

Homeowner Association Fees & Owner Benefits

The Estate Homes at Waldorf Astoria Costa Rica Punta Cacique operates under a condominium regime, with the homeowners association overseeing exterior maintenance, landscaping, and common area upkeep. Homeowners are responsible for the interior maintenance of their private residences. This thoughtfully managed ownership structure ensures a consistently elevated living environment, delivering the effortless, lock-and-leave lifestyle that defines the Waldorf Astoria experience.

HOA Fees: \$1.25 Sq Ft / Month

Waldorf Astoria Signature Owner Benefits

- Worldwide residential owner discounted rates at 7,300+ Hilton properties
- Hilton Honors Diamond Honor Status
- Dedicated Hilton concierge for global travel assistance
- Discounted pricing on the Waldorf Astoria Home Collection
- Bespoke program of home property discounts and value-added ownership benefits

Resort Services

- 24/7 Waldorf Astoria personal concierge
- Optional full-service rental program managed by Waldorf Astoria
- Housekeeping & in-residence dining services
- Pre-arrival provisioning & wellness concierge
- A private account with signing privileges for hotel services and outlets
- Doorman and bellman services
- On-property transportation via electric vehicles
- 24-Hour reception & security

Personnel

- Dedicated on-site Director of Residences
- Residential Coordinator / HOA Administrator & Operations Manager
- Butler Service Manager & Staff
- Concierge Coordinator & Staff
- Maintenance Staff (Exterior Only)
- 24-hour reception and security services

Community & Property Maintenance

- Punta Cacique Master HOA Dues including shared infrastructure such as roads, wastewater plant, master landscaping, security, garbage collection
- Common area landscaping
- Common area maintenance - *Interior maintenance can be arranged for an additional fee*

- Common Area Electricity
- Common Area Water
- Common Area Telecommunications
- Common area property insurance
- Liability Insurance within common areas
- Reserves for Common Property - Capital reserve fund for unexpected large expenses
- Property Pest Control - Interior and exterior
- Property biweekly landscaping
- Property Trash collection