



CASA CHAMELEON

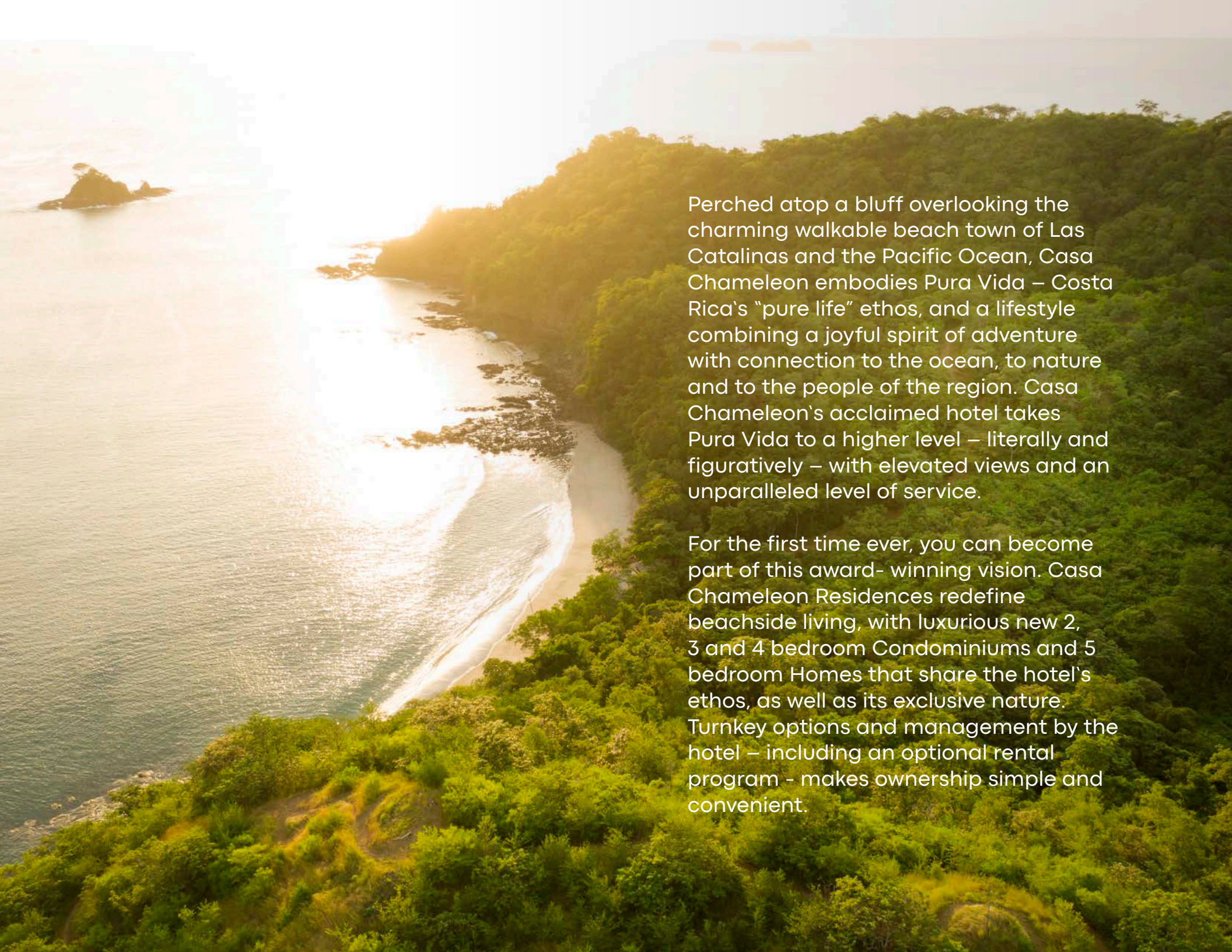
RESIDENCES

Costa Rica



# An Elevated Definition Of Beachside Living

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An aerial photograph of a tropical coastline. In the foreground, there is a dense, lush green forest covering a hillside. Below the forest, a narrow, crescent-shaped sandy beach is visible, bordered by gentle waves. The water is a clear, vibrant turquoise color. In the distance, the ocean extends to the horizon under a bright, hazy sky. A small, dark rock formation is visible in the water to the left of the beach.

Perched atop a bluff overlooking the charming walkable beach town of Las Catalinas and the Pacific Ocean, Casa Chameleon embodies Pura Vida – Costa Rica's "pure life" ethos, and a lifestyle combining a joyful spirit of adventure with connection to the ocean, to nature and to the people of the region. Casa Chameleon's acclaimed hotel takes Pura Vida to a higher level – literally and figuratively – with elevated views and an unparalleled level of service.

For the first time ever, you can become part of this award- winning vision. Casa Chameleon Residences redefine beachside living, with luxurious new 2, 3 and 4 bedroom Condominiums and 5 bedroom Homes that share the hotel's ethos, as well as its exclusive nature. Turnkey options and management by the hotel – including an optional rental program - makes ownership simple and convenient.





MAKING A BETTER WORLD  
THROUGH CUISINE AND  
HOSPITALITY



CASA CHAMELEON AT LAS CATALINAS

# A Tropical Gem



TOP 100 HOTELS IN THE WORLD  
TOP 10 HOTELS CENTRAL AMERICA



TOP 1% OF HOTELS  
WORLDWIDE



STAR AWARD WINNER



TOP 10 HOTELS  
CENTRAL AMERICA  
#6 Casa Chameleon Las Catalinas

Casa Chameleon Hotel is a resort with a blend of timeless traditions and modern elegance at its core. Although deeply rooted in our sun-soaked country's heritage, our private pool villas and world-renowned restaurants aren't afraid to shift away from the ordinary to create a sanctuary travelers return to year after year

FEATURED IN





# Your Family Enclave

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PURA VIDA AT YOUR DOORSTEP

Casa Chameleon Residences offers the full spectrum of Costa Rica, with a dedicated team to curate adventures off property, and an array of private and exclusive opportunities in and around our oceanview aerie.



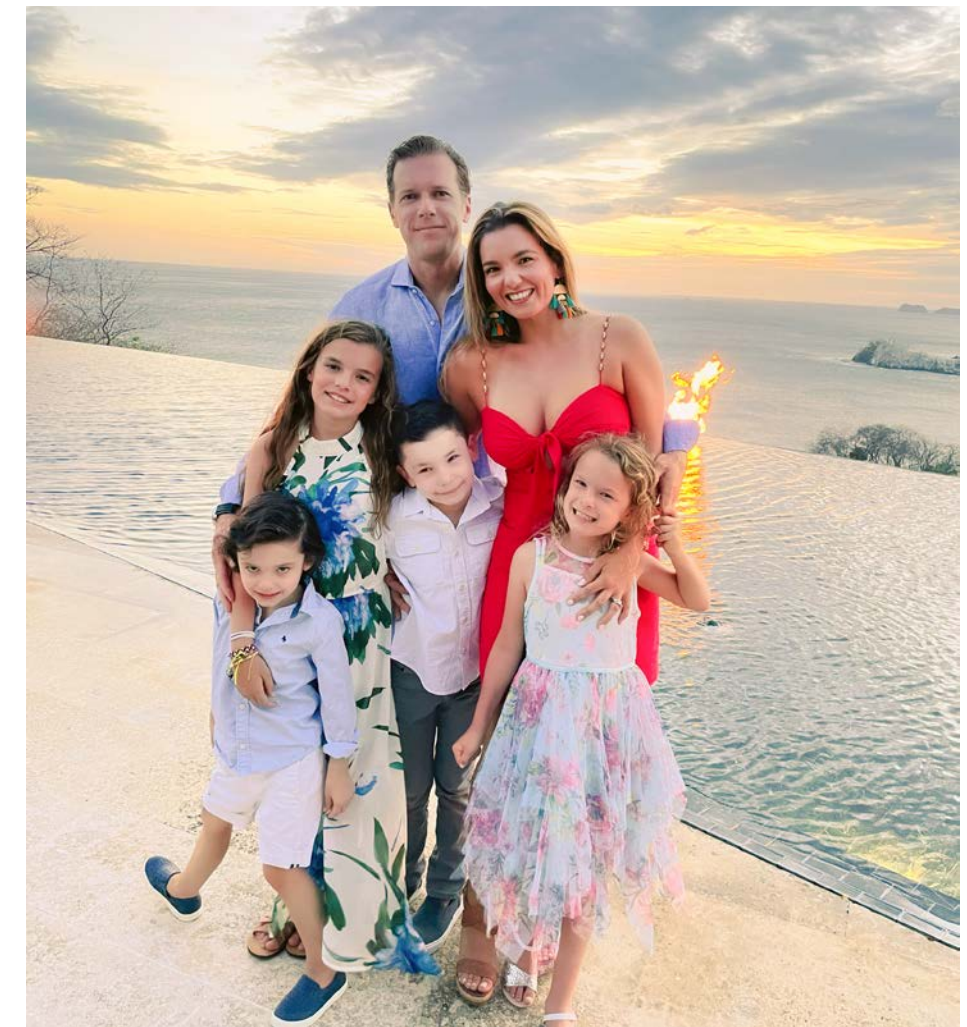




# The Extraordinary Everyday

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Casa Chameleon Residences is the very first opportunity to own a part of Casa Chameleon. Owners have preferred access to the exclusive services and amenities that Casa Chameleon is famous for, including world-class dining, curated adventures and beach conveniences, private pools with panoramic ocean views, and the best basecamp in Guanacaste.







COSTA RICA'S

# Finest Flavors

Casa Chameleon's award-winning restaurants take guests on an unparalleled culinary journey, surrounded by breathtaking views.

At Sentido Norte, Chef Jose Lopez delights with bold flavors and authentic dishes. Nearby, La Pampa Grill celebrates Costa Rica's rich culinary heritage with field-to-table feasts and a rustic, welcoming setting. Our Greenhouse transports travelers and residents to a natural haven with vegan menus, while the enchanting atmosphere of Grotto 12, our wine cave, offers the ultimate sensory adventure.

At Casa Chameleon, dining goes beyond simple meals - it's a feast for the senses that will leave you longing for more.





“What emerges when you put the architecture of a Mediterranean hill town, the outdoor adventure of an American ski town and the beauty of a tropical jungle in a shaker and stir? Las Catalinas, a terracotta-topped coastal hamlet with 25 miles of forested hiking and biking trails tracing the Pacific shores of Guanacaste, Costa Rica.”

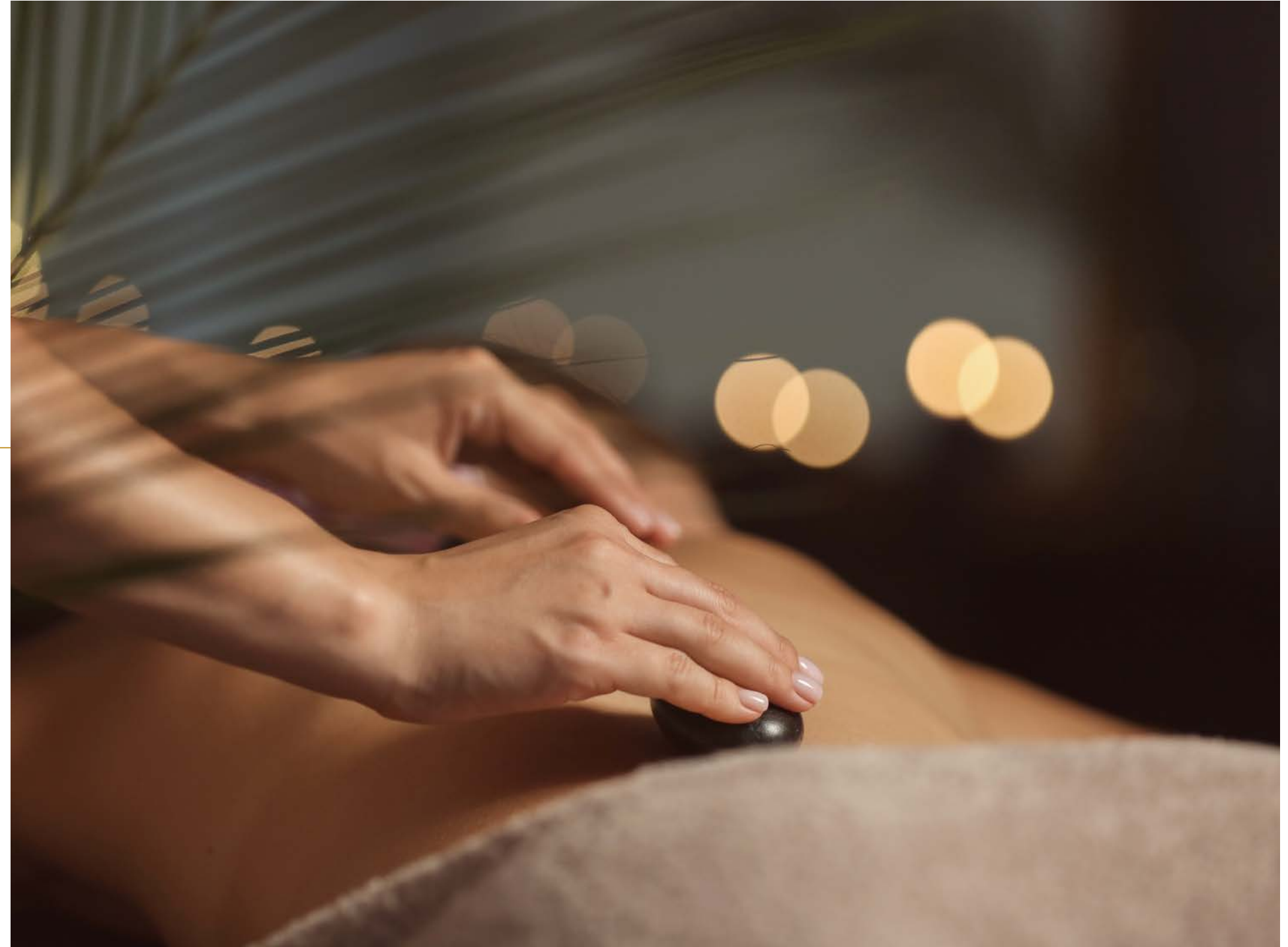
**- Vogue**



# A Haven of Renewal

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Revitalize your mind, body, and soul with restorative treatments, open-air yoga classes, and rebalancing wellness programs that immerse both residents and guests in total relaxation. Discover a sanctuary where tranquility meets rejuvenation, offering an escape not just from the everyday but towards a state of complete serenity.

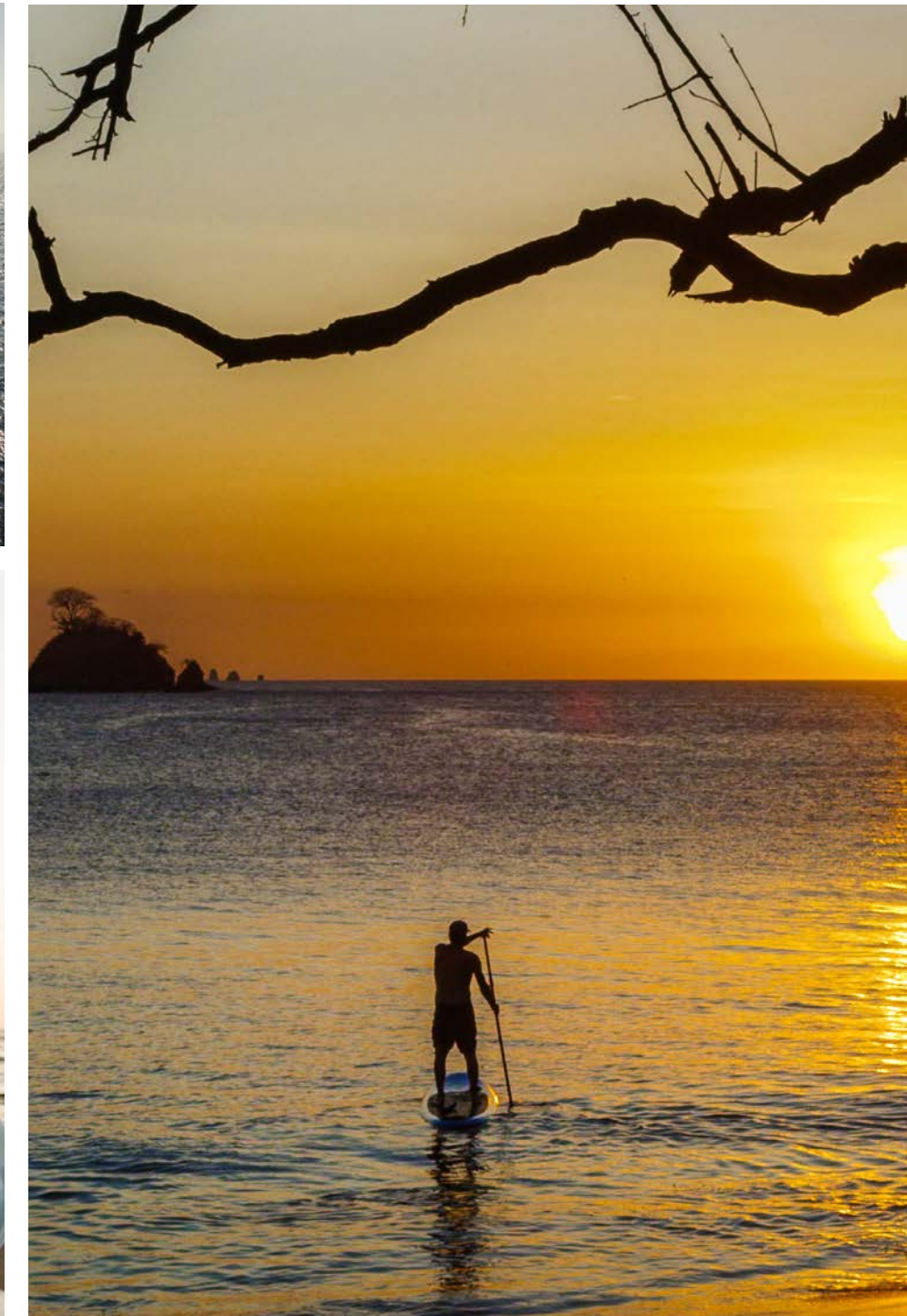
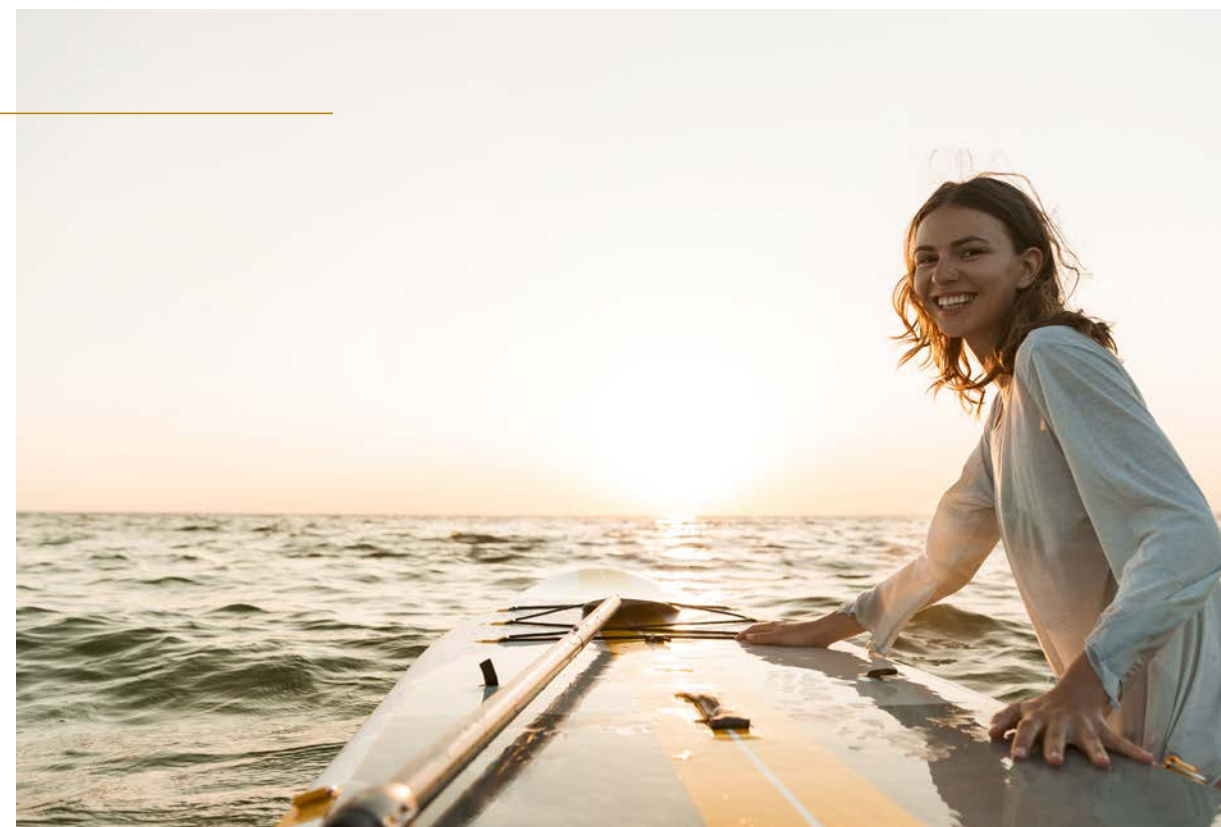




# In Pursuit Of Wanderlust

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Let Casa Chameleon Discoveries create a tailor-made escape that feels like a trusted friend's recommendation, rather than a predictable itinerary. Share your idea of a perfect getaway, and we'll craft an unforgettable, personalized immersion. Explore the wonders of Costa Rica in a way that is uniquely yours, only with Casa Chameleon.

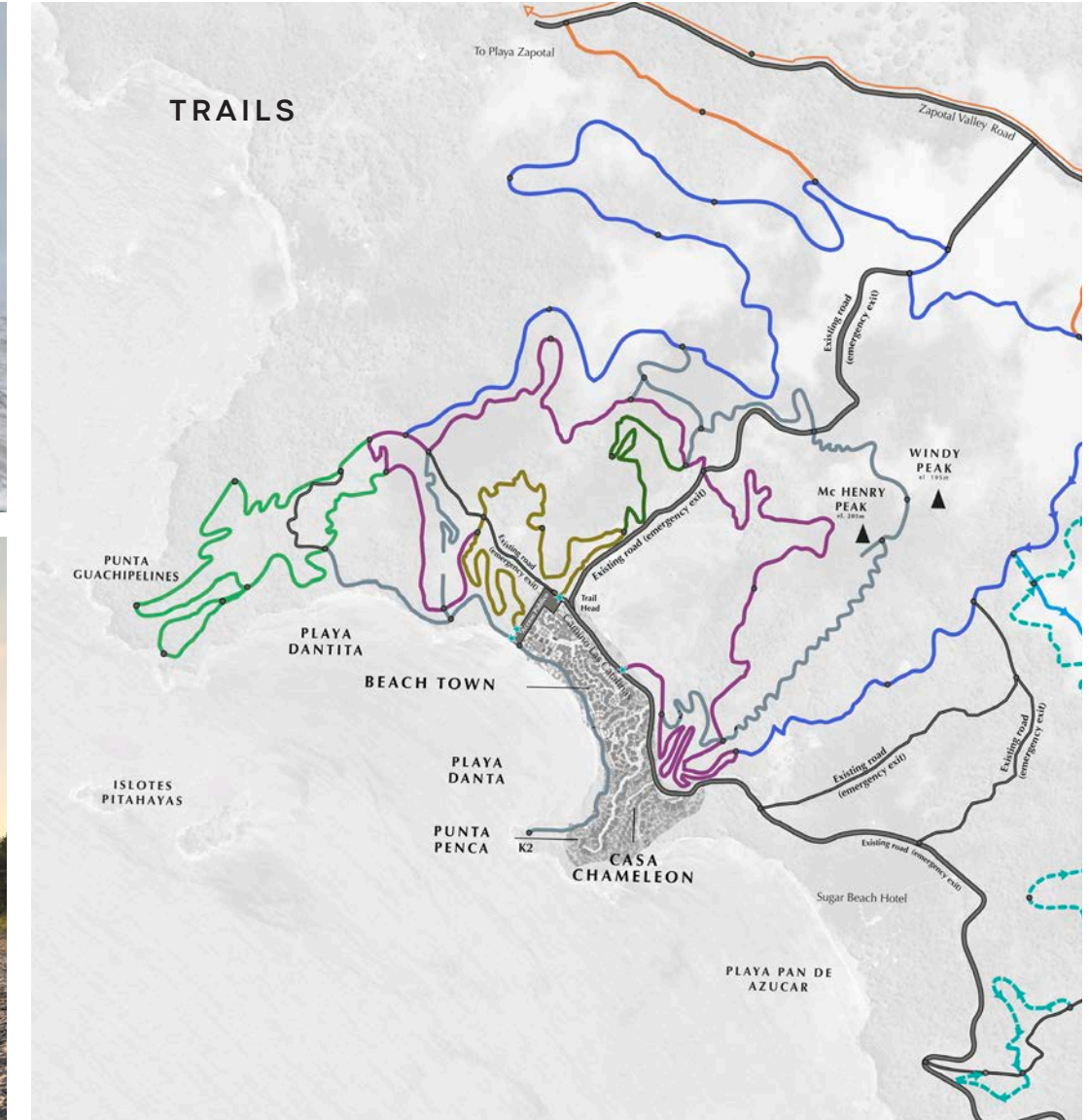




JUNGLE, OCEAN AND YOU

# Embark on Epic Adventures

Casa Chameleon embodies Costa Rica's famed spirit of adventure, with an emphasis on service and convenience. Curated getaways and enriching itineraries led by local voices and culture are a hallmark of both the guest and ownership experience.



Casa Chameleon's backyard has over 20 miles of world-class, single-track biking trails that peak scenic hilltops and descend into shaded valleys through the forest home of monkeys, coatis, deer, and other local wildlife.





“It’s no stretch to say this coastline may be the most beautiful in Costa Rica. The Chameleon is perched on a peninsula overlooking an azure bay lined with golden beaches, with islets adorning the seascape. The hillsides surrounding it are broccoli-green, and just down the hill is the upscale Mediterranean-style village of Las Catalinas. This entire coast is an exotic playground for watersports and land-based adventures, and the international airport in Liberia is just 45 minutes away.”

**- The Telegraph (UK)**





# Your Escape

The private Residences marry Las Catalinas' charm with stunning, panoramic views and full hotel services. Ownership is carefree, as the hotel staff will manage all maintenance and optional rental programs while owners are on property and away.





# Casa Chameleon Residences - VILLAS:

FOUR SINGLE FAMILY VILLAS OVERLOOKING THE TOWN OF LAS CATALINAS AND THE PACIFIC OCEAN



All four Residences feature oceanview, rooftop gardens and more

## HOME 1

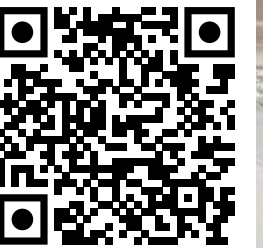
5 Bedrooms  
5 ½ Baths  
5,212 total square feet

## VILLAS 2, 3 AND 4

5 Bedrooms  
5 ½ Baths  
5,126 total square feet



SEE VILLAS  
FLOOR PLANS









# Casa Chameleon Residences - CONDOMINIUMS:

TWO, THREE AND FOUR BEDROOM CONDOMINIUMS OVERLOOKING SUGAR BEACH, WITH EXPANSIVE PACIFIC VIEWS

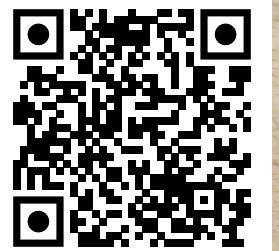


20 condominium residences featuring an infinity pool and various family-friendly amenities.

- 2 Bedroom Condos: 1,978 sf
- 3 Bedroom Condos: 2,832 sf
- 4 Bedroom Condos: 3,417 sf



SEE  
CONDOMINIUMS  
FLOOR PLANS





# Amenities

## Condominiums

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The owners of Casa Chameleon are in the final stages of planning an exciting new addition: luxury Condominium Residences adjacent to the hotel. The south-facing site of the Casa Chameleon Condominiums will be conveniently located near the hotel lobby and services, offering a range of amenities for both owners and guests of the Residences, including:

- A family pool (located in the Condominiums area)
- Fitness center
- Spa and treatment rooms
- Restaurants and bar
- And more







# A Once In A Lifetime Opportunity At Casa Chameleon

Casa Chameleon has gained international acclaim for its service standards, amazing location, unparalleled dining and intimate setting. This first-of-its-kind opportunity to own a part of Casa Chameleon shares that exclusive nature, as well as the resort's ethos. A fortunate few will have the opportunity to take full advantage of:

- A private site overlooking a secluded bay, famed beaches, and green mountains. Just 45 minutes from Liberia's international airport, this unmatched location offers the perfect blend of convenience and luxury
- Community conveniences of the new, walkable town of Las Catalinas, a unique, amenity-rich, and family-focused beach town
- World-renowned service with our committed management experts ensuring that our Residence owners receive nothing but the best experience
- Exclusive Residence owner programming and support staff to curate local and regional adventures
- Preferred access to the hotel's offerings, as well as the offerings of sister properties in Costa Rica, Florida, and other unique venues
- A rental program offering a reliable revenue stream when you are not making use of your Residence, managed and maintained by our expert team at Casa Chameleon

As Casa Chameleon's first freehold branded private villas, the Residences offer a unique opportunity to own a piece of Pura Vida. The hotel's General Manager is well versed in the opportunities available, and can share our real estate resources with you. If you have specific questions, you can also email [Own@CasaChameleonResidences.com](mailto:Own@CasaChameleonResidences.com).

For the most current news and information, we invite you to visit [www.CasaChameleonResidences.com](http://www.CasaChameleonResidences.com).



## FREQUENTLY ASKED QUESTIONS

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### WHAT ARE THE BENEFITS OF OWNING IN COSTA RICA?

Known as “the Switzerland of Central America”, Costa Rica is a stable, democratic, peaceful country with a strong economy. Its residents enjoy high life expectancy due to its friendly, family-centered culture and abundant outdoor activities and adventures. Key benefits of owning in Costa Rica include:

- **Convenient to the U.S.** – Casa Chameleon is 45 minutes by car and 15 minutes by helicopter from Liberia International Airport (LIR), which offers direct flights on American, Delta, Southwest, United and other carriers to Atlanta, Dallas, Houston, Los Angeles, Miami, New York, Toronto and more..
- **Communication** – Spanish is Costa Rica’s official language, but the high number of American visitors and residents makes English common. The region also has consistent cell service and accessible wifi.
- **Warm, year-round climate** – Temperatures average 85 degrees F with no tornadoes or hurricanes.
- **Medical care** – High quality, affordable, and a popular choice for North American medical tourists.
- **Residents enjoy same property ownership rights as Costa Ricans** - An estimated 40,000 North American expatriates own property and/or reside full or part time.
- **Residency Status** – Costa Rican Legal Residency status is available with property ownership, and allows establishment of bank accounts, and more.

### WHAT ARE THE BENEFITS OF OWNING IN LAS CATALINAS?

Las Catalinas is located on the Pacific coast in of Guanacaste, Costa Rica’s northwestern most province; the region is well known for beaches, volcanoes, national parks, outdoor adventures and sunsets. The town is a safe, vibrant destination that caters to families and boasts excellent restaurants, shopping, beaches, fishing, and more.

### WHAT ARE CASA CHAMELEON’S RESIDENTIAL OFFERINGS?

The initial residences consist of four luxurious five-bedroom, five and one-half bathroom villas on the prime hotel hillside above Las Catalinas with spectacular views of Pacific Ocean, Catalinas Islands and town. Features of the villas include:

- Expansive outdoor living terraces, including private infinity edge pools
- Open great rooms connecting the vast views of the ocean and sunsets with the kitchen, dining and main living areas
- Gourmet kitchens featuring premium appliances, cabinetry and finishes
- Bedrooms and living areas with full-height windows to maximize views
- Outdoor showers and gardens, private garages, rooftop social areas and more

Twenty 2-, 3-, and 4-Bedroom Condominiums share the design standards and aesthetic of the hotel and the villas, and will be the site of the Residences’ private amenities like a family pool, kids club, and more. All of the Condominiums have south facing views overlooking Sugar Beach and the Pacific.

### WHO ARE THE DEVELOPERS OF THE CASA CHAMELEON RESIDENCES?

The Residences are being developed by Casa Chameleon owner Nolan Reynolds International (“NRI”). Based in Miami, NRI is a real estate development firm that acquires, develops, and manages mixed-use, commercial, hospitality, and luxury residential projects in the United States and Latin America. Its family of resorts and hotels includes in Costa Rica includes Casa Chameleon Hotels in Las Catalinas and Mal Pais, OCiO in Santa Teresa, Hacienda Barrigona on the Nicoya Peninsula...THēsis Hotel in Miami, and Aloft Hotel in Gainesville, Florida...and coming soon, the Hotel and Residences at the Culinary Institute of America in Hyde Park, New York.



## WHAT BENEFITS WILL RESIDENCE OWNERS ENJOY?

Owners will enjoy all amenities of Casa Chameleon Hotel, including privileged access to the dining and other facilities (as age appropriate). The hotel will also provide an array of services to deliver carefree ownership, both while owners are on property and away. When in residence, owners, their families, and friends can enjoy “Casa Chameleon Discoveries”, a variety of curated local adventures and experiences arranged through the hotel. The concierge will also assist with dining reservations, provisioning villas, and even helping families with beach toys and chairs (the famed beach is accessed via a scenic pathway or by using Casa Chameleon’s shuttle service). When not in residence, the trusted staff will look after the Residences, preparing the villas for their owners’ return or renting them to guests as part of the Casa Chameleon’s hotel-managed rental program. Residence owners will have preferred access to Casa Chameleon Mal Pais and other properties in the Casa Chameleon / Nolan Reynolds International family.

The list of services, benefits and facilities for the Residences includes:

- Concierge for transportation, activity planning, and dining reservations
- Preferred reservations and discounts at *Sentido Norte Restaurant, La Pampa Grill and Bar* and *The Wine Room*
- Shuttle to Las Catalinas and beach
- Casa Chameleon offers access to the adult pool (age restrictions apply; the Residences’ Family Pool is open to all ages), Fitness Center, treatment rooms, restaurants and bar, Kids Club, and more.
- 24/7 Security
- High speed internet
- Valet Service
- Maintenance, gardening and pest control of the Residences’ Common Areas and exteriors (landscaping maintenance, private pool maintenance and cleaning, window cleaning, periodic balcony/terrace inspections, more)

Residence owners and guests can also access additional “A La Carte” Services, for which there may be a charge, including:

- Casa Chameleon Discoveries
- Housekeeping service
- Grocery stocking
- In-home chef and staff
- In-home massage and spa service
- Childcare
- Dog walking
- Luxury transportation services, including helicopter

## WHAT ARE THE DETAILS OF THE RENTAL PROGRAM?

Owners seeking rental income may participate in a rental program managed by (and receiving renters from) Casa Chameleon Hotel. As with any such program, there are regulations and legal documents defining the program’s structure and terms.

## WHEN WILL THE RESIDENCES BE AVAILABLE FOR OCCUPANCY?

The villas are scheduled for completion by July 2025. The official completion of the condominium is expected to take place in the final months of 2027.

## HOW CAN I RESERVE ONE OF THE RESIDENCES?

Casa Chameleon has partnered with a local real estate brokerage to provide information, insights and available property tours to people interested in the Residences. For details, please email Own@CasaChameleonResidences.com or call Casa Chameleon at +506 2103 1230 and request to speak with the hotel’s General Manager.

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CASA CHAMELEON

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