



# VENTANAS DEL MAR

REAL ESTATE BROCHURE

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Welcome to Ventanas del Mar, an extraordinary, master-planned coastal community of panoramic Pacific views, direct beach access, and modern amenities woven seamlessly into our natural surroundings – a delicate balance of refined living, natural rhythms, and long-term wellbeing.

Perched above Playa Carrillo on Costa Rica's Nicoya Peninsula, our vibrant community isn't just a place to own property – it's a chance to invest in a way of life. In a lifestyle that prioritizes nature, privacy, and connection to what truly matters.

This guide invites you to explore the Ventanas del Mar lifestyle and the legacy it offers.

A woman with long blonde hair, wearing a white sleeveless dress and carrying a small bag, stands on a balcony looking out over a tropical landscape. The balcony has a low wall and is partially covered by a large, leafy plant on the left. The background shows a lush green field, palm trees, and distant hills under a soft, hazy sky. The scene is framed by an archway, and a large, ornate lamp is visible in the foreground on the left.

UNSPOILED, UNDISCOVERED,  
UNFORGETTABLE

WELCOME TO VENTANAS DEL MAR

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# SHAPED BY NATURE. GUIDED BY PURPOSE.

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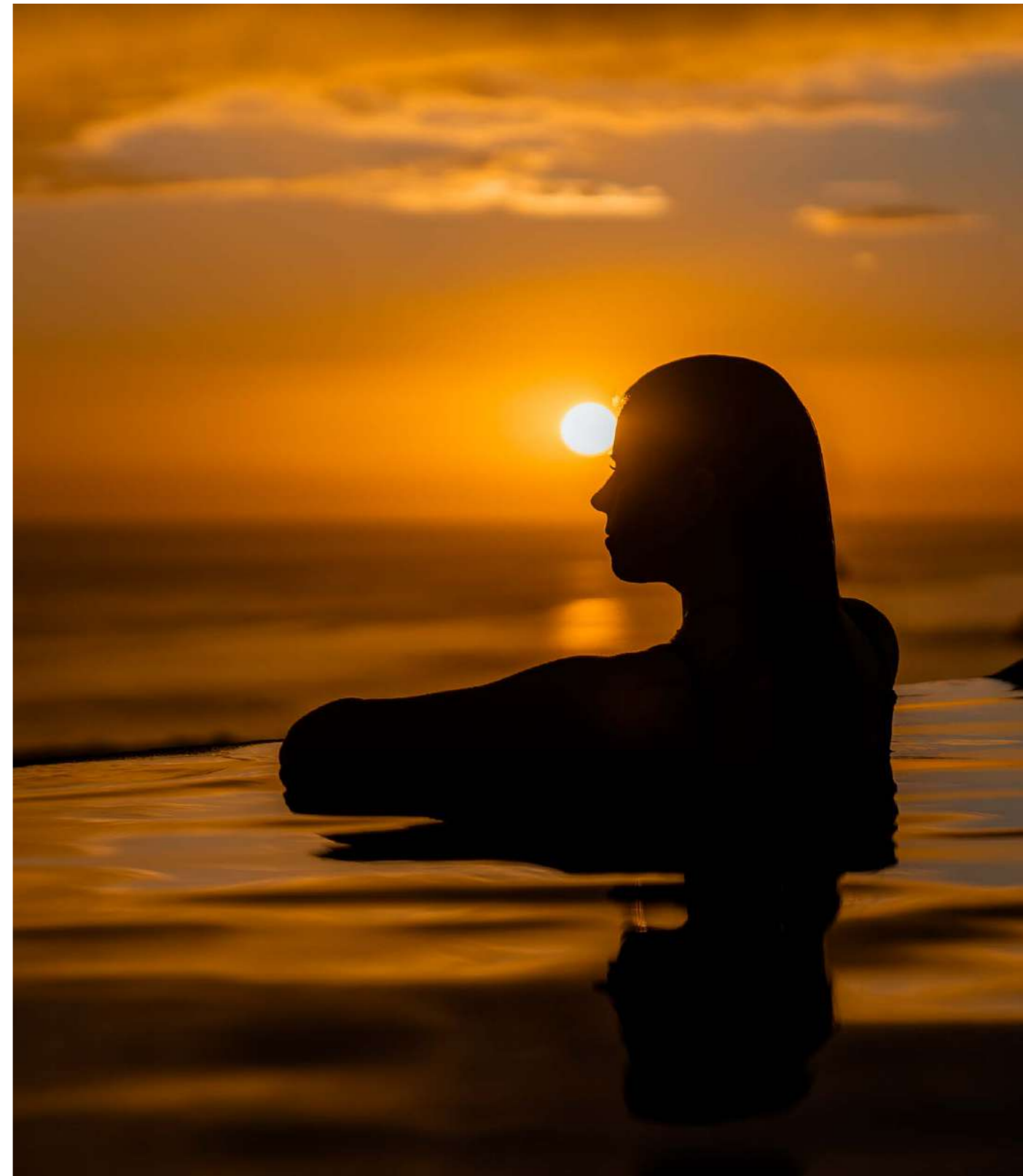
In the heart of the Blue Zone and on Costa Rica's Nicoya Peninsula, Ventanas del Mar is a low-density coastal community shaped by intention, grounded in conservation, and designed for those who seek beauty, belonging, and a meaningful connection to the land.

Founded by a family with generations of love for Costa Rica and Playa Carrillo, we have grown thoughtfully over time, guided by a long-term vision and a deep respect for place and purpose. Our homes are crafted with care, blending refined design with a sense of permanence and belonging. Every detail, from site layout to design elements, reflects our commitment to quality, architecture, and environmental stewardship.

Today, our founding vision comes to life in our 621-hectare (1534-acre) master plan which includes a mix of gated communities, estate homesites, a private nature reserve, wellness spaces, and nature trails. Residents enjoy direct beach access, a freshwater lake, hidden waterfalls, and world-class amenities such as a panoramic community pool, outdoor gym, and pickleball courts – all seamlessly integrated into the hills above one of Costa Rica's most pristine beaches. Future phases will include additional residential offerings, a beach town, a boutique hotel, and a private airstrip.

Ventanas del Mar is more than home.

**It's your chance to be part of something enduring.**





INSPIRED BY NATURE,  
DESIGNED FOR LIVING

# THE VENTANAS DEL MAR ADVANTAGE

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## COASTAL LIVING, ELEVATED BY DESIGN

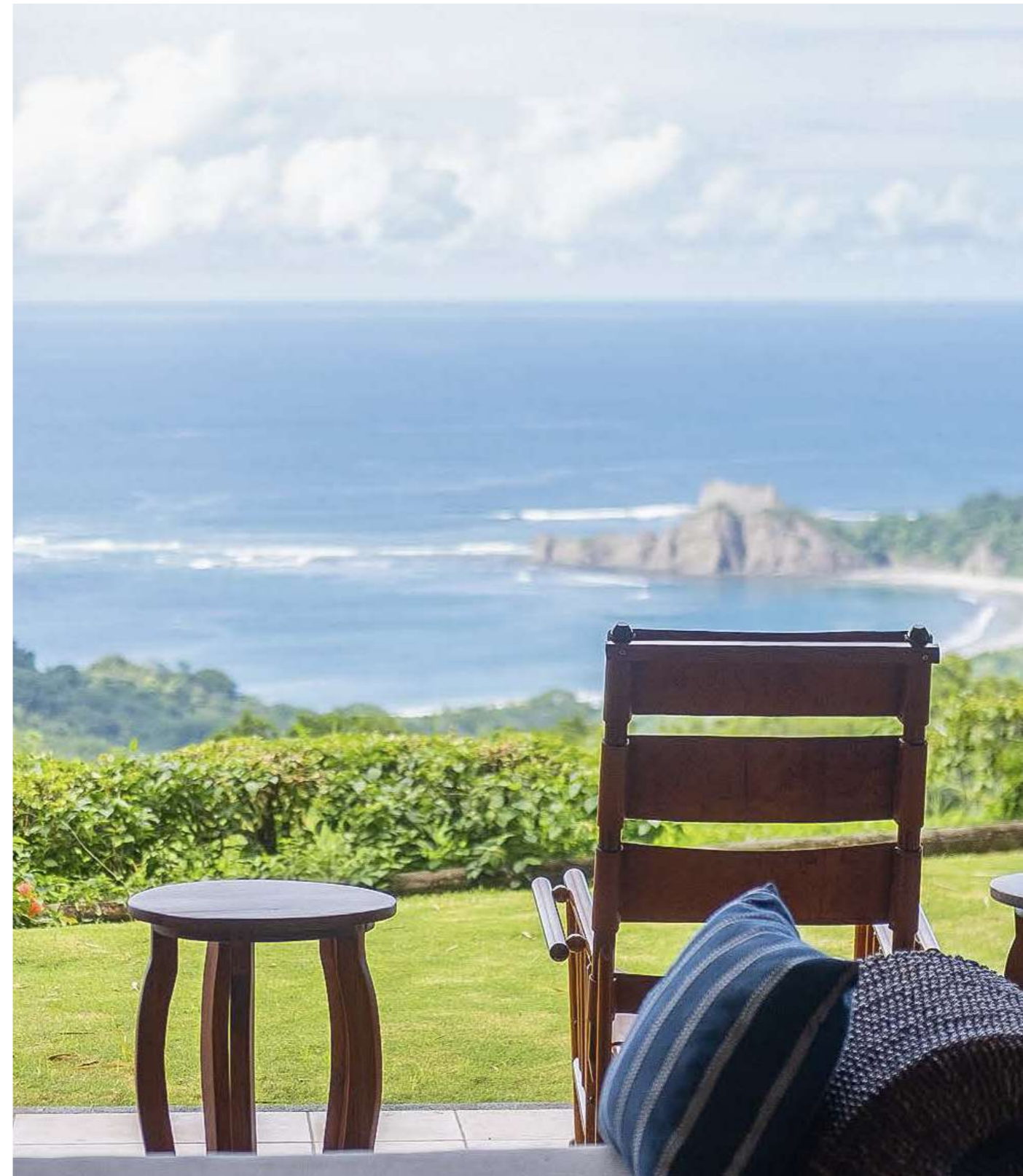
At Ventanas del Mar, long-term vision guides everything we do. From land planning to nature conservation, every detail reflects our commitment to preserving the land's character – and the enduring value of our community.

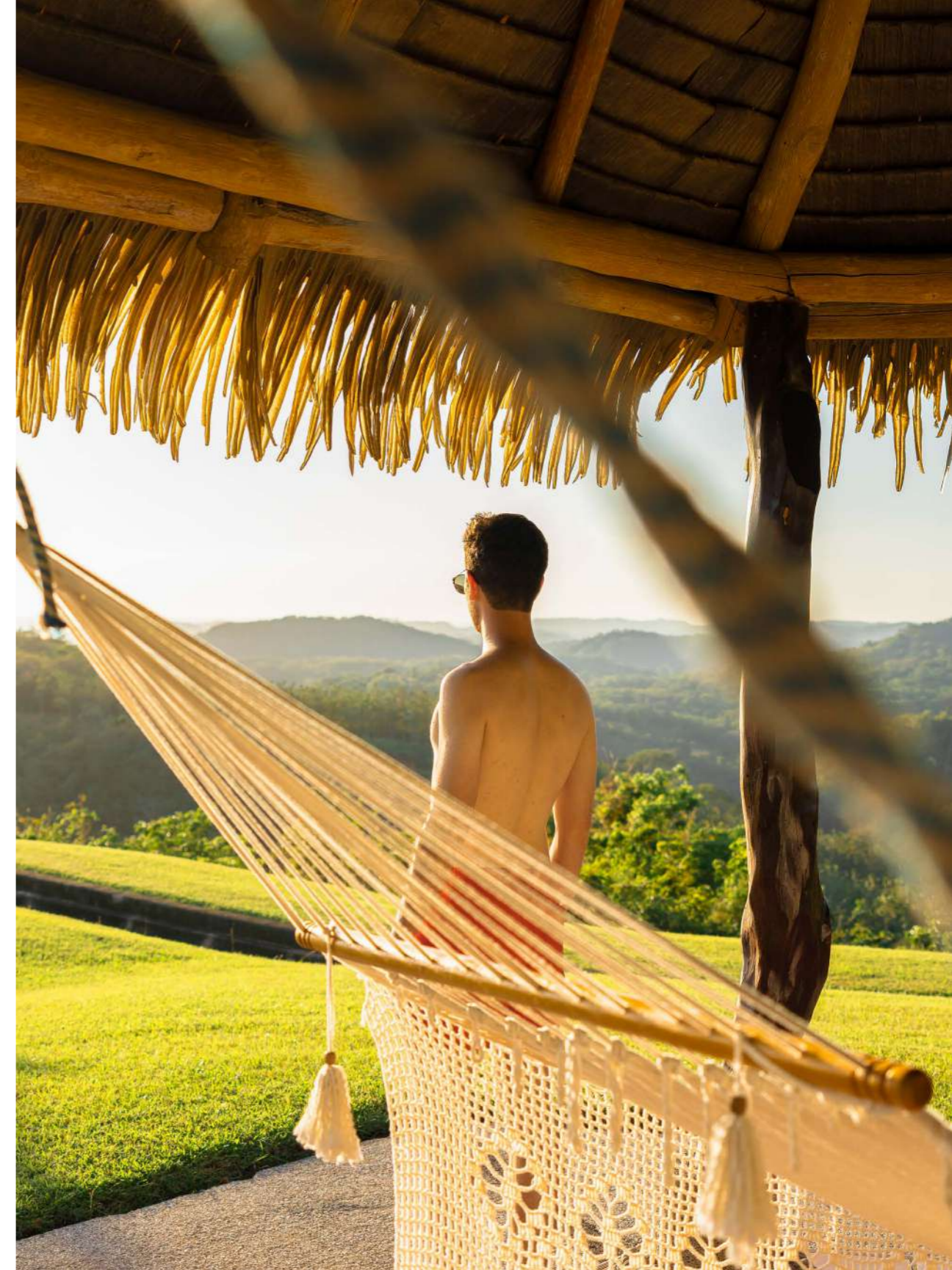
### Development Highlights:

- Low-density, master-planned community
- Fee-simple, titled land ownership for international buyers
- Underground utilities and high-speed fiber internet
- Secure architectural and landscape design standards
- Permanent nature reserve and conservation easements protect native ecosystems and limit future development
- Active HOA focused on amenities, stewardship, and long-term value
- On-site team offering property management and personalized owner services

Ventanas del Mar was never meant to be overbuilt.

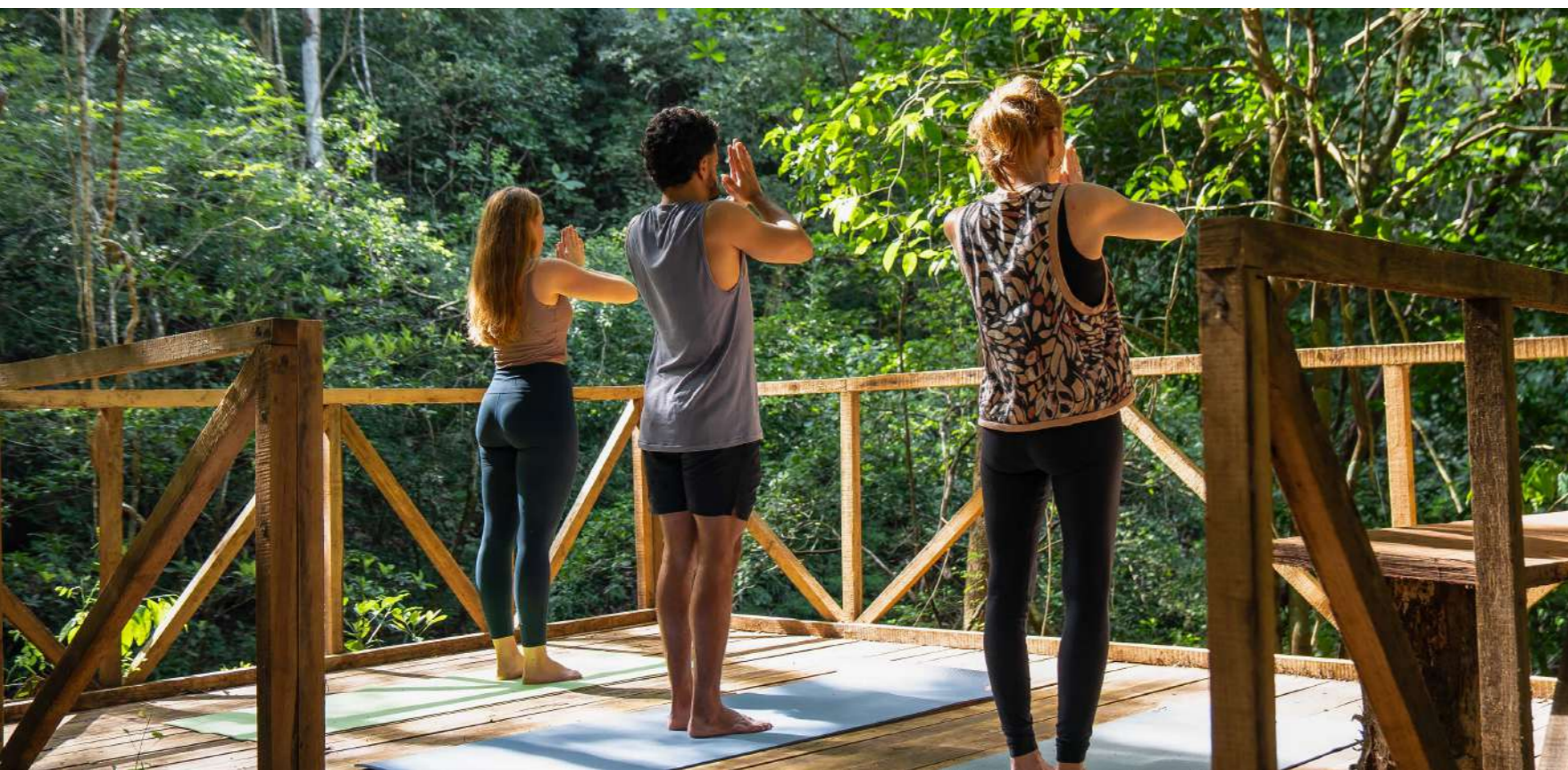
**We were meant to last.**











# LIFESTYLE-ENHANCING AMENITIES

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WELLNESS. CONNECTION. QUIET LUXURY.

Our amenities are designed to both honor the land and enrich your everyday living. Each space enhances the beauty of our natural surroundings while fostering health, connection, and ease for our residents and guests.

## Ventanas del Mar Amenities Include:

- 9,000 sq. ft. infinity-edge pool with panoramic ocean views
- Jetted plunge pool
- Lakeside Ranchos with BBQs and gathering spaces
- Spa Rancho
- Pickleball courts
- Outdoor gym
- Clubhouse with lounge and event space
- Private trails through preserved green zones
- Freshwater lake with paddleboards
- On-site waterfalls and scenic lookout points
- Concierge services for homeowners and guests
- In-house rental and maintenance management
- 24/7 gated security in dedicated communities
- Fiber-optic internet and underground utilities



## PANORAMIC POOL



Set high on the hillside, our 9,000-square-foot infinity-edge pool offers sweeping views of the Pacific Ocean. Whether swimming laps or enjoying a quiet afternoon beneath a shaded rancho, you'll gather here to unwind, reflect, and connect – above it all.

## PICKLEBALL COURTS



Designed with flow and function in mind, our pickleball courts offer an approachable, social way to stay active. With its easy rhythm and welcoming spirit, pickleball makes wellness a natural part of your day.

## TRAILS & WATERFALLS



Crisscrossing the hillsides are private nature trails through preserved green zones, leading to quiet lookouts, secluded onsite waterfalls, and the kinds of views that invite both awe and stillness. These corridors are meant for exploration – and preservation.

## CLUB DEL LAGO



Club del Lago is a lakeside retreat designed for gathering and connection, featuring a flowing pool, indoor lounge space, full kitchen, and inviting dining area. You'll also have direct access to the lake and gardens, with barbecue stations and paddleboards. Whether entertaining friends or relaxing with family, this is where community thrives.

## BOAT CLUB *(limited memberships available)*



Members of the exclusive Ventanas Boat Club enjoy access to some of the world's best sport fishing aboard the SILVER-ROD-O-TOO – our private vessel designed for deep-sea adventure and thrilling days on the water.

## LAKE AND GARDENS



At the heart of Ventanas del Mar is a freshwater lake, fringed by tropical gardens, anchored by a flowing fountain, and populated by beautiful birds. It's a natural sanctuary – a place to paddle, picnic, or simply breathe in the beauty of the moment.

*All amenities are exclusive to Ventanas del Mar homeowners and their guests, ensuring both privacy and a consistent standard of care.*

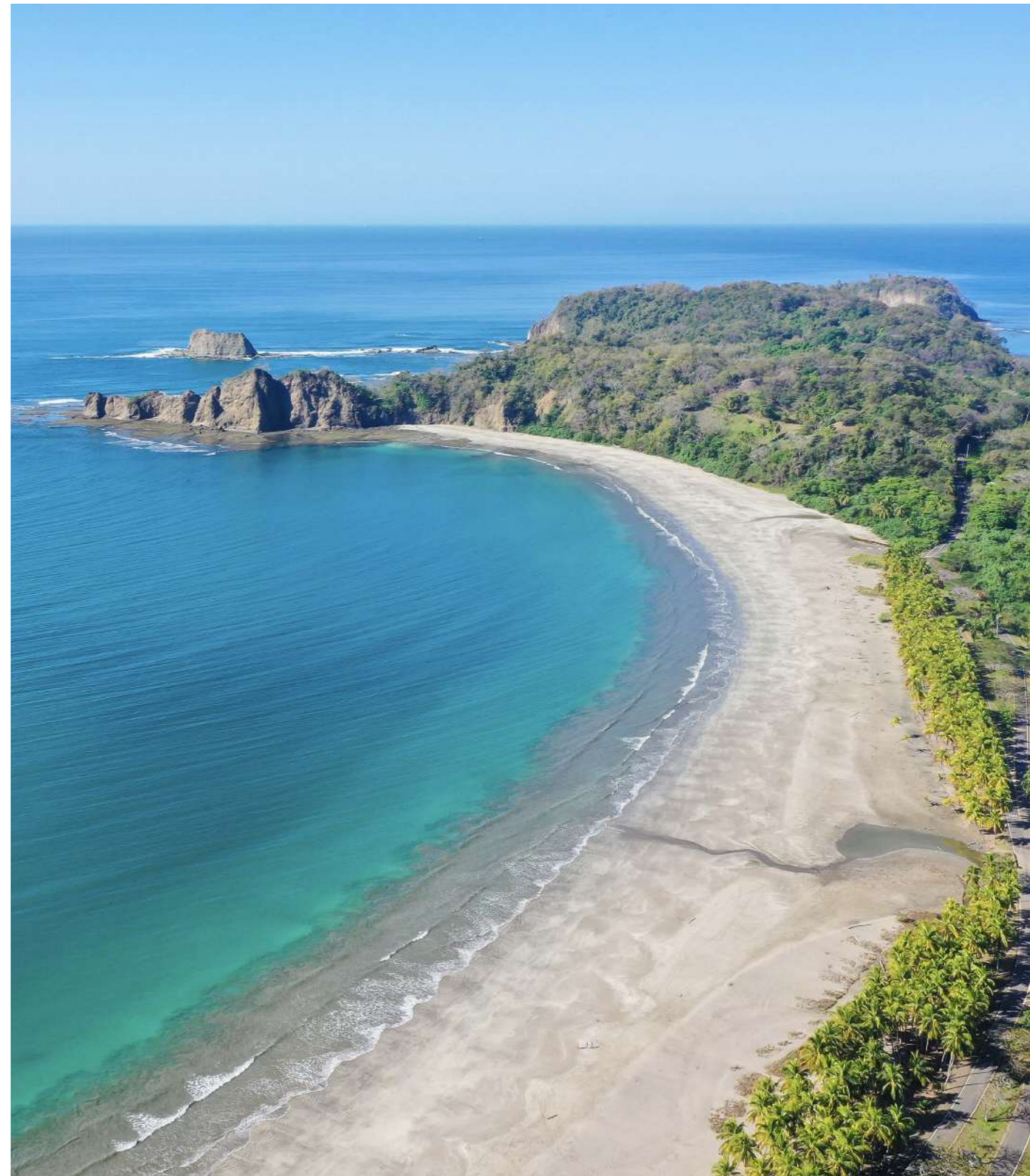
PLAYA CARRILLO,  
GUANACASTE, COSTA RICA

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## A LOCATION THAT BALANCES PRIVACY AND ACCESS

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Surrounded by protected landscapes and perched above one of Costa Rica's most unspoiled beaches, Ventanas del Mar offers a rare combination of tranquility and connectivity.



# LOW-DENSITY. HIGH APPEAL. QUIETLY POSITIONED FOR GROWTH.

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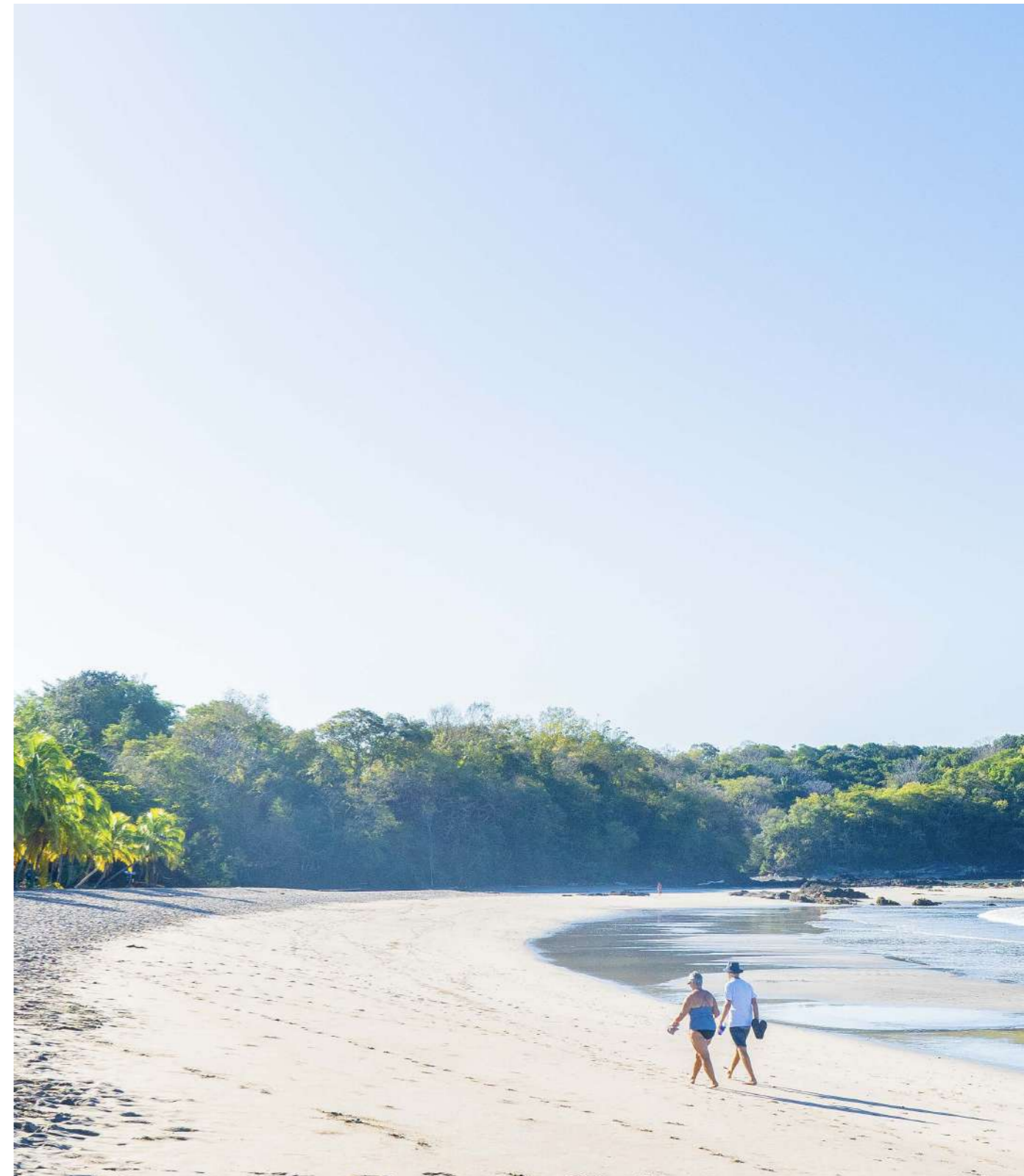
Playa Carrillo is one of Costa Rica's last truly pristine coastal enclaves. Just minutes from vibrant Sámara, it offers an uncommon balance: proximity to everyday conveniences paired with a coastline shielded from commercial overdevelopment.

This region is part of the Nicoya Peninsula Blue Zone – one of only five in the world – where long life and strong community aren't just ideals, they're everyday realities. Life here moves with intention, connection, and presence. Surrounded by protected natural landscapes and minutes from one of the country's most pristine beaches, Ventanas del Mar offers the rare combination of seclusion and connectivity.

## Highlights:

- Direct access to over two kilometers of protected Playa Carrillo coastline
- Minutes from the vibrant town of Sámara for dining, markets, and schools
- Located within Costa Rica's renowned Blue Zone for longevity and wellness
- Easy access to healthcare and medical tourism
- 65 miles from Liberia International Airport (LIR)
- Near other regional wellness hubs on the Nicoya Peninsula

Here, your lifestyle isn't compromised by location; **it's defined by it.**









PLAYA  
NOSARA

PLAYA  
GUIONES

PLAYA  
GARZA

GUANACASTE  
COSTA RICA

PLAYA  
BARRIGONA

PLAYA  
SÁMARA

PLAYA  
CARRILLO

PLAYA  
CAMARONAL

LIBERIA  
AIRPORT

SAN JOSÉ  
AIRPORT

  
VENTANAS  
DEL MAR

PACIFIC  
OCEAN



*\*This map is for illustrative purposes only*

FEATURED REAL ESTATE

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# INVEST IN COSTA RICA'S PREMIER COASTAL DESTINATION

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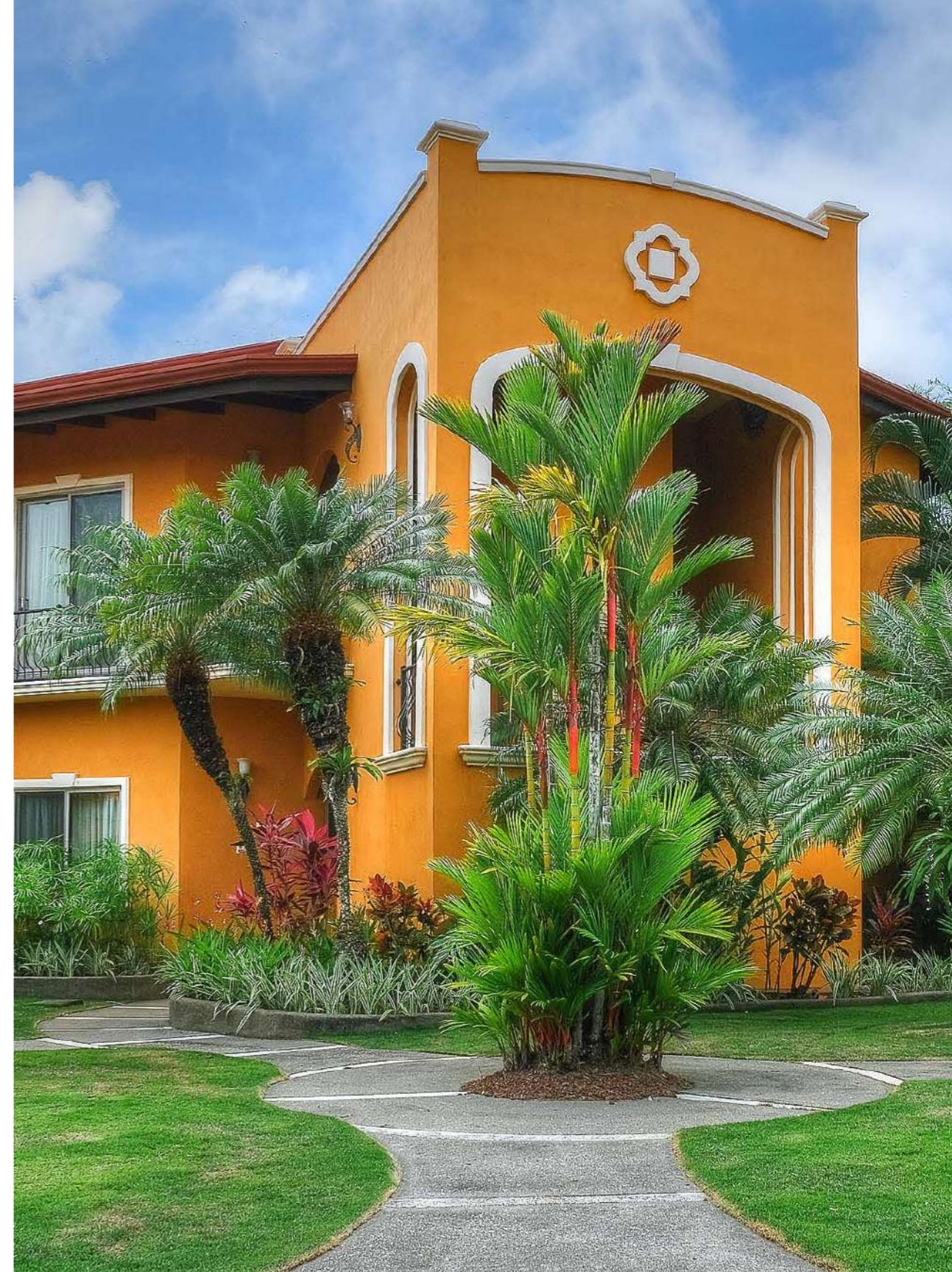
Bring your dream and vision to life in one of the country's most breathtaking destinations. Enjoy the freedom to design your dream home, purchase a move-in-ready residence, or invest in an ocean-view lot. Designed for the way you live, Ventanas del Mar is where elegant living meets ecological integrity – and where every property is a promise of peace, privacy, and long-term value.

View Current Listings at:

[VENTANASDELMARCR.COM/PROPERTIES](https://ventanasdelmarcr.com/properties)



CONDO 8, THE RIDGE



# CONDO 8, THE RIDGE

\$1,187,500

## FEATURE HIGHLIGHTS

- ▶ Oceanview
- ▶ Covered Patio
- ▶ Luxury Finishes
- ▶ Community Amenities
- ▶ Fully Furnished
- ▶ Gated Community

Ridge Condo 8 at Ventanas del Mar is a luxury 3-bedroom, 3.1-bathroom garden-level residence offering beautiful views of the jungle and Playa Carrillo. Fully furnished, this turnkey condo features an open layout with a chef's kitchen, a covered terrace, luxury finishes, and an oceanview primary suite + two guest ensuites, over a single-level, open-plan layout. The condo is just minutes from the beach and the community's world-class amenities, including a panoramic ocean-view pool, pickleball courts, and nature trails.



3500 sq ft



3 Bedrooms



3.1 Baths

[VIEW LISTING](#)



CASA 8, LAS TERRAZAS



# CASA 8, LAS TERRAZAS

PRE-CONSTRUCTION

\$2,750,000

## FEATURE HIGHLIGHTS

- ▶ Ocean Views
- ▶ Private Pool
- ▶ Custom Finishes
- ▶ Open Concept
- ▶ Indoor-Outdoor Living
- ▶ Gated Community

Las Terrazas Casa 8 is a customizable, retreat-style luxury residence in one of Ventanas del Mar's most exclusive settings. With sweeping ocean and mountain views, seamless indoor-outdoor design, an ocean-view primary suite, and high-end finishes throughout, this 3-bedroom, 3.2 bath home offers unmatched privacy, comfort, and natural beauty just minutes from Playa Carrillo.

 6620 sq ft |  3 Bedrooms |  3.2 Baths

[VIEW LISTING](#)



## CASA 2, LAS TERRAZAS

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# CASA 2, LAS TERRAZAS

\$2,875,000

## FEATURE HIGHLIGHTS

- ▶ Ocean Views
- ▶ Private Pool
- ▶ Custom Finishes
- ▶ Open Concept
- ▶ Private Apartment
- ▶ Gated Community

Las Terrazas Casa 2 is a newly completed, 6,860 sq ft, 5BR, 5.2BA luxury residence with panoramic ocean, lake, and mountain views, four ensuite bedrooms, a private 1BR apartment, a chef's kitchen, and standout design features including a 10-foot teak pivot door, a private infinity pool, and dual primary suites. Located at Ventanas del Mar – just minutes from the beach and the community's world-class amenities, including a panoramic ocean-view pool, pickleball courts, and nature trails.



6860 sq ft



5 Bedrooms



5.2 Baths

[VIEW LISTING](#)

# FUTURE DEVELOPER RELEASES

UNLIMITED OPPORTUNITIES AHEAD

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# SECURE YOUR POSITION IN VENTANAS DEL MAR'S NEXT CHAPTER

A new phase of development is underway, with a limited number of homesites and residences designed to meet growing demand, while preserving our low-density vision.

Planned offerings include:

## SINGLE-FAMILY HOMES

within a new gated residential enclave

## OCEAN-VIEW MULTI-FAMILY

Residences condos

## LUXURY ESTATE AND PRESERVE LOTS

for custom builds

Early interest will receive exclusive access and pricing ahead of public release.



Join Our

VIP RELEASE LIST

for priority updates and pricing



REQUEST OUR

COSTA RICAN REAL ESTATE  
& HOMEOWNER'S GUIDE

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# EXPLORE OWNERSHIP WITH CONFIDENCE

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Curious about buying real estate in Costa Rica or what it's like to own a home at Ventanas del Mar?

Our Costa Rican Real Estate & Homeowner's Guide covers everything you need to know – from the purchase process and legal considerations to HOA details, property management, and our rental program.

REQUEST OUR HOMEOWNER'S GUIDE





BEGIN THE JOURNEY

## LET US HELP YOU EXPLORE WHAT'S POSSIBLE

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Whether you're ready to take the next step or still exploring, our team is here to offer honest, expert guidance at every stage.

## CONTACT US

PLAYA CARRILLO, COSTA RICA

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# VENTANAS DEL MAR

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