

FAQ

WHERE IS BAHIA PAPAGAYO LOCATED?

Bahia Papagayo is located 20 minutes from the Liberia Airport in the northern province of Guanacaste in the coveted region called Polo Turístico Golfo Bahía Papagayo.

The 321 acres are situated in Playa Panama overlooking Culebra Bay.

WHY IS THE PAPAGAYO REGION SO SPECIAL?

There is no region in the world (neither city nor resort) where such a concentration of branded luxury hotel & residences resorts — open, announced and anticipated — can be found in one place:

- Four Seasons
- Ritz-Carlton
- Andaz (Hyatt)
- Exclusive Resorts
- St. Regis Hotel
- Waldorf Astoria
- One & Only
- Six Senses
- Destination Land (Zapotal Golf & Beach Club)

Costa Rica is the number one destination in the world for eco-tourism vacations, and for luxury residential investment (due to safety, natural beauty, literacy, ease of accessibility, culture and friendliness and laid-back lifestyle, and Guanacaste is the fastest growing Province in the Country for luxury resort destinations due in part to its proximity to Guanacaste International Airport. Bahia Papagayo is only 20 minutes away and the closest beachfront resort to any International Airport in Costa Rica.



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WHO ARE THE DEVELOPERS?

Bahia Papagayo is a joint venture, envisioned by two of the most respected and experienced Costa Rican families and their companies: the Enjoy Group, owned by the Pacheco family and Grupo Laguna, owned by the Teran family.

The Enjoy Group brings expertise in Hospitality and Gastronomy with 7 hotels and more than 19 restaurants throughout the country, while Grupo Laguna provides development and construction expertise with over 70 projects and 53 years of building/design experience. Together they form a formidable team with vision and know-how in creating a world-class destination!

La Laguna is a business group of companies that together provide a complete solution for the real estate market, seeking excellence in urban development.

We are leaders and pioneers in Costa Rica's real estate industry, providing housing solutions characterized by innovation, harmony and quality.

For more than 50 years La Laguna has developed more than 500 000 000 square meters in Costa Rica in commercial, residential and mixed developments

Enjoy Group (www.enjoygroup.net)

Grupo Laguna (www.grupolaguna.cr)



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HAVE SALES STARTED?

First phase sales launched in September of 2024 for 72 condo residences and 32 Villas. El Mangroove Autograph collection hotel also forms part of Phase 1 and has 3 remaining built and branded Residences available.

WHEN DOES CONSTRUCTION START?

Phase 1 construction is anticipated to start in Q2 2025 when we achieve 50% of sales of Villas and Condos

WHEN IS COMPLETION?

Phase 1 is anticipated to be completed in Q3 - Q4 of 2026. This includes the first 32 Villas and 72 condos

HOW MANY PHASES ARE THERE?

There are currently 19 phases planned over 7 years however actual sales velocity will dictate the timing with which new phases are released.

HOW MANY HOMES WILL THERE BE IN TOTAL?

We presently anticipate approximately a total of 650 residences including lots, single family homes, townhomes and condominiums.

WHAT IS THE DEPOSIT STRUCTURE FOR CONDOS AND FOR VILLAS?

Villas: 15% down, 15% 90 days later or Land clearing/ 15% construction start, 10% at roof completion, 45% at closing/occupancy

Condos: 10% down, 10% 90 days later/Land clearing, 10% construction start, 15% at ceiling completion, 55% closing/occupancy



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WHAT ARE THE HOA FEES?

Condo HOA fees vary from \$360 to \$575/month depending on the size of the home.

Villa HOA fees vary from \$680-950 / month depending on the size of the lot.

Details on what is included are available on:

www.bahiapapagayo.com/broker-toolkit/

ARE PETS ALLOWED?

Owners are permitted two small pets, either dogs or cats.

Not allowed: Poison dart frogs, snakes, iguanas.

If Owners elect to rent their unit, their renters cannot bring pets.

ARE RENTALS ALLOWED?

Yes, there are no rental restrictions. Owners can select the platform of their choice, be it Airbnb, VRBO or with a local Property Management/Rental company. Additionally the Developer, via the Enjoy group will be officially offering a Rental program and details will be available 6 months in advance of completion.

WILL THERE BE FIBER CABLE INTERNET?

Yes the project will be fitted with fiber optic cable however residential owners will be free to choose the cable TV and internet package of their choice for their unit from all national providers. In Costa Rica we have more than 4 supplier options available.

WHAT IS THE WATER SOURCE?

We are 100% permitted for the complete project for fresh potable water by the national water system A y A.



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WHAT TYPE OF WARRANTY IS INCLUDED?

FF&E: Furnishings, Fixtures and Equipment are in accordance to Supplier's warranty & guarantee. All Appliances will have one year guarantee & warranty provided by the Brand.

Construction: Per Costa Rican law one year warranty is offered on all Construction. An additional 5 year warranty is offered by the College of Engineers and Architects for the Technical Director (of Engineers) that has overseen the construction of the residence for any negligence.

WHAT IS THE PAPAGAYO CONCESSION?

The Papagayo concession was created by the Costa Rican government in the early 80's, as it recognized the pure uniqueness of the area. The Concession provides protections for purchasers unseen anywhere else in the country. Please refer to our detailed Concession Document fact sheet at bahiapapagayo.com/broker-toolkit

DO FOREIGNERS HAVE THE SAME RIGHTS WITH THE PAPAGAYO CONCESSION AS NATIONALS?

Yes exactly the same rights.

WHAT TYPE OF RETAIL AND COMMERCIAL BUSINESSES WILL BE IN THE VILLAGE?

A vibrant town center will become the 'hub' of the Papagayo area and will feature coffee shops, gourmet market, grocery store, professional offices, bank, artisan boutiques offering local crafts, ice cream shop, skatepark, athletic fields and pickleball/tennis/basketball courts and many Food & Beverage options ranging from grab-and-go to fine dining.

Additionally, a co-work space for professionals visiting the area, an outdoor Event center as well as a Museum that honors' the indigenous Chorotega people of the area will be found in The Village.



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