaking or tubing, horseback riding, hot springs etc.)

THE PROPERTY

The Celeste Mountain Lodge is situated on a 7-hectare (17.3 acres) property, split in 2 parts:

- An open area of 2 hectares with the buildings and gardens + reforested area of 1 hectare
- Protected primary transitional rain-to-cloud forest of 4 hectares part of the National park Volcan Tenorio (12,000 hectares).

The neighboring properties are also protected; the Lodge is surrounded on 3 sides by a dense jungle forever preserved.

Wildlife abounds there such as the howler monkey, the white-faced monkeys, spider monkeys and other mammals such as tapirs, agoutis, nose bears and even traces of felines have appeared on the grounds. Excellent bird watching as already identified by experts in ornithology.

The views from the Lodge are extraordinary, with the Montezuma (3rd hump of the dormant Tenorio Volcano) as an arrogant green wall facing the property that sometimes disappears mysteriously in the mist. On the west side, the 5 peaks of the dormant Miravalles Volcano close the horizon as a dramatic theatre curtain.

Down below lays the peaceful rural village of Bijagua.

The heights of Celeste Mountain Lodge, 800 Mt - 2,500 Ft, offer a constant spring like weather with temperatures oscillating from 18 degrees C (65 F) to 30°C (90 F), always caressed by a gentle breeze. The region is humid, with average annual precipitations of 4000 mm – 13 Ft, the "summer" months being from February to April, then September and October. Other months are a mix of showers and sunshine.



THE STYLE

The Celeste Mountain Lodge was built in 2007, in harmony with the surroundings in an innovative contemporary minimalist style under the appellation of "tropical architecture", which opens spaces and abolishes walls, linking directly the different areas of the Lodge and inviting nature inside the building.

The Lodge was built under bioclimatic standards with the goal to adapt to local conditions and under our philosophy of Responsible & Ecological Tourism, boasting comfortable and functional lodging.

Architect: Jacqueline Gillet, Santa Ana, Costa Rica

It is composed of a steel skeleton with natural teak wood and boards covering. The materials used bring at the same time a rustic and modern touch; details blend simplicity and refinement, and this all the way to your dinner plate.

This style of architecture in lodging is not much found in Costa Rica, being actually somewhat new, different, "avant-gard". The clients appreciate it very much.

It helps with Marketing in a very strong way! Many visitors choose us for this reason.



EAST AISLE

Main floor

- Entrance Porch (steps and handicapped access ramp, By-law)
- Front desk / souvenir store
- Office
- Restaurant
- Bar
- Open kitchen to the restaurant
- Bathrooms of which 1 with access for the handicapped
- Terrace
- Small lounge area

Lower floor

- Receiving area / general use / refuse – recycling area
- Laundry / ironing
- Employees' bathrooms with shower
- 2 bedrooms for guides and chauffeurs (2 single beds each, 1 shower + 1 toilet shared in hallway)
- Storage linen + general
- Reading / living area open onto interior patio and gazebo.

INTERIOR PATIO

- 70 m2 – 753 Ft2 area with tropical plants and a view, nice area with tables and seating area.
- It serves as a buffer zone between public and functional areas of the Lodge from the room aisle.
- Recirculation pump of ½ HP
- Rainwater reservoir 2 M3 (440 Gl)

WEST AISLE

Main floor

- 9 rooms – 7 of 27m2 / 291 Ft2 + 1 for handicapped 30M2 / 323 Ft2 and 1 « superior » type of 30M2 / 323 Ft2, all with hot shower, toilet, washbasin, cloth hanger, design lamps and decoration, view onto rain forest and volcanoes
- A 4 m2 – 45 Ft2 storage for room cleaning

Lower floor

- 9 rooms – 7 of 27m² / 291 Ft² + 1 for handicapped 30M² / 323 Ft² and 1 « superior » type of 30M² / 323 Ft², all with hot shower, toilet, washbasin, cloth hanger, design lamps and decoration, view onto rain forest and volcanoes
- A 4 m² – 45 Ft² storage for room cleaning



MAINTENANCE AND GARDENING SHED

60 M² – 645 Ft²

- Tubular structure, metal roofing and walls
- Assorted tools including 1 welding, 2 pressure washer, 1 brush-cutter, 1 chainsaw, ladders, scaffolding
- Pump system for the Lodge (2 pumps of 2HP each + constant pressure tank)
- Below, our freshwater reservoir of 24,000 liters – 24 m³ – 6,340 Gallons

THE OWNER'S « CASITA »

57 M² – 613 Ft²

Ground level 25 M²

- Hallway and storage
- 2 bedrooms of 9 M²
- Helicoïdal staircase

Upper level 32 M²

- Bathroom with washbasin, toilet and hot shower with jungle view
- Living room with extraordinary view through 7 meters (20Ft) of bay window, kitchen corner with sink and ¼ M³ fridge. Internet)



THE STAFF'S HOUSE

130 M2 – 1400 Ft2

One level

- Living / dining room / kitchen corner. High ceiling, large bay window with view
- 3 bedrooms
- Bathroom with toilet and hot shower
- Laundry area
- Terrace
- Garage area under the building



PARKING

- Adequate for the needs.



PUBLIC SERVICES

ELECTRICITY

- Public grid, generated 100% renewable, end of a 4 km line built for the Lodge, arriving at the property in 19,000 volts
- On-property extension 150 meters (3 poles + transformer 50 KVA signed back to ICE)
- Reliability : good, rare blackouts, normally fixed rapidly by I.C.E

WATER

- Village supply line from a spring at 3 km up in the mountains of the National Park; first reservoir in property adjacent to the Lodge.
- The Lodge is the first user on the line
- Water is pure and lightly treated (chlorination plant by ASADA)
- Reliability: flux > excellent - quality > very good / regular analysis done by the local Water Dept. ASADA

COMMUNICATIONS

TELEPHONE

- No land line arrives at the Lodge
- Excellent cellular network, 5G technology

INTERNET

- Internet access provided by Starlink
- Wi-Fi for guests in common area and rooms, free of charge

GARBAGE RECOLLECTION

- No garbage recollection at the Lodge: we must take our waste to the main road (2 recollections a week)
- The Municipality, program in which we fully take part, picks up our recycled material on property once a month.

THE VILLAGE

The village of Bijagua has approximately 2,000 inhabitants and 3,000 more in the surrounding hamlets. Located on the good, paved road # 6 (redone 2008) which links the Interamerican Hwy (turn-off 5 km west of Cañas) and the northern town of Upala.

The region essentially lives of agriculture and cattle raising on small properties. Horses are still used as transportation by a few. There is almost no delinquency, it is very peaceful.

This is a humble region in need of alternative economic activities; therefore, their hopes also lay in tourism.

In Bijagua, there is a small Public Health clinic (EBAIS), 2 pharmacies, 2 dentists, a police station, churches, primary and secondary public schools, one new private bilingual school (2026) and basic consumer businesses (building materials, 2 supermarkets, butchers and bakeries, mechanics, many restaurants. There is a branch of Banco Nacional with cashiers and ATM machine. There is a Gas station.

Bijagua has its « Comité de distrito» with a board elected amongst the citizens, which manages several of its projects and its own budget, working in conjunction and under the Municipality of Upala.

In Upala are found most government representations such as Ministry of Health, Labor, Social Security.

In Cañas (40 kms south), a more sizeable town, can be found more businesses, banks etc..

Nearest hospitals: Upala 26 kms – 16 miles
 Cañas 40 kms – 25 miles

Once a month or so, one makes the trip to San Jose or Liberia to get specialty supplies not found in Bijagua, to attend some meetings or run errands, just as all hoteliers in the country do.

SUPPLIES

The Lodge purchases most dry goods and perishables in the village.

Other goods are purchased from further away and are delivered to the Lodge such as meats, fish, bakery products, bio-soaps and cleaning products, and some maintenance items. Some specialty items must be purchased in-persona in San José.

HOTEL EQUIPMENT

Food & Beverages

- 2 freezer 2 M3 + 1 freezer 1.3 M3 horizontal
- 1 freezer vertical, 2 doors 1.7 M3
- 2 kitchen fridges w/ sliding doors 1.7 M3 & 1.2 M3
- 2 minifridges ¼ M3
- 1 baking / pizza oven gas/electric
- Miscelaneous kitchen tools & equipment
- 1 stove gas, 4 burners/oven/stir-fry plate
- Dishes and cutlery
- 4 restaurant tables 360 X 90 cms, 1 table 140 X 90 cms, 1 table 100 X 90 cms with respective benches (capacity max. 45 people)
- Terrace counter 9 meters long with 20 stools
- 1 folding table

Office

- 1 laptop computer
- 1 sound system Bose for restaurant background music
- 1 safe
- 1 desk, 4 chairs
- 1 table, shelving

Laundry

- 2 washing machine domestic type 15 Lbs
- 2 electric dryer, domestic type
- Ironing table 2.50 mt

Other furniture

- 4 design sofas and « poufs », coffee tables (capacity 20 people)
- 4 large / 2 small coaches made of recycled drums, seating 20
- 1 baby cot

Bedding

Rooms are set in different manners so they can accommodate all kinds of requests:

1 handicapped room			1 Queen, 2 bunk beds	
8 rooms			2 double beds	
2 rooms			1 Queen, 1 single bed	
2 rooms			1 Queen bed	
3 rooms			1 King bed	
2 rooms			3 single beds	
2 rooms guides/drivers			2 single beds	
<u>Total bedding</u>	<u>(of good quality)</u>		<u>37 beds</u>	
Single beds	(100 X 190 cms)	13	Queen beds	(152 X 200 cms)
6				
Double beds	(140 X 190 cms)	16	King beds	(200 X 200 cms) 2

Bedding linen inventory = # beds X 1.7

VEHICLES

- One "Joelette", an all-terrain, manpowered wheelchair for handicapped people (see attached literature)
- One Hyundai H-1, 12 pass., 2018, for employees' transportation. Excellent conditions.

PRIVATE « CELESTE TRAIL »

- Beautifully designed in primary forest portion of the property on the slope of the Tenorio Volcano
- Extension of 1.7 km, in a loop over 4 hectares
- Excellent finishing (Geotextile covering) and maintenance

Very pleasant and smooth to walk on in total silence, no mud, no erosion even in

rainy season

- Water run-offs and gutters
- Safety features
- « Code of Conduct » panel at the entrance
- Excellent bird watching (some rare species found) but also monkeys, tapirs and small mammals, centuries-old trees, giant vines and more.



THE CONCEPT

Totally in line with the country's vision of tourism development and a booming tendency growing amongst the international traveler, the Lodge' sustainable and ecological philosophy is profound and sincere. Here below, some of the elements implemented in the conception and the construction of the Lodge and of the communitarian work undertaken in the region:

Celeste Mountain Lodge's Construction

The following is a list of the many innovations in the conception and construction of the lodge, under our **"3 R philosophy: Reduce, Reuse, Recycle"**

- Use of recycled, re-used or salvaged materials, such as 1000 recycled truck tires for retention wall and drainages, leftover steel tubes for lamps or decoration items, scrap metal for kitchen hood.
- Use of boards made of recycled plastic for furniture
- Use of eco-friendly building materials and products (flax oil, coconut fiber etc)
- Wood for furniture only from plantation (teak, laurel) or salvaged on the property
- 2 stories building set on posts, for minimum land moving & occupation
- Architecture design is conceived under bioclimatic standards to make climatic conditions work for us.
- Hot water provided by solar panels
- 3 Bio-depurators for residual waters
- Use of pluvial water available

- Savings in energy and water (economical showers, 100% LED light bulbs, low-consumption laundry machine and freezer)
- Minimum lighting in the building at night to minimize the impact on the surrounding forest
- Use of biodegradable soaps, detergents and body care products
- Sorting and recycling garbage (glass, metal, aluminum & paper) thru a program with Upala's Municipality.
- Reforestation with endemic species from the region (up to 700 trees at present)

Community Development

- Public presentations to the local community on the development of sustainable tourism
- Voluntary consulting to the village's Association for Development and the Municipality for tourism and community projects
- Active member of the local Chamber of Tourism
- Participation in training programs delivered by the National Training Institute I.N.A.
- Hiring as much as possible in the town for the construction (80%) and at 90% for steady staff
- Construction of a bus stop and campaign to incentive businesses to do the same
- Installation of road signage
- Purchase of most food supplies from local distributors and farmers
- Plants and trees bought from a local college
- Handicrafts and/or decoration items made by local women and handcrafters.

OUR KITCHEN

Our Cuisine is one important highlight of the Lodge.

Based on our previous Tour Operator experience, we knew that we had to offer a pleasant food experience to our guests. With our previous restaurant owners experience we created our own cuisine, "Tica-fusion", enhancing traditional recipes of the country or blending local fresh ingredients with our unique touch.

We are known and commented upon for the quality and originality of our cuisine.

Our concept allows us to run an easier, leaner and cost-efficient kitchen!



MARKETING

The vendor is a veteran of tourism in/with Costa Rica.

Founder of a wholesale Tour Operator company in Vancouver, Canada in 1988 he was one of the pioneers to promote Costa Rica as a tourist destination; he has contributed and followed the growth of this activity in the country ever since.

His contacts are plenty; his knowledge of the local industry is deep, his perception of client's needs, tastes and aspirations is acute, whether these are Europeans, North Americans or Latin Americans.

The Lodge is the concrete result of a personal dream: to conceive and build his own eco-Lodge in this country he knows so well and for so long.

"Volcano tourism" is important and growing constantly in Costa Rica, it is a product in itself, as it triggers the interest of all visitors to Costa Rica. Some tourists can dedicate some 3 to 6 volcano visits on their trip!

Initially, the main challenge in marketing actually was to market the region, new on the tourism scene in Costa Rica. Its amazing Rio Celeste (Blue River) is the main attraction and the driving marketing argument. Worth noting that year after year we feel strong raise of awareness about the area. We believe this region will keep growing a lot.

Bird watching: Celeste Mountain Lodge happens to be located in one of the top birding areas of this very rich country in ornithology. Up to 430 species registered from over 925 in Costa Rica altogether. This is a good business for the Lodge, being now well referenced on the famous web site e-bird.com, created by Cornell University in the USA.

Marketing is undertaken on several fronts:

- Web page well referenced on Google www.celestemountainlodge.com
- Excellent rating on www.tripadvisor.com , Certificate of Excellence 2011, 2012, 2013, 2014, 2015, 2017,

Traveler's Choice Award 2012 under category "Top 25 trendiest hotels in Central America". Traveler's Choice Award 2013, 2016 & 2018 under category "Top 25 hotels in Costa Rica popular for Service"
Green Leaders 2014, 2015, 2016, 2017, 2018 (silver level)

- Present in most prominent web-based hotel booking systems (Expedia.com, Hotels.com, Booking.com).
- Participation in promotions for local Costa Rican tourism.
- Participation in EXPOTUR, the grand tourism fair for professionals for 15 years straight!
- Identify new foreign travel companies proposing trips to Costa Rica.
- Inclusion/mention in the printed travel guides: Le Petit-Futé, Michelin (France, excellent rating), Costa Rica Know-How, Ivanowski and Stefan Loose Travel handbooks (Germany) Moon Handbook & Frommer's C.R. Travel guide (USA)
- Excellent rating "Our pick in the region" and "Top 5 Eco-Lodges in the country" in **LONELY PLANET since 2011** (traditionally an English language print, now also in French and German, L.P. is certainly the world's top selling travel guide for Costa Rica) Most travelers hold a travel guide.
- Inclusion in the GPS navigation system rented to tourists together with their rent-a-car (Navsat). Google Maps, Google Business
- Referenced on several Internet sites that sell lodging or propose trips to Costa Rica (Costa Rica, USA, French & German-language).
- On-going work with local « receptive agencies » (or ground operators). More than 100 agencies have our rates and dozens of them have been visited in their offices.
- In over 8 years, hundreds of industry professionals (receptive agencies, foreign travel companies, travel guides, GPS company) have visited and stayed over at the Lodge as invited guests.
- New markets have been prospected such as the handicapped people
- Ornithologists with concrete results on this last one (excellent market for C.R. and our property is recognized as one of the best bird watching spot in the country). Referenced on e-bird.com
- Participation in several « Open Vouchers » programs from different agencies.
- Contracts and inclusions in tour programs from Charters tour companies in Canada and USA.
- Good penetration of the European market that is our main: France, Germany, Switzerland, Belgium, Holland, Spain, the UK...
- American market is good, either thru agencies, bird watching tours or thru direct Web sales and Walk-in.
- The Latin American market is low.
- The local market is sporadic, mainly during holiday periods (year end and Easter week), up-scale segment of the Costa Rica population.
- The vendor is active in the local tourism industry in the town, trying to develop awareness of the region and implement marketing ideas.

- Word of mouth. The reputation of Celeste Mountain Lodge is growing strongly as it can be verified in the country's travel industry (due to its concept, architecture, food and location).

CLIENTS' PROFILE

Our clients are mainly couples (some families with children 5 and over), professionals, in their 30's (some) 40's and 50's (good percentage) and 60's & 70's (early retired)

These clients choose to stay at Celeste Mountain Lodge for:

- The destination (Rio Celeste)
- Our reputation
- Our natural setting, out of the beaten track (strong with Europeans)
- Our concept, architecture

These clients are nature lovers, who like hiking in not-too-frequented spots, who enjoy tranquility and their peace and quiet. Their purchasing power is adequate to our rates and the quality of service provided and installations suit them just perfect. Most of them come in rented vehicles; however, we also receive groups arriving in minibuses with guides and drivers (from 6 to 22 pax).

Our clients are thrilled by our Lodge and identify themselves to our concept, accepting our philosophy and our rules, our limited offer of services, appreciating our vision of the world and of tourism.

Typical stay: 2 nights. We are constantly trying to look for markets that would stay more nights, we have some that use the Lodge several nights, as a base to explore each day an area within an hour's drive or so (as listed in the introduction)

OUR RATES

Please refer to our web page

We consider being in a perfect price range, catering to the typical profile of clients that presently visit the region.

Hotel Pricing is free in Costa Rica with no limitation imposed as minimum or maximum rates that can be charged.

OCCUPANCY

See history since opening in attachment "Ocupación" (on request)

AREA'S LODGING OPTIONS / COMPETITION

The region is new to tourism in Costa Rica and growing. Until very recently the lodging offer was practically inexistent, thus we undertook the project to build the Celeste Mountain Lodge.

Our assets, our size and rate positioning make us strong and comfortable in regard to existing competition.

Existing lodging options in the area. (* represent what we could consider as direct competition)

La Carolina Lodge *: since mid-90's, an American-owned property, 10 rooms, quite rustic and basic but with a certain charm.

Downsides: remoteness, rusticity, basic meals, high prices

Heliconias Lodge: the pioneers in late 80's, rural community project, rustic.

Downsides: rusticity, service & administration, quality of meals.

Tenorio Lodge *: since 2008, on the village outskirts, a French-owned property, 12 bungalows, nice and comfortable.

Downsides: located 150 meters from the main road and 12 km from the park's entrance.

Sueño Celeste B&B *: 5 years in existence, American owned, 6 rooms only, nice and comfortable. Located next door to Tenorio Lodge.

Rio Celeste Hideaway *: opened in May 2010, 26 bungalows of 80M2 (720 SqFt), luxurious, American-owned, expensive.

Hotel Cacao: Bijagua centro, 10 hab. Basic motel-type lodging, Costa Rican ownership.

« Cabinas » and now Air B&B of all kinds and sizes, all in the village or near the entrance of the National Park, catering to a lower budget clientele.

COMPANY

The Lodge is owned and operated by GRUPO HOTELERO CAMINO CELESTE, S.A. a company fully registered in Costa Rica.

Registration (Cédula Juridica): 3-101-422670

Land Registry (Plan de Cadastro) A-518460-83

Folio Real 2-224051-000

In perfect good standing in all aspects (registration, permits, licenses, taxes, land title etc.).

DUTIES & STAFFING

The owner oversees the whole operation "in-situ", does marketing and some purchasing, and oversees maintenance.

His wife handles reservations, administration and "pre-accounting".

The Chef oversees kitchen and most purchasing.

Celeste Mountain Lodge's concept, so far, was unique in the sense that Reception, bar, serving at tables is done by the owner and two local young staff, plus at times a multilingual foreign volunteer and/or practicum student.

We have a "base group" of employees, most of them with us from the beginning, honest, trustworthy and always available, who achieve their duties well. We are proud to have them and we enjoy an excellent relationship with them. All employees are from the village of Bijagua as per our criteria.

We hire extras for high season.

WAGES: (Available upon request)

2 Receptionists bilingual

1 Chef

1 Maintenance man

1 Gardener

1 Head cook

2 Seasonal kitchen assistants

2 Room making/laundry/ironing

2 Seasonal room making/laundry/ironing

1 Night watch (1 extra for weekly day off)

We have always tried to maintain equal pay to all workers in their category, to avoid problems and to be fair. However, with the years the old team is earning a bit more. Employees were trained in-house for their respective duties.

They do not speak languages except the receptionists; we are located in a region of humble rural people, a bit shy.

SOCIAL CHARGES

In Costa Rica Employer pays approx. 26% over each dollar paid as wages for social charges.

Employee receives his/her wages less 10.85% representing his/her portion of social charges, deducted at source by the employer, who in turn pays the government.

TAXATION

Companies in Costa Rica, whether in tourism or else are taxed at 30% for annual sales over US\$ 20,000 (twenty thousand)

Municipal taxes: approx. 280.00 each trimester (figures to be updated)
Municipal operating license & Liquor License: Approx. \$ 1,450.00 / trimester (figures to be updated)

BREAKEVEN POINT; At approx. 25% occupancy rate

THE NEGATIVE POINTS ?

- The climate during the months of November, December and early January (wind, rain, fog, luckily with some good days)

THE LODGE'S KEY FOR SUCCESS: ITS LOCATION !

GPS location: N10° 43.083', W85° 1.633'

Shortly after purchasing the property, the vendor took the initiative to present to the Mayor his own study on the renovation of the gravel road on which it is located, built 50 years ago but that was abandoned after the lodge's property. To reopen this one, linking with the entrance of the National Park (Rio Celeste), the leading attraction in the region, soon to become the new spot for the years to come.

The idea made its way and a timely convenient donation from the European Community of \$ 650,000 has allowed this project to become reality! After 3 years of delays and bureaucratic obstacles, the new -gravel- road opened in July 2011.

In November 2018 we saw the completion of asphaltting the road!!

Number of visitors to Volcan Tenorio Nat'l Park 2006: 5,000

Number of visitors to Volcan Tenorio Nat'l Park 2025: 125,000

This point is extremely important: an access between the village of Bijagua (on a main paved road) and the entrance of the Park, by a new road of 9 km.

The Lodge is located mid-way on this new access road, at 4 km from the village and 5 km from the Park's entrance. All visitors to the park now drive past the Lodge.

At a higher level yet, this project will permit **the creation of a new tourism corridor** linking the **Volcan Arenal** (the most important tourism spot, visited by 65% of travelers in C.R.) and the province of **Guanacaste** and its beaches or other attractions such as the Rincon de la Vieja Volcano, passing by our region without making much of a detour.

Until recently this transit happened along the north side of the Arenal Lake, then to Tilaràn, and down to Cañas, that last stretch being without any specific interest.

This is a vision, a strategy of tourism development of national interest

For Celeste Mountain Lodge...

Location! Location! Location!



OTHER COMMENTS ON LOCATION:

- Based on all paved road access, Bijagua and its mountains boasts the closest rainforest from Liberia (1 hr) and its Int'l airport (1 hr 20) or the beaches of Guanacaste (closest 2 hrs).
- 2016: new 4 lane highway between Liberia and Cañas, a 100 km (60 miles) stretch of the # 1 Hwy. We are located 40 km north from that highway

ADDED VALUE

- The vendor has a profound knowledge of the country and its tourism activity for 30 years and is willing to transmit it all to the buyer.
- The vendor has already gone thru all the situations at the Lodge, he has learned it all, be it on the climatic conditions, the people, manpower, administration..
- The concept allows for a certain line of management and a limited offer of services to the guests, without chocking those, by the contrary! Therefore, the lodge operates in a very lean, simplified and efficient manner.
- The Lodge is proud of its fantastic team of employees, all from the village, devoted, serious and honest. Some of them work with us since the beginning.
- The Lodge's maintenance is rigorously kept in top shape and improvements have been done all along since opening.

- Celeste Mountain Lodge is a **UNIQUE** product in Costa Rica, from its architecture, its concept, but also its amazing location with views onto 2 volcanoes, its service or its refined cuisine, a Lodge that stands out, pleases each and all guests and is being talked about, all this in a region experiencing substantial growth in tourist visitation.
- **This project holds a very high and an important content of Goodwill**

SUMMARY

- Costa Rica is a safe, peaceful country that is doing well developing itself, its strongest economy being eco-tourism, which one holds still much potential.
- Eco-tourism is an ever-growing segment of the industry worldwide.
- The region of Volcan Tenorio is the new spot on the Costa Rica tourism scene. The region is earmarked for tourism growth and development, already in motion.
- Celeste Mountain Lodge is strategically well located on the new access road to the National Park.
- Celeste Mountain is a unique product, set on a prime real estate property, in perfect price range, that stands out and makes its impression on the guests.
- Celeste Mountain Lodge is a good investment and business opportunity in this country.

A due diligence undertaken with the help of a professional in the Costa Rica tourism industry will corroborate these statements.

REASON FOR SELLING

The vendor is a dynamic, passionate, creative and a bit visionary self-made entrepreneur who has lived over 3 continents. As a 35-year + veteran of the hospitality and travel industry in both North America and Latin America, with an emphasis on Costa Rica, his real motivation was to achieve his long-time dream: to conceive his own "avant-guard" Eco-Lodge, to build it and to launch it successfully with all his instinct and his knowledge of the trade.

Proud of the results, having created a unique and very well referenced product in a region holding great potential, he feels an accomplished man.

Now he wishes to work on a couple of other projects that he takes at heart, away from tourism now, yet remaining in Costa Rica.

See owner's Curriculum in attachment.

PICTURES & COMMENTS

For pictures, please follow this link:

<https://photos.app.goo.gl/ddp1gNEoEfoytiuG8>

Read what previous clients, our best marketers, say about Celeste Mountain Lodge on Google, Expedia, Booking.com