



BAHIA PAPAGAYO

GUANACASTE

COSTA RICA

Our story begins today



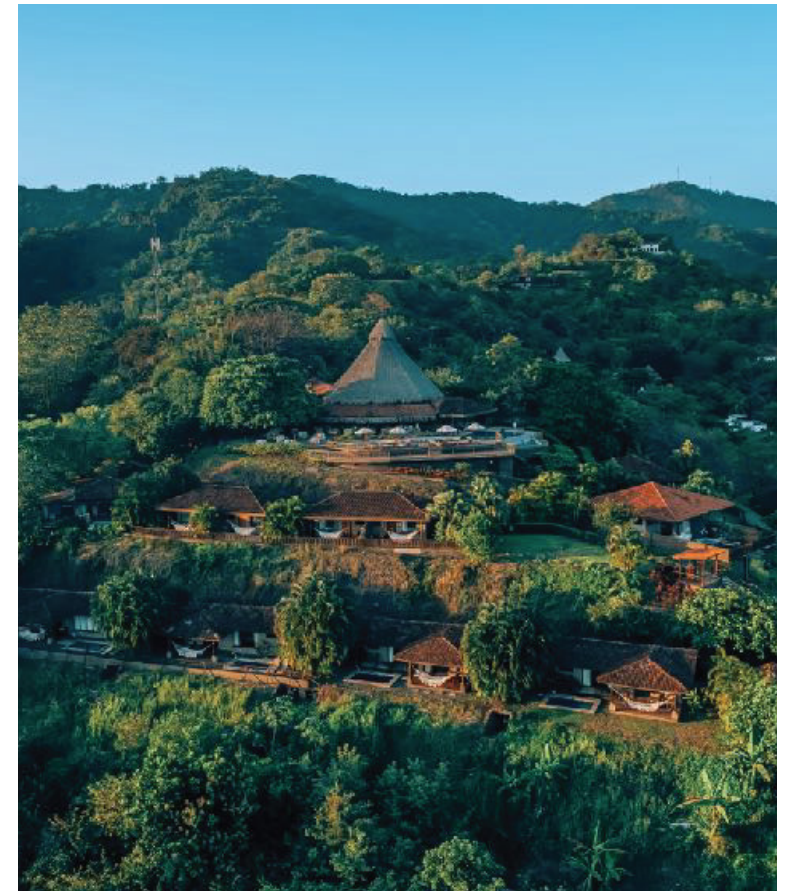
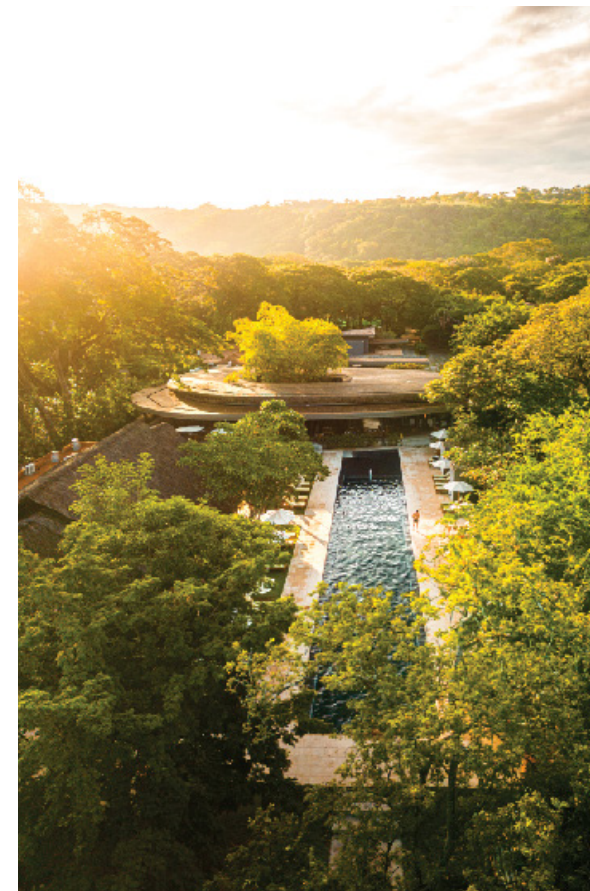
The background is a dense, abstract pattern of various shapes in shades of green and brown. The shapes include circles, spirals, wavy lines, and organic, hand-drawn forms. The text "Development Team" is centered in a white, serif font.

Development Team

Enjoy Group

Founded in 1973, the Enjoy Group has established a reputation for experiential hospitality that enhances the quality of life.

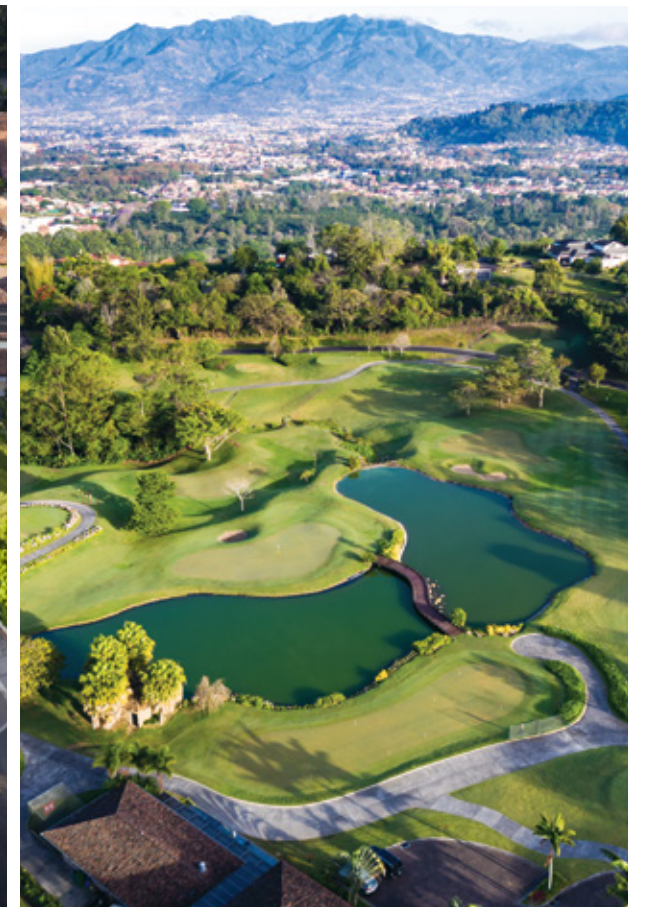
Today, the firm now specializes in development and management of projects in the tourism sectors of Costa Rica and greater Central America in multiple verticals, including hotels, gastronomy, infrastructure, communities, and more. In addition to strong financial returns, Enjoy Group also measures the success of each project in terms of ethics and transparency, sustainable supplier management, employee and family welfare, social and community protection, and environmental advocacy and responsibility.





For more than 50 years, Grupo Laguna has been a leader in development and construction, property management, remodeling, landscape, and infrastructure projects within Costa Rica.

At the heart of the company's approach is a commitment to sustainability, social wellness, and creating a positive impact in the communities surrounding their work. To date, the firm has successfully development more than 7 million square meters of real estate, all infused with innovative technologies, superior market quality, and respect for the land and its people.



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Development Team



Enjoy Group
Development Team



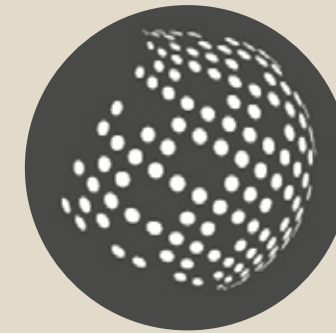
Grupo Laguna
Development Team



Gensler Inc.
Masterplan and Architecture



Garnier Arquitectos
Villa Architecture



Blueprint Global
Sales and Marketing Management



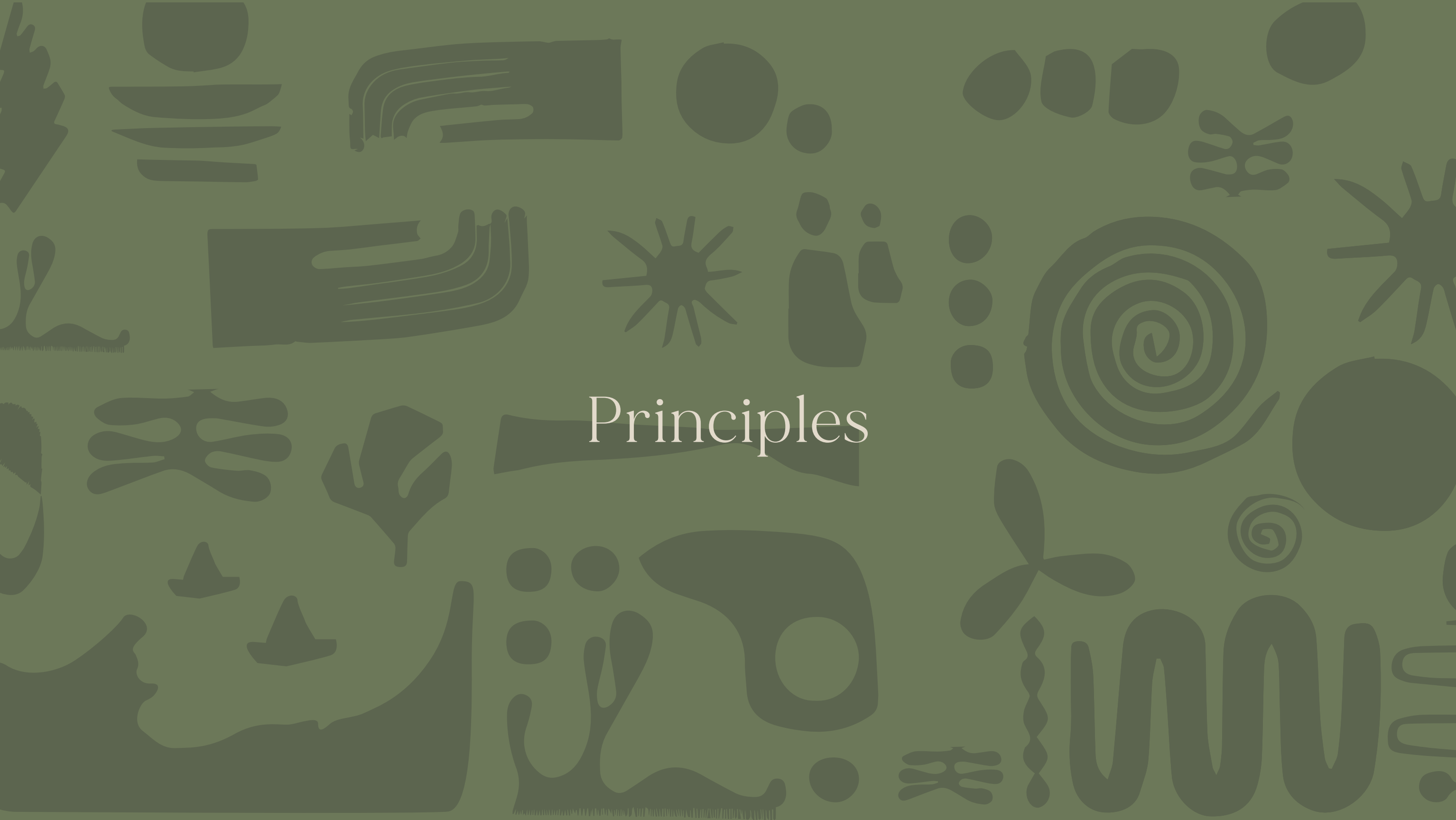


At more than 320 acres and 1.5 miles of beachfront, Bahia Papagayo is a beachtown designed for discerning tastes. While it's close to some of the most prestigious branded resorts in the country, the mood here is more authentic, more in touch with the real Costa Rica, and more focused on the enjoyment of everyday experiences done exceptionally well.

Only 30% of the total property will ever be developed, ensuring that the natural beauty of the landscape remains intact for generations, and that residents and guests continue to feel the calm and relaxation of leaving the rest of the world outside. Even within Bahia Papagayo, great care and consideration have been taken to create residential experiences that are flexible in terms of rental potential and strong resale value so that your home with us is rewarding to own in every way possible.

320 Acre Community
224 Acres of Protected Land
1.5 Miles of Beachfront

Within 10 minute drive
1 National Park
6 Beaches

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Principles

PRINCIPLES

Our soulful community is rooted in the following principles



CONNECTIVITY

Bahia Papagayo centers on mobilization around the bay by connecting with other projects and points of interest.



WELLBEING

A relaxing and comforting place full of fun and adventurous experiences.



INTEGRATION

Focusing on social, economic and environmental growth.



SUSTAINABILITY

Conservation and regeneration a re-top priorities for the project.



SENSORY DESTINATION

Centered on an authentic and immersive User Experience.



The background is a dense, abstract pattern of various shapes. It includes circles, spirals, wavy lines, and organic, hand-drawn forms. The colors are muted greens, browns, and greys, creating a textured, artistic feel.

Community

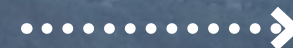
COMMUNITY

Strengthening our neighborhood

CONTEXT



DYNAMICS



IMPACT



The background is a dense, abstract pattern of various shapes. It includes circles, spirals, wavy lines, and organic, hand-drawn forms. The colors are muted greens, browns, and tans, creating a textured, artistic feel. The word "Purpose" is centered in a white, serif font.

Purpose



PURPOSE

Create a unique destination that inspires authentic connection between the development, the community, and its surroundings, promoting economic and social growth that positions Bahia Papagayo as a vibrant and active destination



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The Magic of Papagayo

The Magic of Papagayo

The Papagayo region in Guanacaste, will feature some of the world's most prestigious 5-star branded hotels and resorts. Bahía Papagayo is set to become a lively and captivating destination, offering owners and guests an authentic "Pura Vida" experience.

CURRENTLY OPERATING

1. Four Seasons Resort and Residences
2. Exclusive Resorts
3. Andaz Resort and Residences
4. Papagayo Marina
5. Planet Hollywood Autograph Collection
6. Secrets® Papagayo
7. El Mangroove Hotel and Private Residences
8. Las Catalinas
9. Nekajui, A Ritz-Carlton Reserve Resort and Residences
10. Waldorf-Astoria Residences

UNDER DEVELOPMENT

11. Zapotal Golf & Beach Club
12. St. Regis
13. One and Only



Touchdown to sand in 20 minutes.



The background is a dense, abstract pattern of various shapes in shades of green and brown. The shapes include circles, spirals, wavy lines, and organic, hand-drawn forms. The overall effect is a textured, layered composition. The text "The Destination" is centered in the middle of the image, rendered in a white, serif font.

The Destination

THE DESTINATION



THE DESTINATION

Parcel 2
42.40 Ha

Parcel 3
12.45 Ha

Parcel 3B
7.55 Ha

Parcel 4
30.32 Ha

Parcel 5
20.41 Ha

El Mangroove
Autograph Collection



Site Plan

- Boulevard
- Public Road
- Landmark sites
- Water Routes
- Docks
- Boardwalks



The Destination

- ✓ Condominium residences
- ✓ Retail stores
- ✓ Amphitheater
- ✓ Farmer's market
- ✓ Museum (Chorotega history)
- ✓ Children's play areas
- ✓ Co-working facility
- ✓ Cafés
- ✓ Restaurants
- ✓ Event and entertainment park
- ✓ Community church
- ✓ Yoga decks
- ✓ Sand sidewalks and paths
- ✓ Walking, hiking and biking trails
- ✓ Art spaces
- ✓ Sports and athletic amenities
- ✓ Dock with water taxi service
- ✓ Multiple beach access points
- ✓ Beach club



El Mangroove®
Autograph Collection Hotels

Parcel 1



EL MANGROOVE AUTOGRAPH COLLECTION

Character



Built Phase.

The first phase of Bahia Papagayo, a luxury hotel with premium residences.



Luxury hospitality & residences.

Homes with a homogeneous language, similar characteristics, contemporary architecture and a maximum of two floors.



Biophilic design.

People are naturally drawn to features of the natural environment such as plants, animals and natural materials.



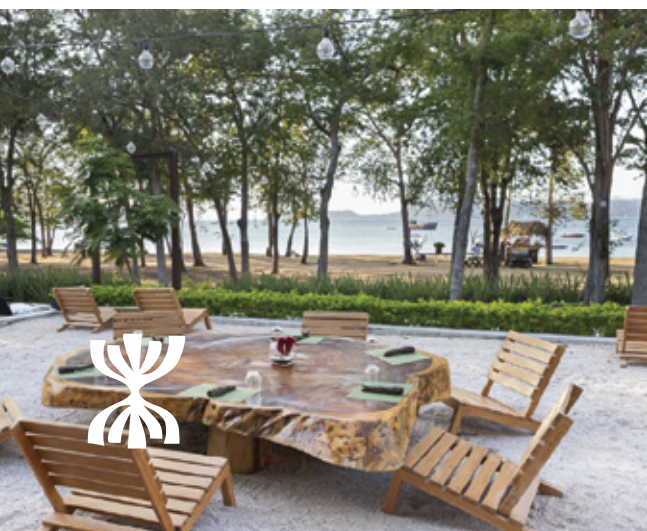
Harmony with the environment.

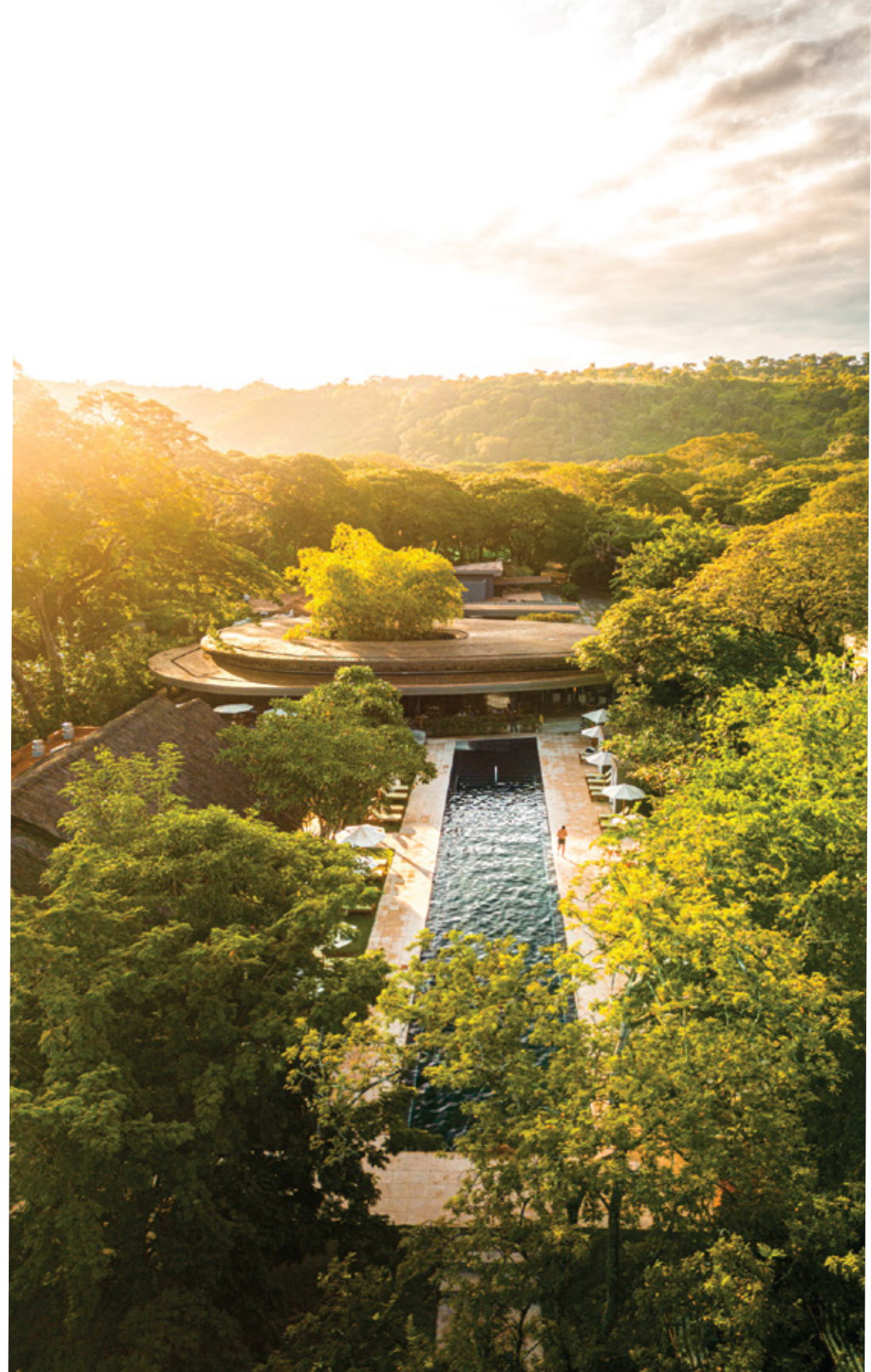
Homes integrated into the landscape.

EL MANGROOVE
GULF OF PAPAGAYO, COSTA RICA









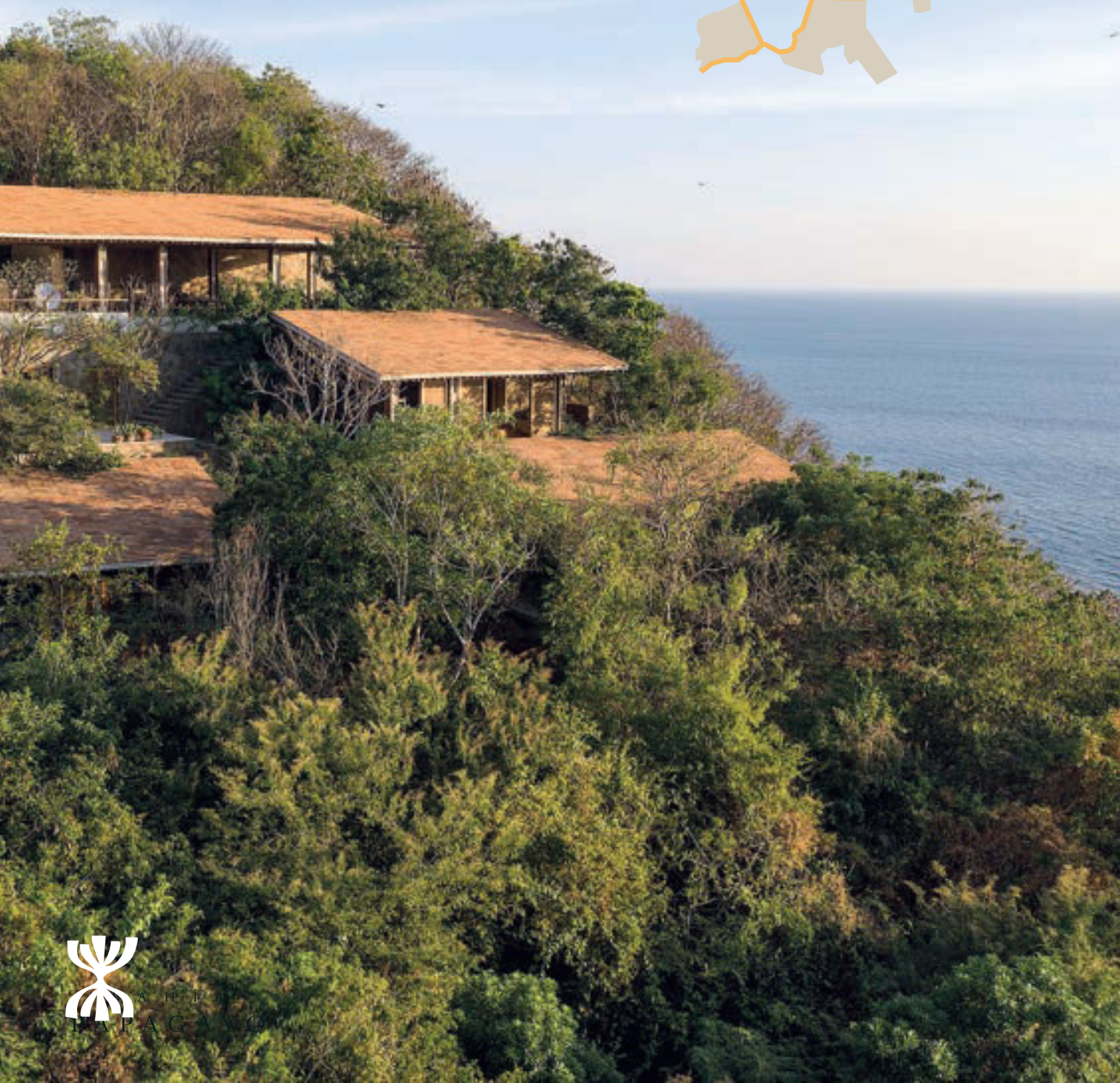


SERENO

Parcel 2

SERENO

Parcel 2



Luxury residential plots.

Homes with a homogeneous language, similar characteristics, contemporary architecture and a maximum of two floors.



Biophilic design.

People are naturally drawn to features of the natural environment such as plants, animals and natural materials.



Ecological corridors.

Green areas, sports fields, playgrounds and others.



Active design

This promotes health and safety through an active life around sport and well-being.



Harmony with the environment.

Homes integrated into the landscape.

SERENO

Amenities



Nature Trails



Yoga Decks



Sand Pads



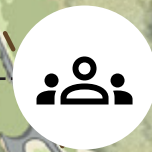
Pebble Beach



Art



Park



Club



Spa



Paddle Court



Lap pool



Nature Trails



Art



Sand Pads



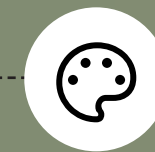
Nature Trails



Pebble Beach



Park



Art



200 M

SERENO RESERVE

Welcome to Sereno Reserve, an exclusive enclave within prestigious Bahía Papagayo community. Upon entering through a secure gate, you'll find two distinct offerings: Sereno Reserve Villas and Sereno Estates.

Sereno Reserve Villas feature luxurious two to four-bedroom residences, each thoughtfully designed with private gardens, carports, and individual pools. These fully-furnished villas provide an unparalleled level of privacy and comfort.

Residents of Sereno will enjoy access to a range of upscale shared amenities, including a resort-style community pool, state-of-the-art fitness center, elegant owner's lounge, scenic walking trails, tennis, pickleball and BBQ areas.

This blend of private luxury and communal conveniences ensures that Sereno is not just your home, but enhances your lifestyle.



Sereno Reserve

	Type	Area (m2)	Area (sqf)
82	B	156	1680
83	B	156	1680
85	B	156	1680
86	B	156	1680
87	B	156	1680
88	A	133	1432
89	B	156	1680
90	B	156	1680
91	C	225	2431
92	A	133	1432
93	A	133	1432
135	A	133	1432
136	C	225	2431
137	C	225	2431
138	A	133	1432
139	A	133	1432
140	B	156	1680
141	B	156	1680
142	B	156	1680
159	B	156	1680
160	C	225	2431
161	B	156	1680
162	C	225	2431
163	B	156	1680
164	B	156	1680
165	C	225	2431
166	B	156	1680
167	B	156	1680
168	C	225	2431
169	A	133	1432
170	A	133	1432
171	A	133	1432



Phase	Villa Type A (133m2/ 1432sqf)	Villa Type B (156m2/ 1680sqf)	Villa Type C (225m2/ 2431sqf)	Total
Phase 1	9 Villas	16 Villas	7 Villas	32 Villas



Sereno – Entrance Security Checkpoint



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Sereno – Club House



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Sereno – Club House



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Sereno- Club House



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ARTESANO

Parcel 3



Hotels and Glamping.

Complete the program along with parking areas and services.



Biophilic design.

People are naturally drawn to features of the natural environment such as plants, animals and natural materials.



Ecological corridors.

Green areas, sports fields, playgrounds and others.



Residential Compound.

Integrated into the landscape. As far as possible, and with a maximum of four floors.



Leisure and fun.

The open esplanades allow the installation of equipment for events and ephemeral architecture.

ARTESANO

Amenities



El Mangroove
Autograph
Collection



Dock



Fishing



Beach



Beach Access



Fishing



Nature Trails



Sand Roads



Beach Access



Park



Art



Sand Roads



Retail



Art



Sand Roads



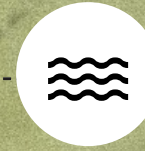
Club



Pool



Nature Trails



Pebble Beach



Park



Art

200 M

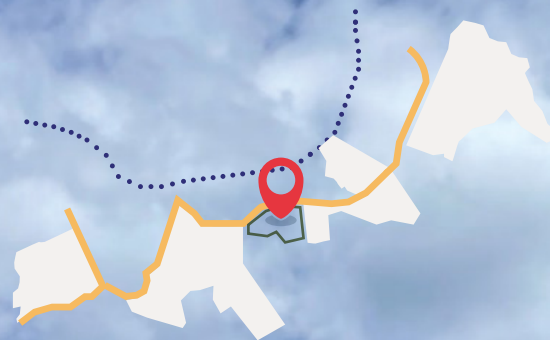


PARCEL 3



ARTESANO

Parcel 3B



Ocean-view condos

Ocean-view condos with unparalleled views



Biophilic design.

People are naturally drawn to features of the natural environment such as plants, animals and natural materials.



Active design.

This promotes health and safety through an active life around sport and well-being.



Harmony with the environment.

Homes integrated into the landscape.

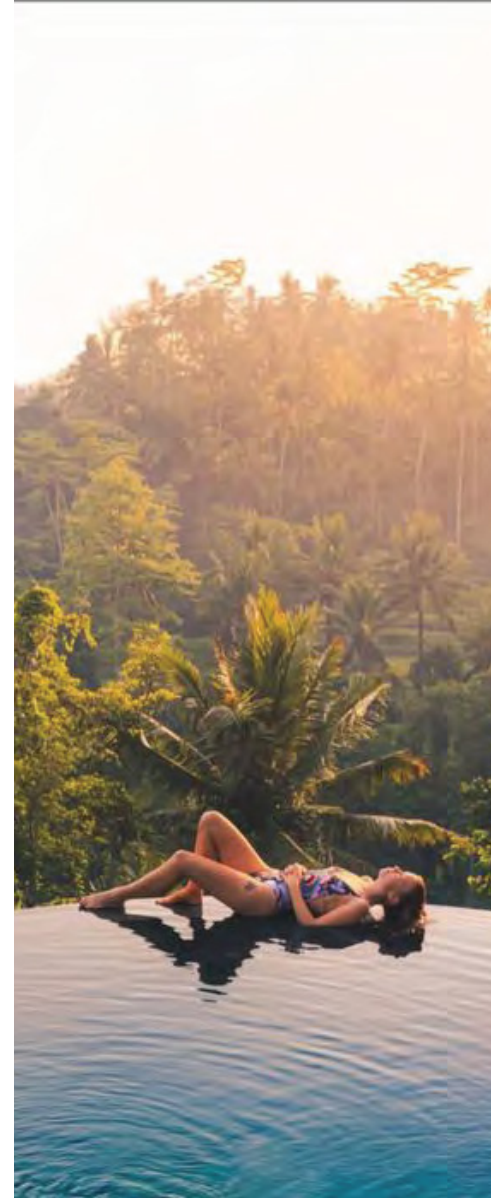


Convenience Retail

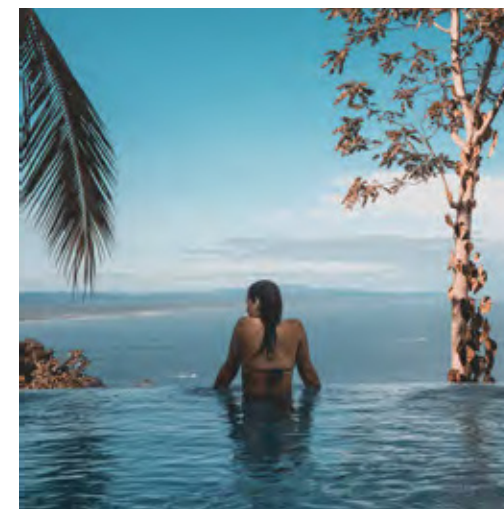
Commercial uses in a dynamic and walkable environment.



DEPARTMENT OF
ENVIRONMENT AND
NATURAL RESOURCES



Oceanview Condos
Active living amenities
Yoga decks
Convenience Stores
Wellness Spots



ARTESANO

Amenities



Spa



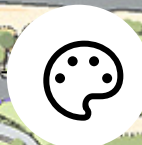
Yoga Decks



Club



Park



Art



Nature Trails

200 M



EL PUEBLO

Parcel 4



Destination.

As the central focus of the district's activities, it is a strong community attractor.



RDE (Retail, Dining & Entertainment)

area focused on entertainment, culinary experiences, hospitality products and mixed use axis.



Mixed use.

Inclusion of hotel, commercial, residential and office uses in a dynamic and walkable environment.



Residential Compound.

Integrated into the landscape, as far as possible, and with a maximum of four floors.



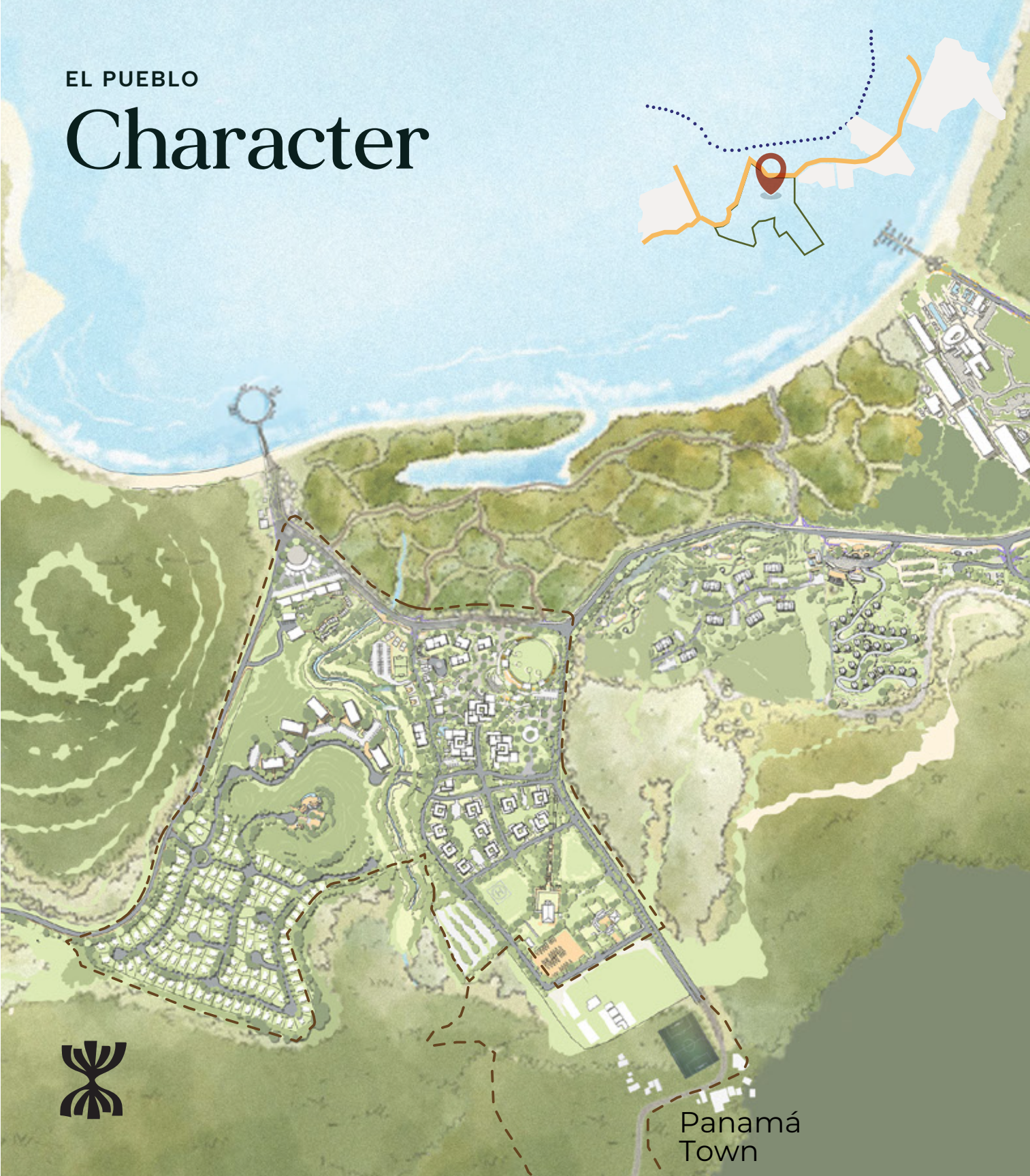
Ecological corridors.

Green areas, sports fields, playgrounds and others.



EL PUEBLO

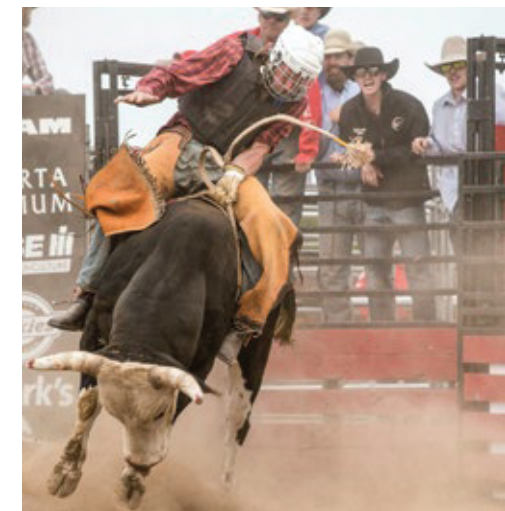
Character



Panamá
Town



Bahía Papagayo Town.
Chapel and town plaza
Services and institutions
Residential and Retail
Town Center.
Convenience retail
Food park
Beach Town
Gastronomic park
Condo Hotel
Hill-top Restaurant
Pool club
Biological Corridors.
Residential compound



EL PUEBLO

Amenities



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El Pueblo

Commercial Area

Marea Condos

Hotel

Skate Park

Sports Facilities

Plaza

Commercial Area

Commercial Area

Main Plaza

Commercial Area

Museo Condos

Museo





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El Pueblo



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El Pueblo: Main Plaza



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El Pueblo: Museo Commercial Area



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El Pueblo: Museo Commercial Area



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Las representaciones artísticas y los mapas son ilustrativos únicamente y pueden no ser precisos.

MUSEO CONDOS

Introducing our Museo Condos an exciting residential offering at the heart of Manglar Village. Positioned in the epicenter of this vibrant neighborhood, these condos provide an unparalleled urban and walkable living experience.

Museo Condos are designed for those who thrive in a lively environment. Residents will find themselves surrounded by an array of shops, services, restaurants, cafés, and a co-working space, all just steps away from their front door. This prime location allows for a seamless blend of leisure amenities making it easy to enjoy one of the dynamic lifestyle offerings that Bahia Papagayo will offer.



Museo Condos



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Museo Condos



MARA OCEAN

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Museo Condos



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Museo Condos Rooftop Pool



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MAREA CONDOS

Introducing our Marea Condos that were designed for those seeking a blend of confort, relaxation, and sunset views over Playa Panamá. Perfect for individuals or couples looking to embrace beachside living with access to social activities and leisure.



Marea Condos



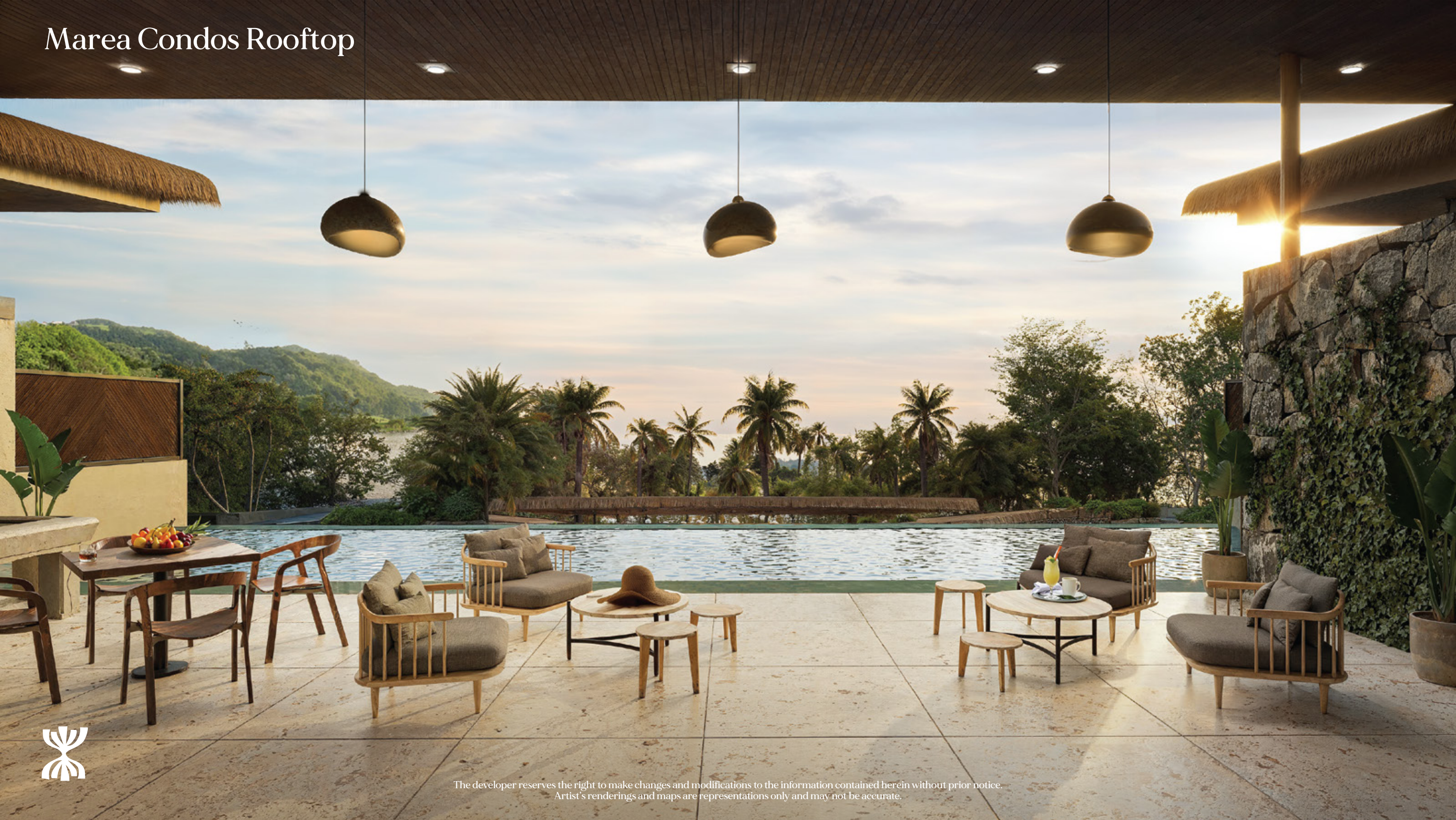
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Marea Condos



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Marea Condos Rooftop



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Marea Condos



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Marea Condos



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Marea Condos



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Marea Commercial Aerea



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Destination.

As the central focus of the district's activities, it is a strong community attractor.



Commercial podium.

Promotion of the local economy as a catalyst for public space.



Mixed use.

Inclusion of hotel, commercial, residential and office uses in a dynamic and walkable environment.



Take advantage of the surroundings.

The views of its privileged location for the benefit of hotel and residential uses.



Ecological corridors.

Green areas, sports fields, playgrounds and others.

PARCEL 5

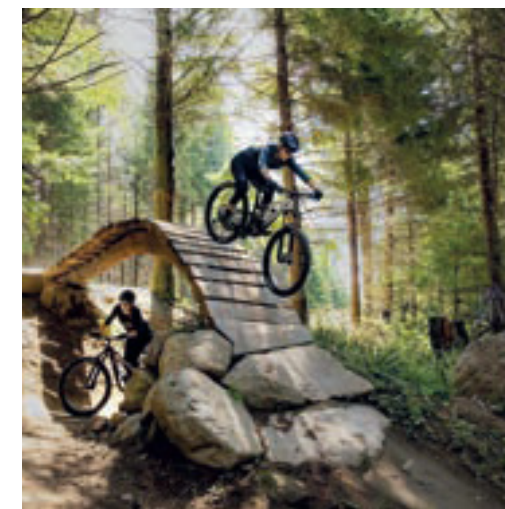
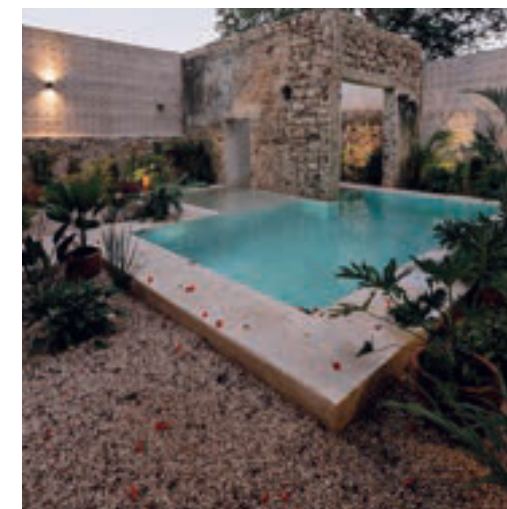
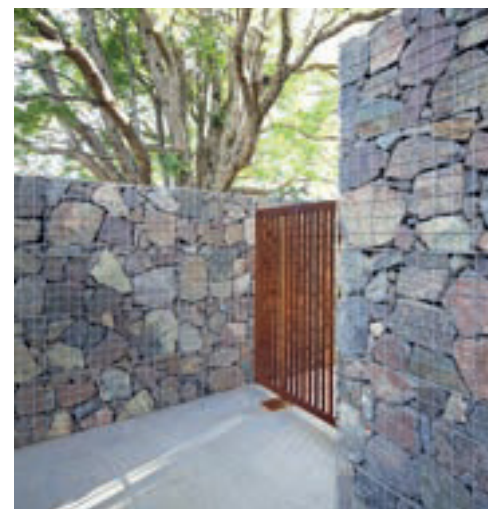
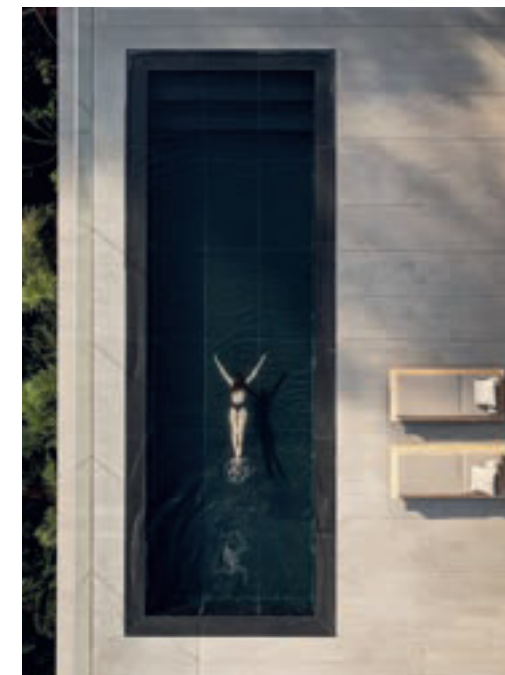
Character



200 M



Residential and Retail
Town Center.
Convenience Retail
Food park
Beach Town
Gastronomic park
Condo Hotel
Hill-top Restaurant
Pool club
Biological Corridors.



PARCEL 5

Amenities



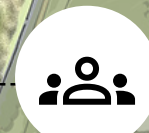
Yoga Decks



Restaurant



Nature Trails



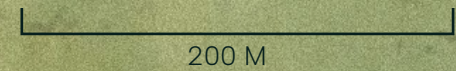
Club



Pool



Boutique Hotel



PARCEL 5

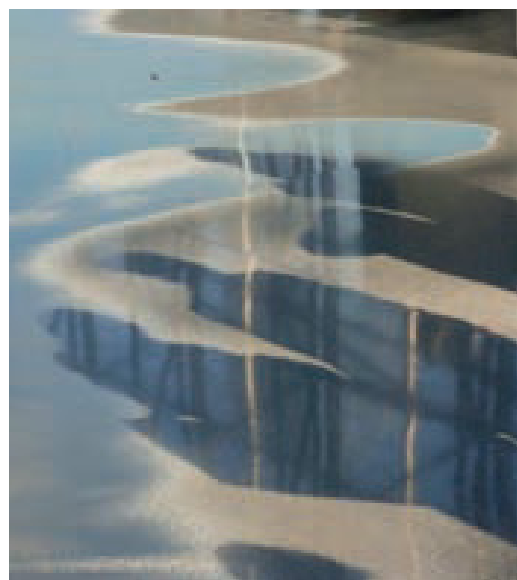
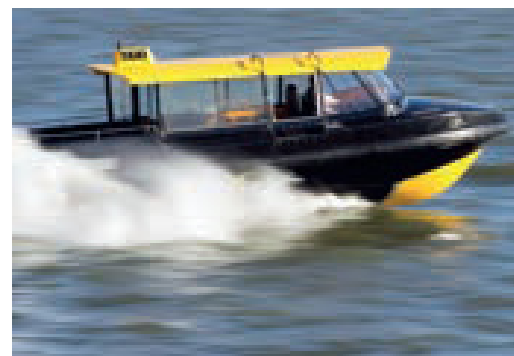
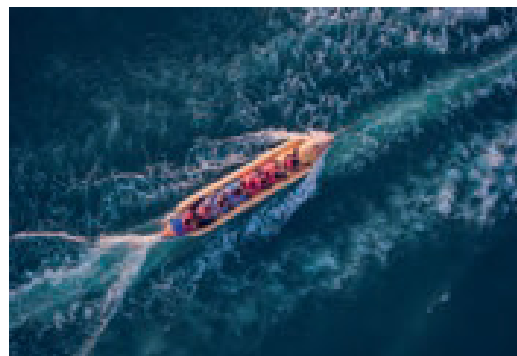
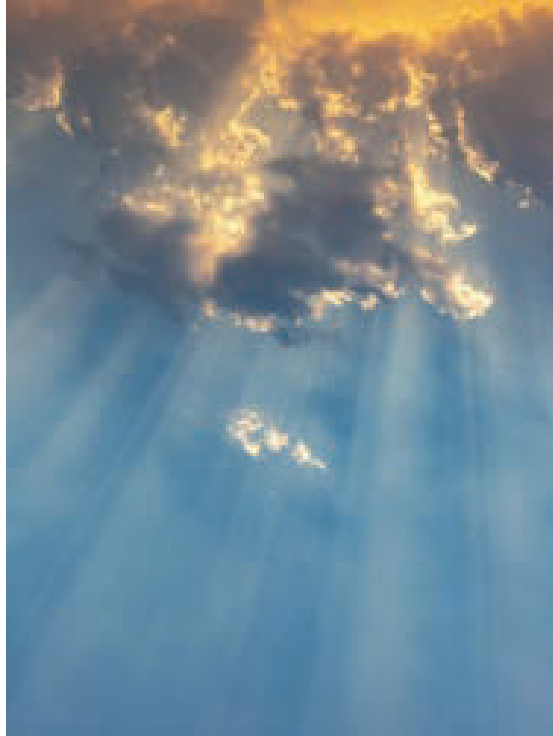


AMENITIES

Public Spaces

- | | | | |
|---|-------------------|---|---------------|
|  | Dock |  | Hiking trails |
|  | Fishing Platforms |  | Retail / F&B |
|  | Walking trails |  | Church |
|  | Beach access |  | School |
|  | Sand sidewalks | | |





The background is a solid dark green color, overlaid with numerous abstract, hand-drawn style shapes in a lighter, muted green and brownish-tan. These shapes include circles, spirals, wavy lines, and organic, flowing forms, creating a textured, artistic backdrop.

Let's create Bahía Papagayo
together