

A WONDERFUL PLACE TO STAY,
**AN EXCEPTIONAL
PLACE TO OWN**

EL MANGROVE

AUTOGRAPH COLLECTION®
RESIDENCES

BAHIA
PAPAGAYO

GUANACASTE

COSTA RICA

ABOUT COSTA RICA

El Mangroove Villas are located on an untouched stretch of isolated Pacific coastline in Guanacaste, Costa Rica — one of the country's most desirable and sought-after regions.

Costa Rica is truly known for its nature, its people, and its unique way of life, and these villas sit within the serene sanctuary of the Gulf of Papagayo. Here, a fresh perspective on “Pura Vida” living and well-being comes to life.

This peaceful retreat is easily accessible from almost anywhere in the world.

DISCOVER GUANACASTE: THE GOLDEN COAST

Accessible by non-stop service from gateway U.S. cities, the northwest region of Guanacaste Province, also known as the “Gold Coast” celebrates a rich fusion of Costa Rican history, heritage and natural beauty.

El Mangroove's lush bay-front setting, facing the Papagayo Peninsula across Culebra Bay, is the closest beach resort to Liberia International Airport (20 minute drive); its unique location and accessibility make it one of the most desirable luxury resort and residential destinations in Costa Rica.



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ABOUT EL MANGROOVE



El Mangroove is a 19-acre oceanfront resort and residence community located in Costa Rica's highly sought-after Gulf of Papagayo.

Just 20 minutes from Liberia International Airport, it combines unparalleled accessibility with a serene, tropical setting.

Designed by acclaimed Latin American architect Ronald Zürcher, the resort blends contemporary comfort with a nature-inspired Bohemian aesthetic, creating a unique sanctuary that celebrates both luxury and the surrounding environment.

El Mangroove features 121 hotel rooms and only 13 private Autograph Collection® Residences, making it one of the world's first branded private residences of its kind.

Each home is thoughtfully designed to harmonize with the property's lush landscape and decades-old trees, offering open-air living spaces, spacious terraces, private plunge pools, rooftop gathering rooms, and luxurious master suites with spa-inspired bathrooms.

This exclusive retreat offers a rare opportunity to experience the barefoot luxury lifestyle, combining world-class amenities, immersive natural beauty, and elegant design in one of Costa Rica's most desirable destinations.

El Mangroove is more than a residence or resort — it's a sanctuary where comfort, style, and nature come together to create a truly exceptional way of living.

[Discover El Mangroove ►](#)

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AMENITIES OWNERS WILL ENJOY



Bearth Renaissance Spa open-air cabanas, private treatment rooms, couples' sanctuary, dipping pool, and outdoor showers.

Azul Ocean Adventures deep-sea fishing, sunset cruises, nighttime paddle boarding, snorkeling, whale watching, plus kayaks and SUP rentals.

Wyl Fitness Center treadmills, Precor machines, free weights, TRX, and yoga classes.

Gyve Boutique curated Costa Rican-inspired fashion, jewelry, and accessories.

Guppies Kids Adventure Club outdoor activities, arts & crafts, and fun for younger guests.

Ocean view pool private cabanas and a relaxing tropical setting.

Walkable resort scenic paths and boardwalks throughout the property.

Nature all around from colorful birds to monkeys swinging through centuries-old Guanacaste and Cenísaro trees.

Bicycles available explore the lush surroundings on two wheels.

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MASTER SITE PLAN

01 - Guest Access
02 - Service Access
03 - Parking
04 - Entrance

05 - Arrival Plaza
06 - Recertion/Lobby
07 - Makoko Restaurant
08 - Matiss Restaurant

09 - Sun Terraces
10 - Pool
11 - Cabanas
12 - Beach Access

13 - Hotel Rooms
14 - Spa
15 - BOH
16 - Hotel Access

17 - Exterior Access
18 - Parking
19 - Malu Restaurant
20 - Pool Area

AUTOGRAPH COLLECTION® RESIDENCES

21 - Residential Villas Access
● - Residential Villas

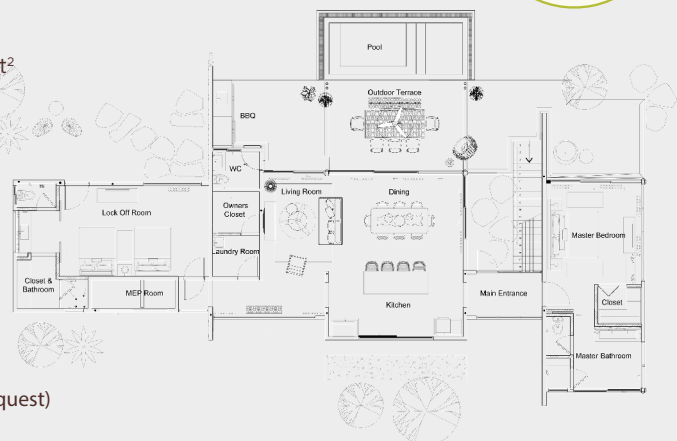


2 BEDROOM VILLA

ONLY 1
REMAINING!

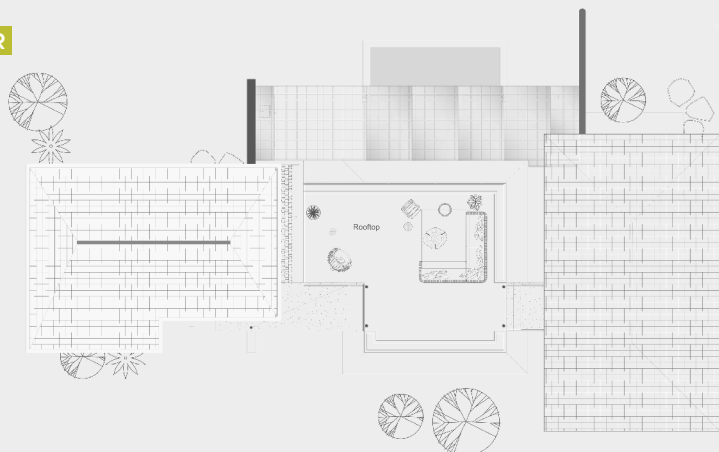
MAIN FLOOR

A/C 151 m² 1,625 ft²
Exterior 168 m² 1,808 ft²
Total 319 m² 3,433 ft²



(details available upon request)

SECOND FLOOR



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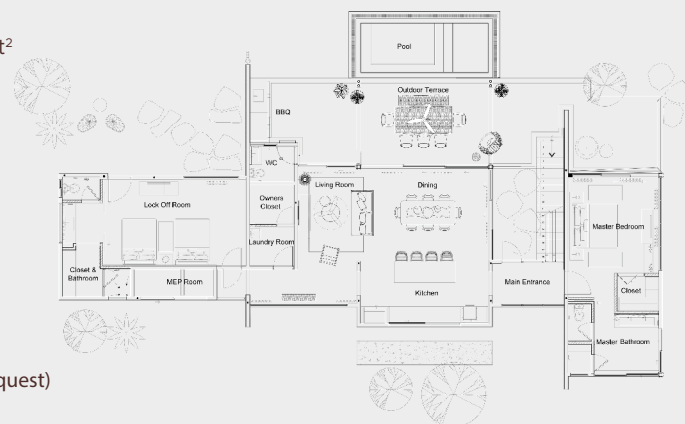


3 BEDROOM VILLA

ONLY 2
REMAINING!

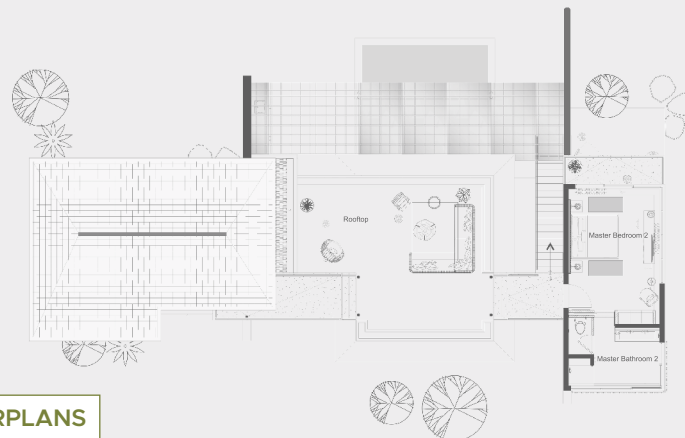
MAIN FLOOR

A/C 190 m² 2,045 ft²
Exterior 174 m² 1,873 ft²
Total 364 m² 3,918 ft²



(details available upon request)

SECOND FLOOR



DOWNLOAD FLOORPLANS

OWNER PRIVILEGES

Elite Marriott Bonvoy™ Status with exclusive member perks at 7,000+ hotels worldwide.

24/7 Concierge Service and In-Room Dining.

Optional Rental Program with ~65% average annual occupancy and up to 100% during holidays.

Average Daily Rate for standard room: ~\$400 USD.

OWNER DISCOUNTS:

10%
OFF

Food, beverages, spa, chef tables, excursions & boutique

15%
OFF

High-season room rates

20%
OFF

Low-season room rates



ACCESS TO ALL HOTEL AMENITIES



Three Restaurants



Two Pools



Spa & Beach Club



Adventure Club



Business Center



Concierge Services

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FULLY EQUIPPED VILLAS FOR IMMEDIATE ENJOYMENT

MOVE IN
TODAY!

All Villas Come Fully-furnished and Ready to Enjoy. FF&E include:

Master Bedroom (2 masters in 3 bed)

1. 1 Mattress and Mattress Box with Decorative Pillow
2. 1 Head Board
3. 2 Night Stands
4. 2 Night Stand Lamps
5. 1 Chair/Couch
6. 1 TV
7. 1 Dresser/Console Table
8. Area Rug
9. Window Treatment
10. Ceiling Fan
11. 3 Terrace Chairs
12. 1 Side Table

Secondary Bedroom 1st Floor

13. Mattress and Mattress Box with Decorative Pillow
14. 2 Headboards
15. 1 Night Stand
16. 1 Night Stand Lamp
17. 1 Chair/Sofa
18. 1 TV
19. 1 Dresser/Console Table
20. Area Rug
21. Window Treatment
22. Ceiling Fan

Kitchen/Living Room/Outdoor Terrace 1st Floor:

23. 4 Kitchen Island Stools
24. 1 Sleeper Sofa Bed with Decorative Pillows
25. 1 Coffee Table
26. 1 TV
27. 2 Console Table
28. Area Rug
29. Window Treatment
30. Ceiling Fan
31. 1 Terrace Dining Table with Dining Chairs
32. 2 Lounge Chairs
33. 2 Hammocks
34. BBQ
35. 2 Sunbathing Chairs

Rooftop Terrace

36. 1 Terrace Outdoor Sofa
37. 1 Coffee Table
38. 2 Lounge Chairs
39. 1 Side Table
40. Planters



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MARRIOTT RENTAL PROGRAM

The Owner's share of revenue is calculated as follows:

10% of monthly income is allotted to the brand for marketing costs, credit fees, etc... leaving 90% of the monthly income generated by rentals to be divided evenly between the operator (45% of gross) and the Homeowner (45% of gross).

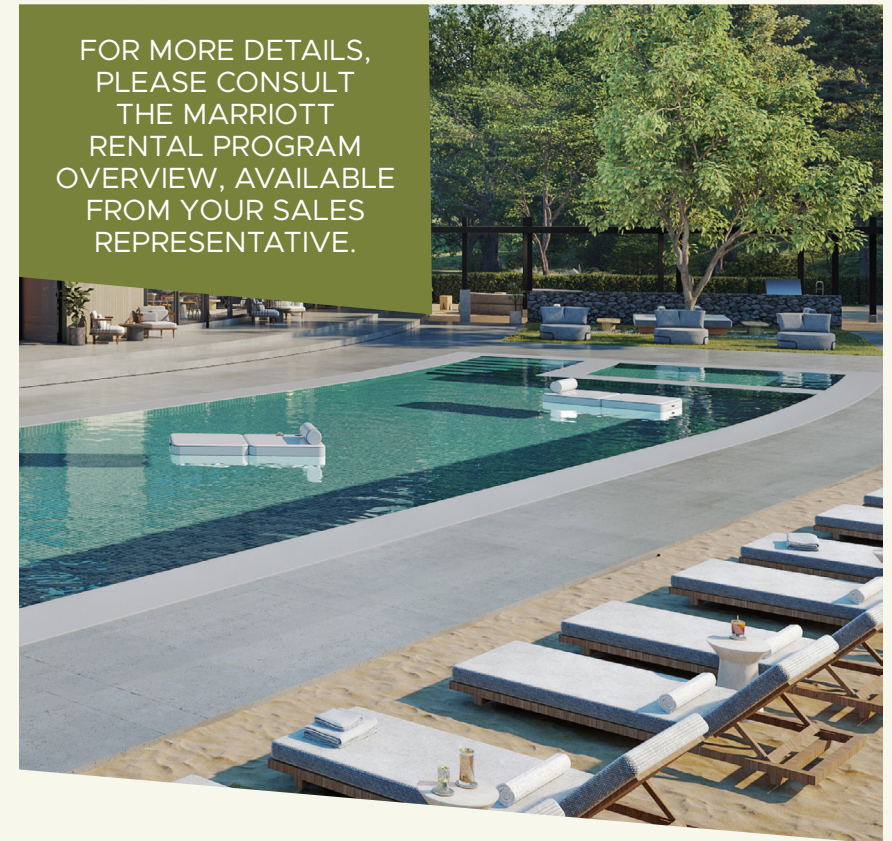
Of the Homeowner's 45% net share of the monthly revenue, 5% of the gross is withheld in the Owner's account as a Furniture, Fixtures, and Equipment (FF&E) Reserve, to a maximum of \$20,000 at which point the 5% of the gross is no longer withheld until such time as the Homeowner's FF&E reserve is used.

The Homeowner's FF&E reserve will not be used in the event damages are created by a guest renter.

Marriott's rental program is powerful in the sense Owner's Villas will be marketed alongside the El Mangroove Hotel inventory.

Villas are rented on the Marriott website and Bonyoy app as a complete home and also as individual units with the lock-off suite and the rest of the Villa marketed as two individual units, providing greater flexibility to renters and increased income-generating opportunities to the Owner.

Owners are invited to occupy their residence up to 35 nights in high season and 65 nights in low season, for a total of 100 nights annually, which exceeds most homeowners' typical usage.





10 MONTH HISTORICAL RENTAL PERFORMANCE

NOVEMBER 2024 TO AUGUST 2025

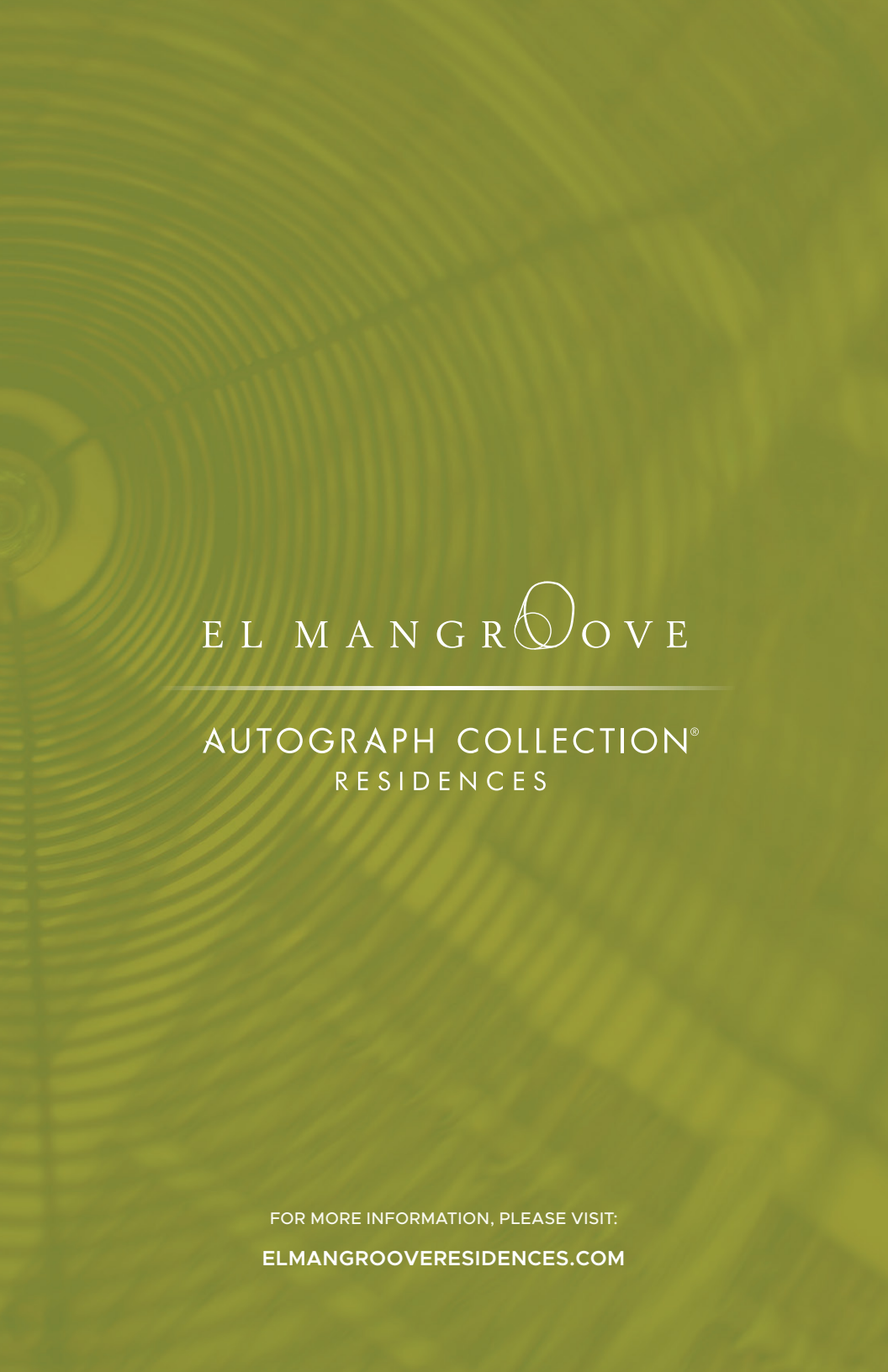
US DOLLARS

VILLAS	VILLA #2	VILLA #4	VILLA #10
LOT M ²	801,21	1,088.34	940,81
INTERIOR M ²	319	364	364
BEDROOMS	2	3	3
AVG. DAILY RATE	\$1,013.05	\$967.84	\$1,007.08
GROSS VILLA RENTAL REVENUE	\$195,000.00	\$104,527.14	\$84,594.80
CLOSE-OUT PRICE	\$1,750,000.00	\$1,850,000.00	\$1,875,000.00

PROPERTY MANAGEMENT FEES HOA BUDGET

GENERAL, PER VILLA	ANNUAL COST PER VILLA	PER VILLA PER MONTH
STAFF	\$394.86	\$30.37
SECURITY	\$2,787.79	\$214.45
ELECTRICITY	\$200.00	\$15.38
WATER	\$300.00	\$23.08
GENERAL REPAIRS	\$270.00	\$20.77
PEST CONTROL	\$270.00	\$20.77
WATER TREATMENT	\$846.00	\$65.08
INSURANCE	\$745.00	\$57.31
LEGAL	\$450.00	\$34.62
MARRIOTT BRAND FEE	\$800.00	\$61.54
COMMON AREA LANDSCAPING AND STAFF	\$941.46	\$72.42
EL MANGROOVE ADMINISTRATION	\$1,500.00	\$115.38
CONCESSION RENEWAL (2034) PER VILLA	\$109.72	\$8.44
INTERNET CONNECTION	\$787.65	\$60.59
TRASH COLLECTION	\$86.03	\$6.62
FIRE PREVENTION	\$688.00	\$52.92
POOL MAINTENANCE	\$882.00	\$67.85
PAINTING & DECORATION	\$1,011.00	\$77.77
TOTAL COMMON AREA HOA PER VILLA	\$13,069.51	\$1005.35
HOA PER SQUARE FOOT PER MONTH		\$0.24
HOA PER SQUARE METER PER MONTH		\$2.58

MAINTENANCE & LANDSCAPING PER VILLA BY LOT SIZE	VILLA 2	VILLA 4	VILLA 10
LOT SIZE (SM)	801.21	1,088.34	940.81
MONTHLY MAINTENANCE BY VILLA	\$267.46	\$363.31	\$314.06
MONTHLY LANDSCAPING BY VILLA	\$102.12	\$138.72	\$119.92
COMMON AREA PER VILLA PER MONTH	\$1,005.35	\$1,005.35	\$1,005.35
TOTAL MONTHLY COMMON AREA, MAINTENANCE & LANDSCAPING BY VILLA	\$1,374.93	\$1,507.38	\$1,439.33
TOTAL ANNUAL COMMON AREA, MAINTENANCE & LANDSCAPING	\$16,499.19	\$18,088.56	\$17,271.93



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FOR MORE INFORMATION, PLEASE VISIT:

ELMANGROOVERESIDENCES.COM