



Residencia LA VISTA



Developed by: *Grupo*
DIRIA
Playa Tamarindo - Costa Rica

Comercialized by:  **TAMARINDO DIRIA**
DEVELOPMENTS
Prime Landowners & Developers Since 1990

RISE ABOVE THE ORDINARY.

Last Building, Last Chance!





Set above Tamarindo on one of the area's highest vantage points, Residencia La Vista redefines high-end living, capturing a perspective few properties can offer – a real estate masterpiece with sweeping panoramas across the full crescent of Tamarindo Bay, from Playa Grande and the famed Tamarindo Estuary to Playa Langosta and beyond.

Privacy · Elevation · Views · Immediate Ownership · Investment Potential

Here, elevation brings more than views. The premier project in the region, the residences bring privacy, openness, and a sense of calm just minutes from one of Costa Rica's most dynamic coastal destinations. Here, a cutting-edge architectural design blends seamlessly with the natural surroundings, creating an immersive living experience that enhances both the mountain landscape and the unmatched view.

Fully completed and ready for immediate ownership, Residencia La Vista offers a rare opportunity to enjoy and invest in a turnkey residence designed for both lifestyle and income.

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Prime Oceanview Location

Explore Serenity with Breathtaking Views

Explore elevated living at one of Tamarindo's highest lookout points – Residencia La Vista.

From this elevated vantage point, Residencia La Vista captures sweeping panoramic views across Tamarindo Bay, positioning it as one of the most distinctive residential offerings in the region. A cutting-edge architectural design blends seamlessly with the surrounding landscape, La Vista creates an immersive living experience that enhances both the mountain setting and the unmatched view.

Just minutes below, Tamarindo is one of Costa Rica's most sought-after coastal destinations, known for its vibrant lifestyle, international appeal, and year-round demand for vacation rentals. With a unique blend of natural beauty, modern amenities, and accessibility from Guanacaste International Airport, the area continues to attract both travelers and investors.

Here, sophistication meets tranquility, where privacy and open space are shaped by the surrounding natural landscape. Welcome to Residencia La Vista, where oceanview living is defined by perspective, design, and setting.



Building C

Building A

Building B

BUILDINGS A & B

SOLD OUT

Residencia La Vista is a meticulously planned, three-phase residential development that has set a new standard for mountain-top living in the region. The success of its first two phases has already defined its place in the Tamarindo market.

Buildings A & B introduced a limited collection of 2- and 3-bedroom modern residences, thoughtfully designed to maximize space, light, and the panoramic views that define the property.

The response was immediate. All 19 residences across both buildings have been fully sold and delivered, establishing Residencia La Vista as a proven and highly sought-after address above Tamarindo.



BUILDING C

Building C offers a limited collection of 2- and 3-bedroom layouts, each designed to maximize natural light, open living spaces, and panoramic views across Tamarindo Bay. At the top, Penthouse 701 features a 4-bedroom layout, private outdoor spaces, a rooftop terrace, and a private infinity-edge pool—delivering an exceptional vantage point above the coastline.

Now fully completed and move-in ready, Building C residences are delivered turnkey for immediate ownership, offering both lifestyle and investment value in one of Costa Rica's most sought-after coastal markets. With only a limited number remaining, this is the final opportunity to own at Residencia La Vista.



VIEW TO PLAYA GRANDE

& Tamarindo Estuary



VIEW TO PLAYA LANGOSTA

& Langosta Estuary



BUILDING C

Elevation Floor Plan



OCEAN VIEW TO PLAYA TAMARINDO



<p>7th Floor 3 Penthouses 4BD 4.5 BR</p> <p>Floors 1st to 6th 6 apartments per floor</p> <p>2 Units of 2BD 2.5BA Available on each floor</p> <p>2 Units of 3BD 3.5BA Available on each floor</p> <p>2 Units of 3BD 3BA Available on each floor</p>	PENTHOUSE 703		PENTHOUSE 702		PENTHOUSE 701	
	606	605	604	603	602	601
	506	505	504	503	502	501
	406	405	404	403	402	401
	306	305	304	303	302	301
	206	205	204	203	202	201
	106	105	104	103	102	101
						GYM & EXIT TO POOL

TYPE 1
3 BD | 3.5 BA

TYPE 2
2 BD | 2.5 BA

TYPE 3
3 BD | 3 BA

TYPE 3
3 BD | 3 BA

TYPE 2
2 BD | 2.5 BA

TYPE 1
3 BD | 3.5 BA



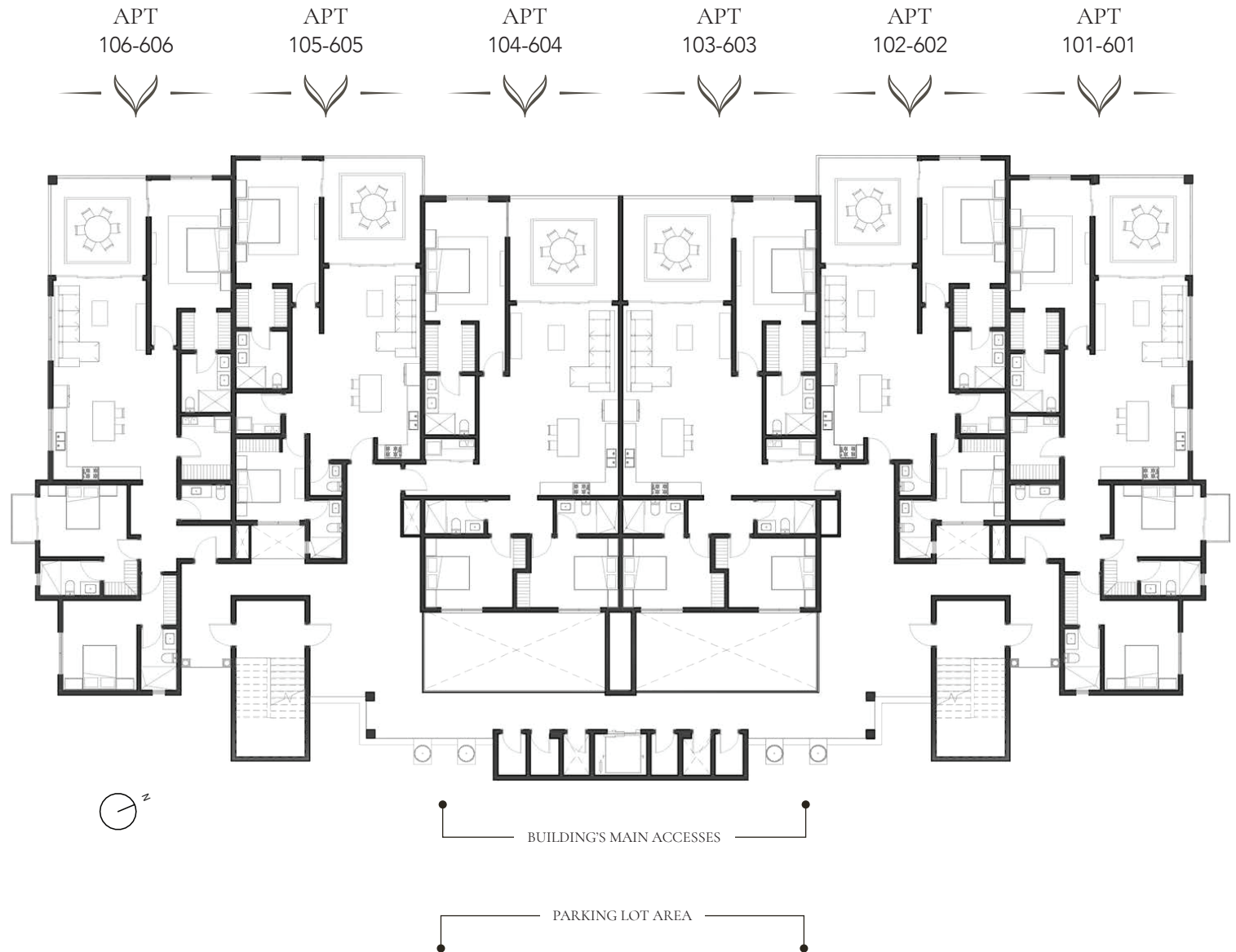
OCEAN VIEW TO PLAYA TAMARINDO

Floor Plans

FLOORS 1ST - 6TH

6 apartment units per floor

3 different apartment types available per floor



Walkthrough Videos

With Furnishing

TYPE 1

3 BD | 3.5 BA



See Unit Video

TYPE 2

2 BD | 2.5 AR



See Unit Video

TYPE 3

3 BD | 3 AR



See Unit Video

Floor Plan

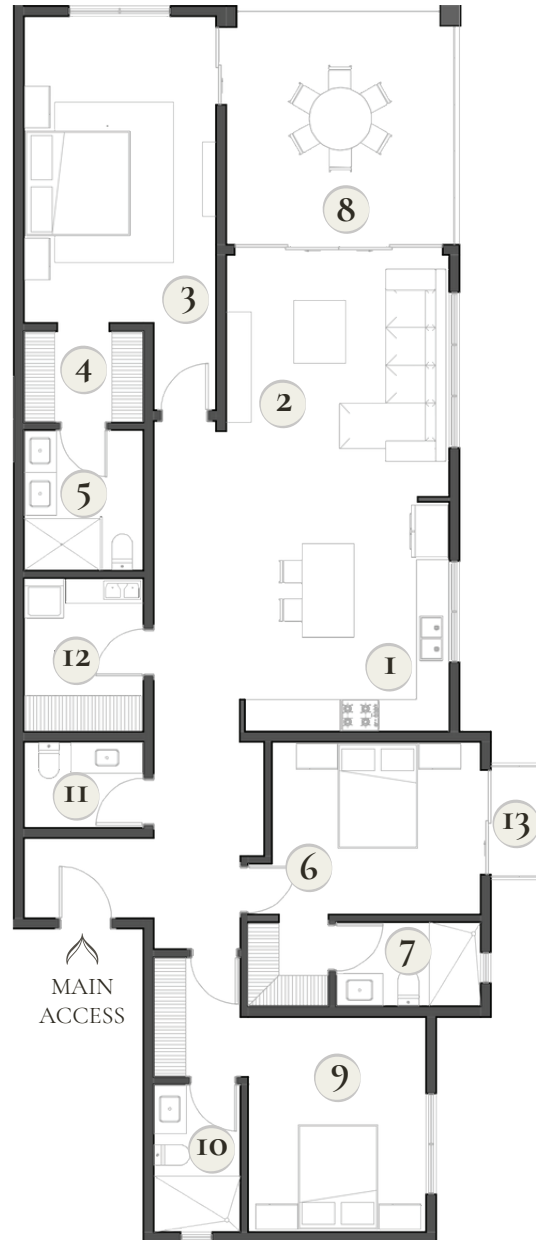
APARTMENTS

101-201-301-401-501-601

3 BD | 3.5 BA | 182.7 M² | 1966.57 FT²

- 1 KITCHEN
- 2 LIVING ROOM
- 3 MASTER BEDROOM
- 4 WALK-IN CLOSET
- 5 MASTER BATHROOM
- 6 BEDROOM
- 7 BATHROOM
- 8 TERRACE
- 9 BEDROOM
- 10 BATHROOM
- 11 BATHROOM
- 12 LAUNDRY ROOM
- 13 BALCONY

TYPE I

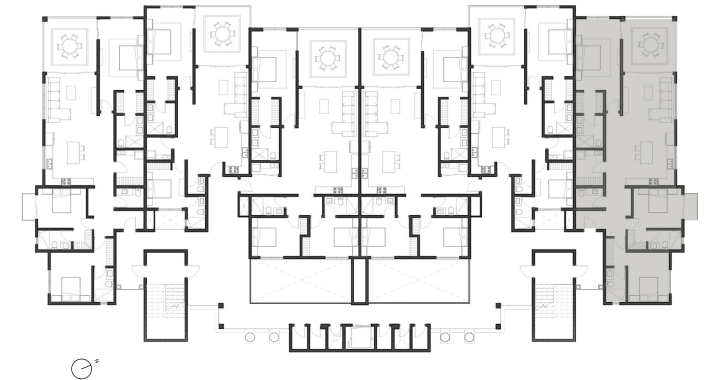


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GYM & EXIT TO POOL



OCEAN VIEW TO PLAYA TAMARINDO



Floor Plan

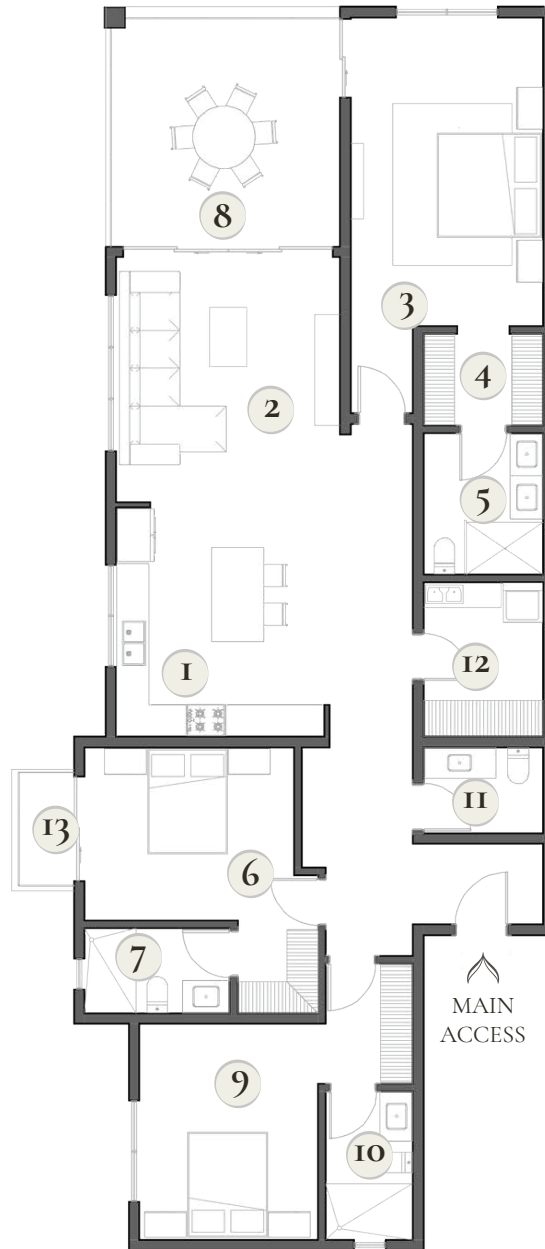
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106-206-306-406-506-606

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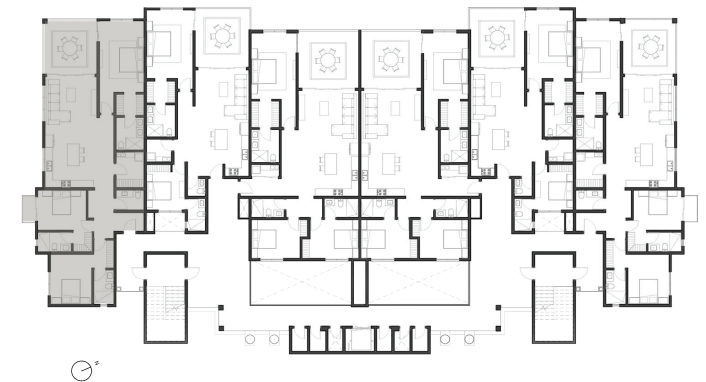


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GYM & EXIT TO POOL



OCEAN VIEW TO PLAYA TAMARINDO





Living Room





Living Room





Master Bedroom





Floor Plan

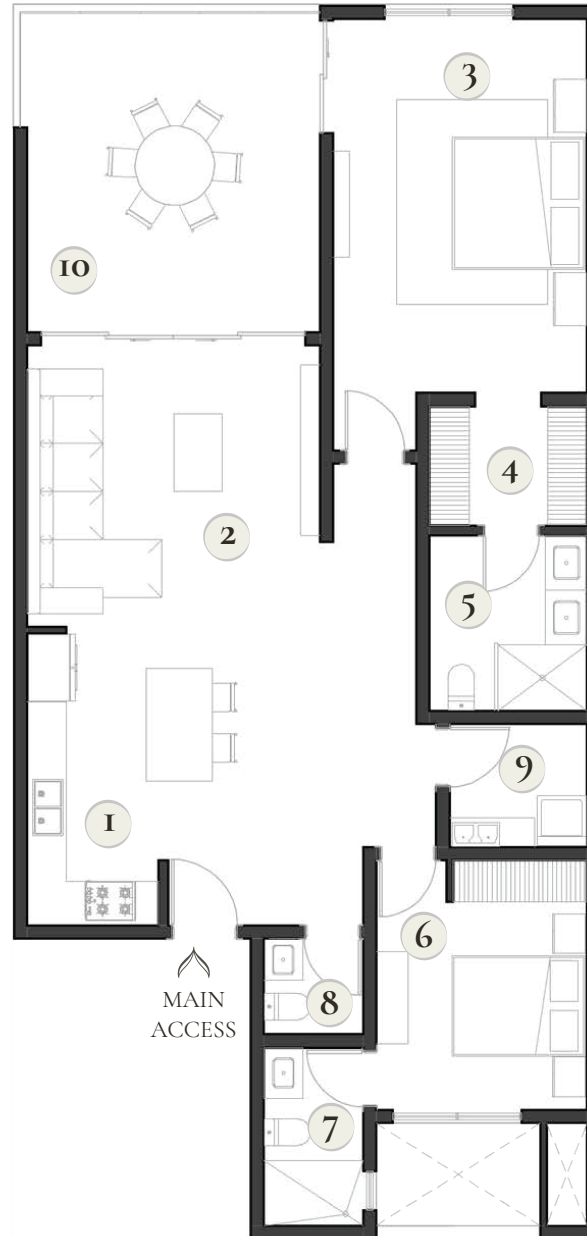
APARTMENTS

102-202-302-402-502-602

2 BD | 2.5 BA | 134.97 M² | 1452.8 FT²

- 1 KITCHEN
- 2 LIVING ROOM
- 3 MASTER BEDROOM
- 4 WALK-IN CLOSET
- 5 MASTER BATHROOM
- 6 BEDROOM
- 7 BATHROOM
- 8 BATHROOM
- 9 LAUNDRY ROOM
- 10 TERRACE

TYPE 2

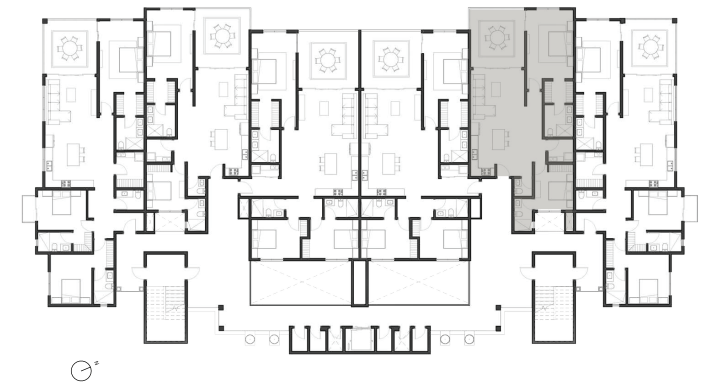


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GYM & EXIT TO POOL



OCEAN VIEW TO PLAYA TAMARINDO



Floor Plan

APARTMENTS

105-205-305-405-505-605

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TYPE 2

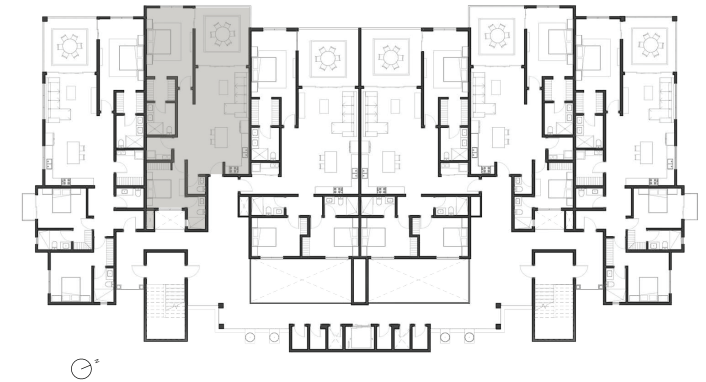


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GYM & EXIT TO POOL



OCEAN VIEW TO PLAYA TAMARINDO





Living Room





Dinning Area & Living Room





Bedroom





Floor Plan

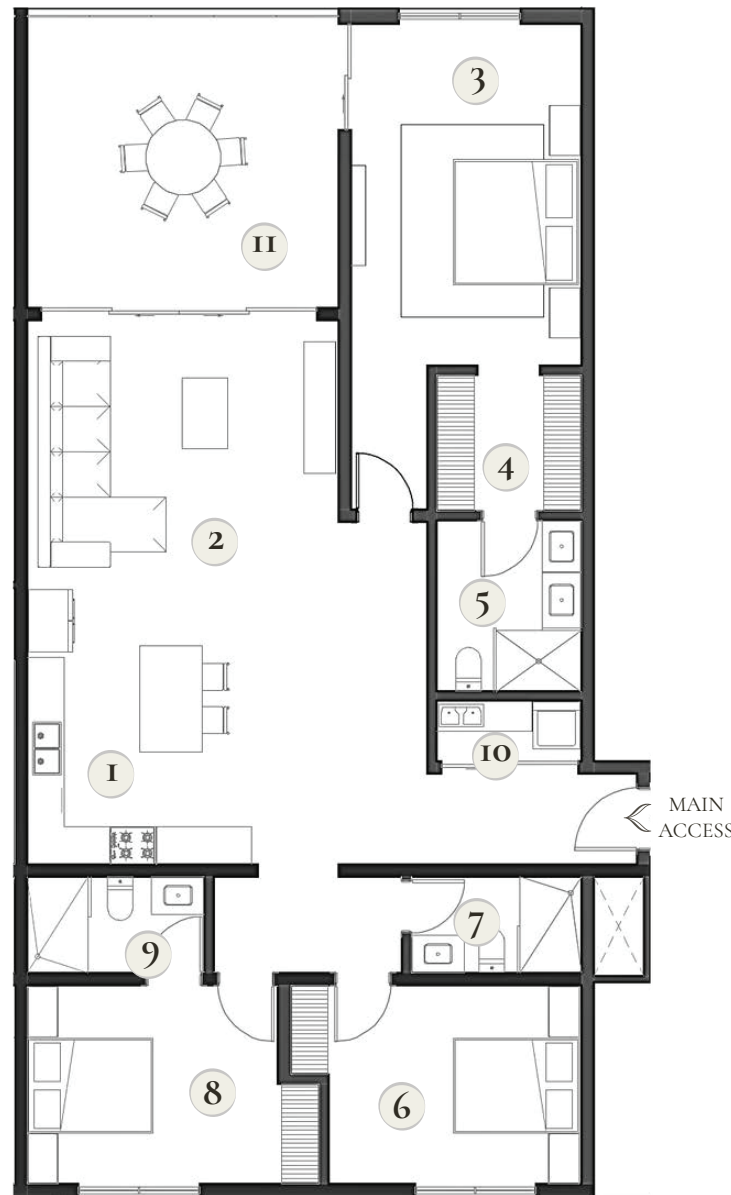
APARTMENTS

103-203-303-403-503-603

3 BD | 3 BA | 166.07 M² | 1787.56 FT²

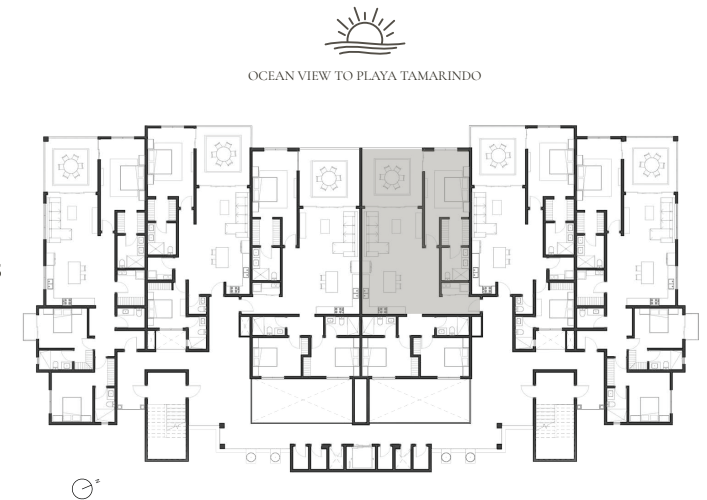
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- 10 LAUNDRY ROOM
- 11 TERRACE

TYPE 3



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GYM & EXIT TO POOL



Floor Plan

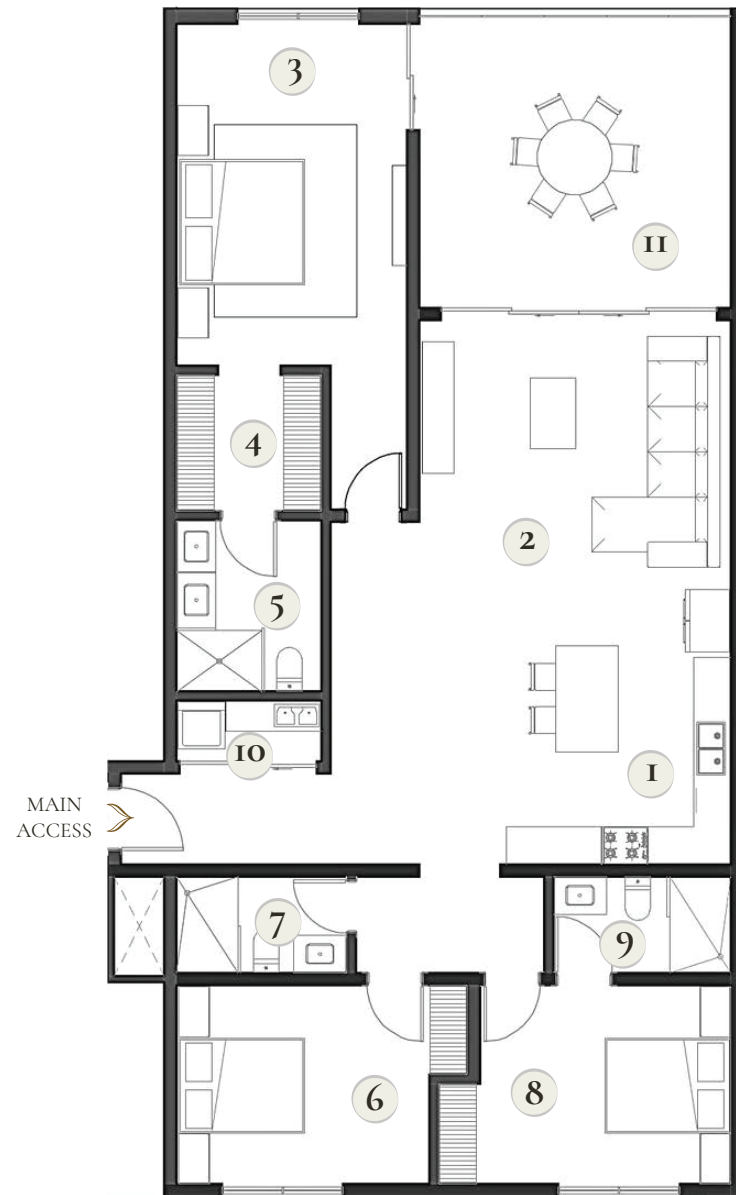
APARTMENTS

104-204-304-404-504-604

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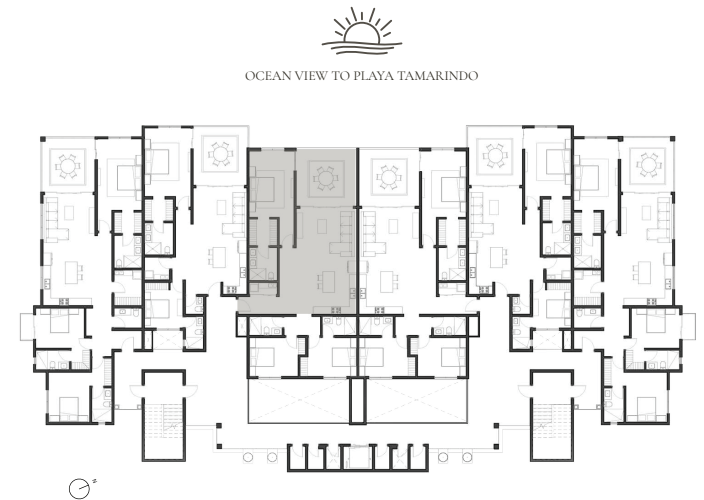
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TYPE 3



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GYM & EXIT TO POOL





Living Room





Living Room



Kitchen & Dining Area



Master Bedroom





The
PENTHOUSES

Penthouse units
7th Floor



7th FLOOR

Floor Plans

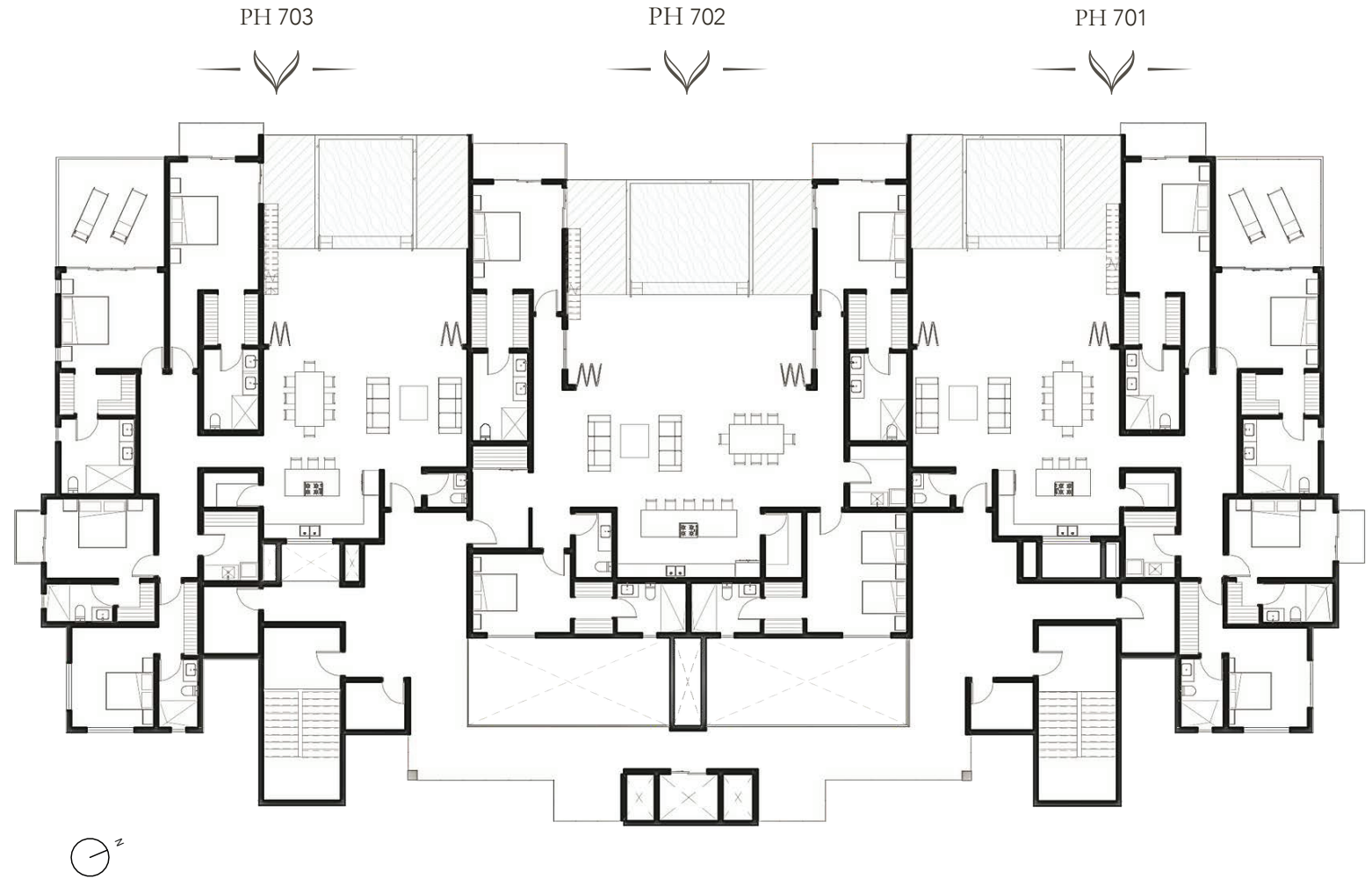
3 Penthouses

Private Lookout Terrace
Private Pool
High Ceilings Features (4m)

UNITS
4 BD | 4.5 BA



OCEAN VIEW TO PLAYA TAMARINDO



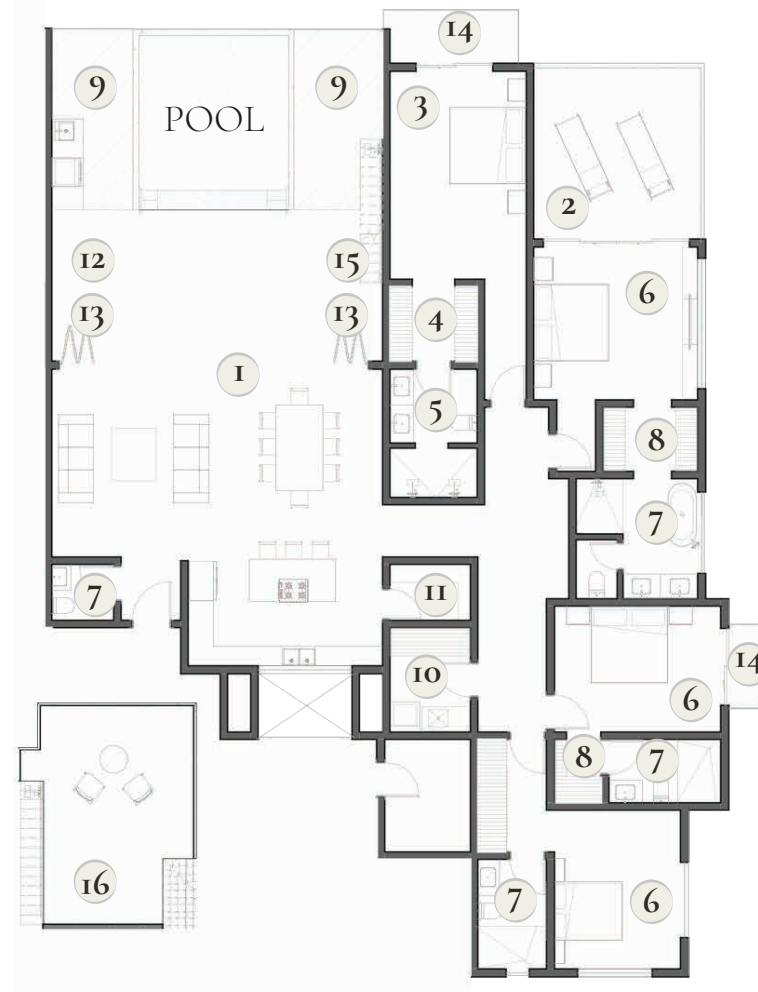
APARTMENT 701

Left Corner Penthouse

4 BD | 4.5 BA | 327.6 M² | 3526.87 FT²

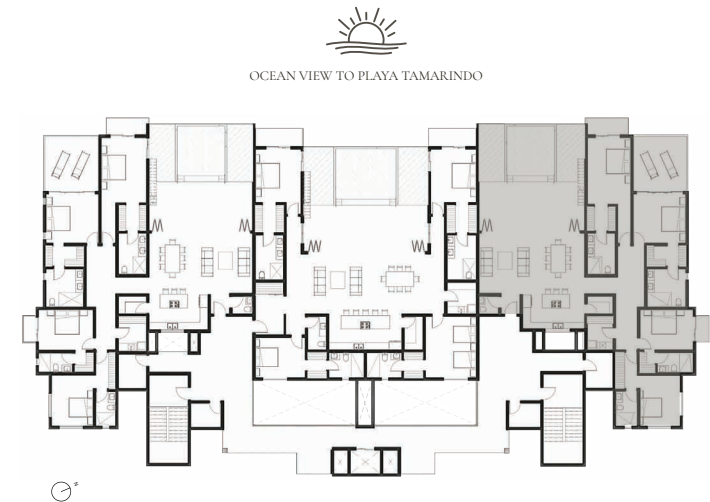
Special Inclusion: Bathtub

- 1 KITCHEN/LIVING ROOM
- 2 TERRACE
- 3 PRIMARY BEDROOM
- 4 PRIMARY WALK-IN CLOSET
- 5 PRIMARY BATHROOM
- 6 BEDROOM
- 7 BATHROOM
- 8 WALK-IN CLOSET
- 9 DECK
- 10 LAUNDRY ROOM
- 11 PANTRY
- 12 BBQ
- 13 ACCORDION DOORS
- 14 BALCONY
- 15 STAIRS TO ROOFTOP
- 16 TERRACE



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GYM & EXIT TO POOL



APARTMENT 702

Center Penthouse

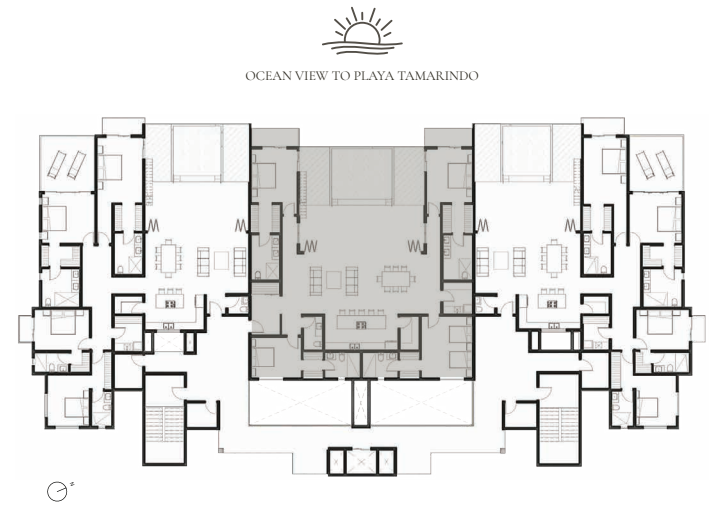
4 BD | 4.5 BA | 338.8 M² | 3646.80 FT²

- 1 KITCHEN/LIVING ROOM
- 2 TERRACE
- 3 PRIMARY BEDROOM
- 4 PRIMARY WALK-IN CLOSET
- 5 PRIMARY BATHROOM
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- 7 BATHROOM
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GYM & EXIT TO POOL

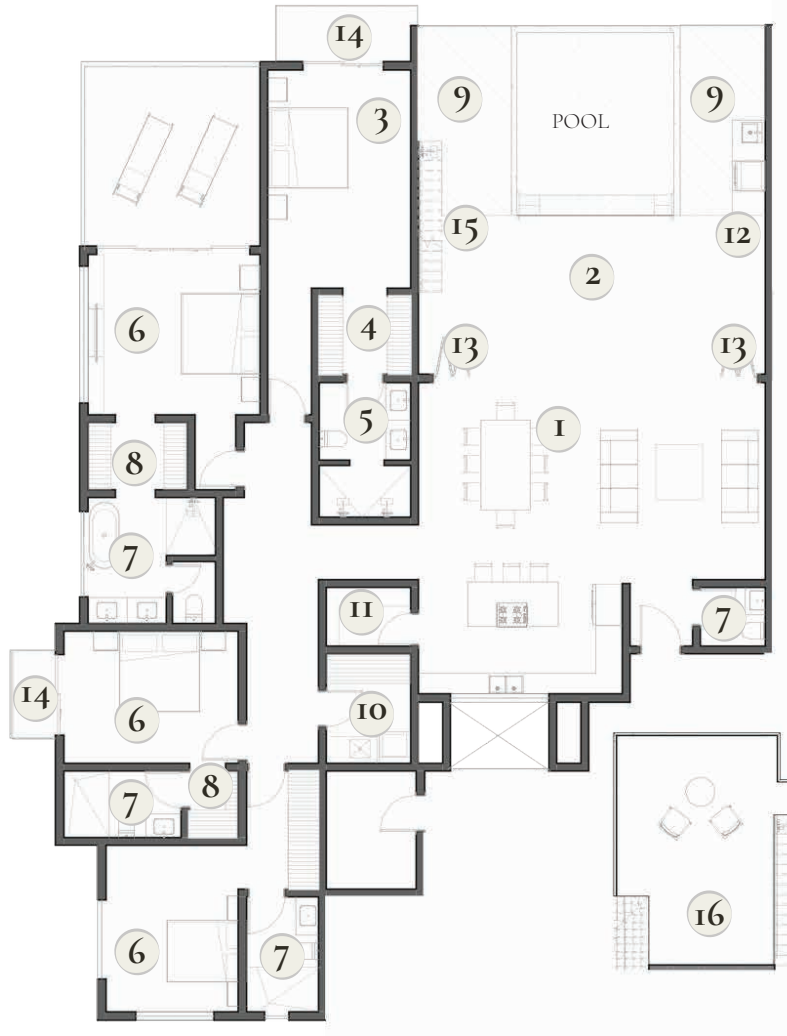


APARTMENT 703

Right Corner Penthouse

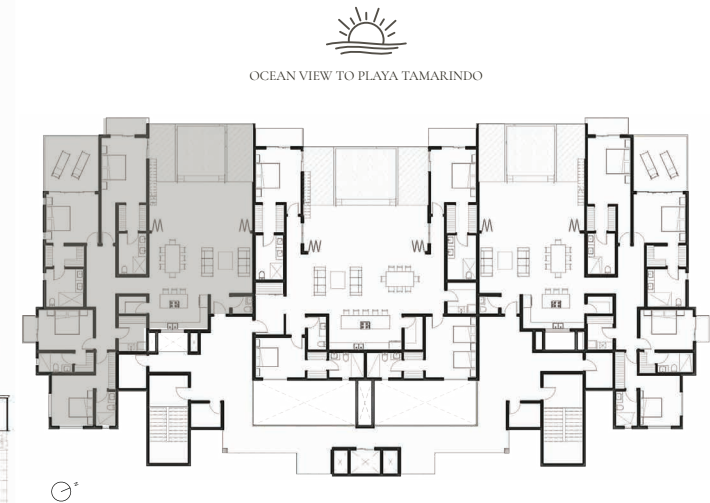
4 BD | 4.5 BA | 327.6 M² | 3526.87 FT²
 Special Inclusion: Bathtub

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GYM & EXIT TO POOL





Living Room















Standard
INCLUSIONS



Apartment units
Floors 1st - 6th



BUILT-IN

Appliances

- * Washer–Dryer (Tower)
- * Microwave Oven
- * Refrigerator with Ice Maker
- * Dishwasher
- * Electric Oven
- * Induction Cooktop
- * Range Hood
- * A/C Units in Living Room and Bedrooms
- * Ceiling Fans in Living Room, Bedrooms, and Main Terrace

UNIT

Finishes

- * Kitchen Cabinets with Quartz Countertops
- * Shower with Glass Doors and Rain Shower Heads
- * Sink: Double Basin in Master, Single Basin in Secondary Bathrooms, Ceramic Countertops, American Standard Faucets
- * American Standard Toilets
- * Illuminated Mirror
- * Italian Ceramic Floors (Mirage Brand), White Sand Color, Non-Slip
- * Closets in Bedrooms
- * Windows: uPVC (INCO Brand), 3+3 Laminated Glass, White Color
- * Casement Windows in Kitchen and Bathrooms
- * Crown Molding Around Ceilings in All Rooms and Living Areas

BUILT-IN ELECTRICAL

Appliances



REFRIGERATOR
GE Profile Series 21.9 Cu. Ft.
Counter-Depth Side-By-Side
Refrigerator

Brand: GE Refrigeration
Model#: PZS22MYKFS



WALL OVEN
24"/60cm Electric
Multi-Function Wall
Oven

Brand: Bosch.
Model#: HBA5360So



DISHWASHER
Bosch 24" Built-In
Dishwasher

Brand: Bosch
Model#: SKU: 57135014



COOKTOP
31.5"/80cm Induction
Cooktop

Brand: Bosch.
Model#: PIE875DCIE



VENTILATION
Built-in 34" (87cm) 600 C F M
Collection Professional

Brand: Falmec
Model#: FIMAS34B6SS1



WASHER
Frigidaire 4.3 Cu Ft.
21Kg Front Load Washer
White

Brand: Frigidaire
Model#: FWFX22D4EW



MICROWAVE
GE Profile 1.1 Cu. Ft.
Countertop Microwave Oven

Brand: GE.
Model#: PEM31SFSS



DRYER
Frigidaire 8.0Cu Ft /
21Kg Electric Front
Loading Dryer White

Brand: Frigidaire
Model#: FDEX22E4EW

BUILT-IN

Bathroom Finishes



COUNTERTOP
LAVATORY FAUCET

Brand: American Standard
Model#: 19.00573.002



TOWEL HOLDER

Brand: Genwec
Model#: GW05 45 04 02



SINGLE LEVER MIXER

Brand: American Standard
Model#: 19.01555



UNDERCOUNTER
LAVATORY

Brand: American Standard
Model#: 19.01443



SHOWER HEAD ONE
PIECE TOILET

Brand: American Standard
Model#: 784640001



ONE PIECE TOILET

Brand: American Standard
Model#: 19.02035.020



TOWEL HOLDER

Brand: Genwec
Model#: GW05 47 04 02



SOAP HOLDER

Brand: Genwec
Model#: GW05 42 04 02



SOAP DISPENSER

Brand: Genwec
Model#: GW05 44 04 02

GENERAL

Moodboard finishes

1. Kitchen Panel Finish: MDP coated with melamine thermos bonded.
 - 1.1 Color finish Pecan.
 - 1.2 Color finish Amber.
2. Countertop Finish: White Quartz finish.
3. Backsplash Finish: Laminan Calacatta Michaelangelo
4. General Floor Finish: Mirage Porcelain Clear GC or SP.



KITCHEN

Moodboard finishes



1. SINK
Brand: Prime.
Model#: UE2o6

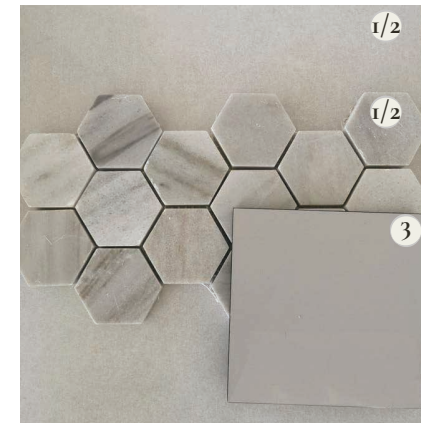


2. COUNTERTOP LAVATORY FAUCET
Brand: American Standard.
Model#: 19.01363

BATHROOM

Moodboard finishes

1. Floor finish: Mirage Porcelain Clear GC or SP
2. Shower floor finish: Mirage Porcelain Clear GC or SP.
Wall finish: DecoPorcelain tile 11.8" x 23.6"
(Decorative tile ONLY in master bathroom)
3. Furniture finish: MDP coated with melamine thermo bonded.
Color finish: Minerale



Residencial
AMENITIES



Gated Community

A secure, private environment designed for both residents and guests.

24/7 security

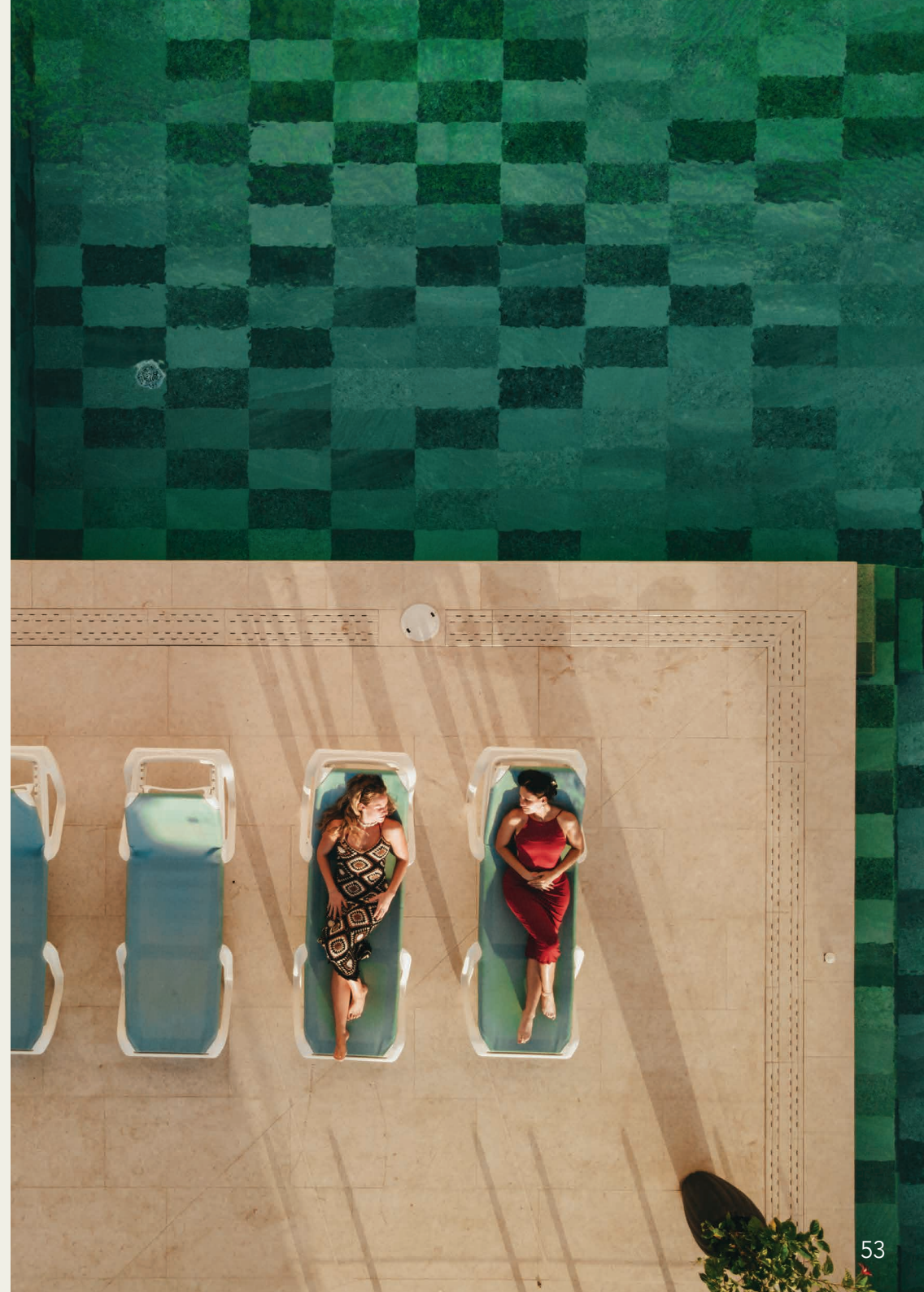
On-site security personnel and video surveillance ensure controlled access at all times, with monitored entry points and trained staff prepared to respond quickly in any situation.

Parking Space

Each residence includes a dedicated parking space for one vehicle.

Maintenance service of common areas & Pools

A specialized team coordinated by Grupo Diria maintains the functionality, cleanliness, and overall appearance of all shared spaces.



2 Infinity pools, Kids pool & Adult pool

Two infinity-edge pools — including designated areas for adults and children — are set within lush tropical landscaping, creating a tranquil setting that enhances the overall living experience.

Fitness Center

A fully equipped, modern gym designed to support an active and balanced lifestyle.

Storage Units (Available for Rent)

Optional storage units are available on each floor, providing convenient space for seasonal items, sports equipment, and personal belongings.



Electric Vehicle Charging

Designated parking spaces for electric vehicles and golf carts, with on-site charging available. (Electric consumption billed based on usage.)

Children's Playground

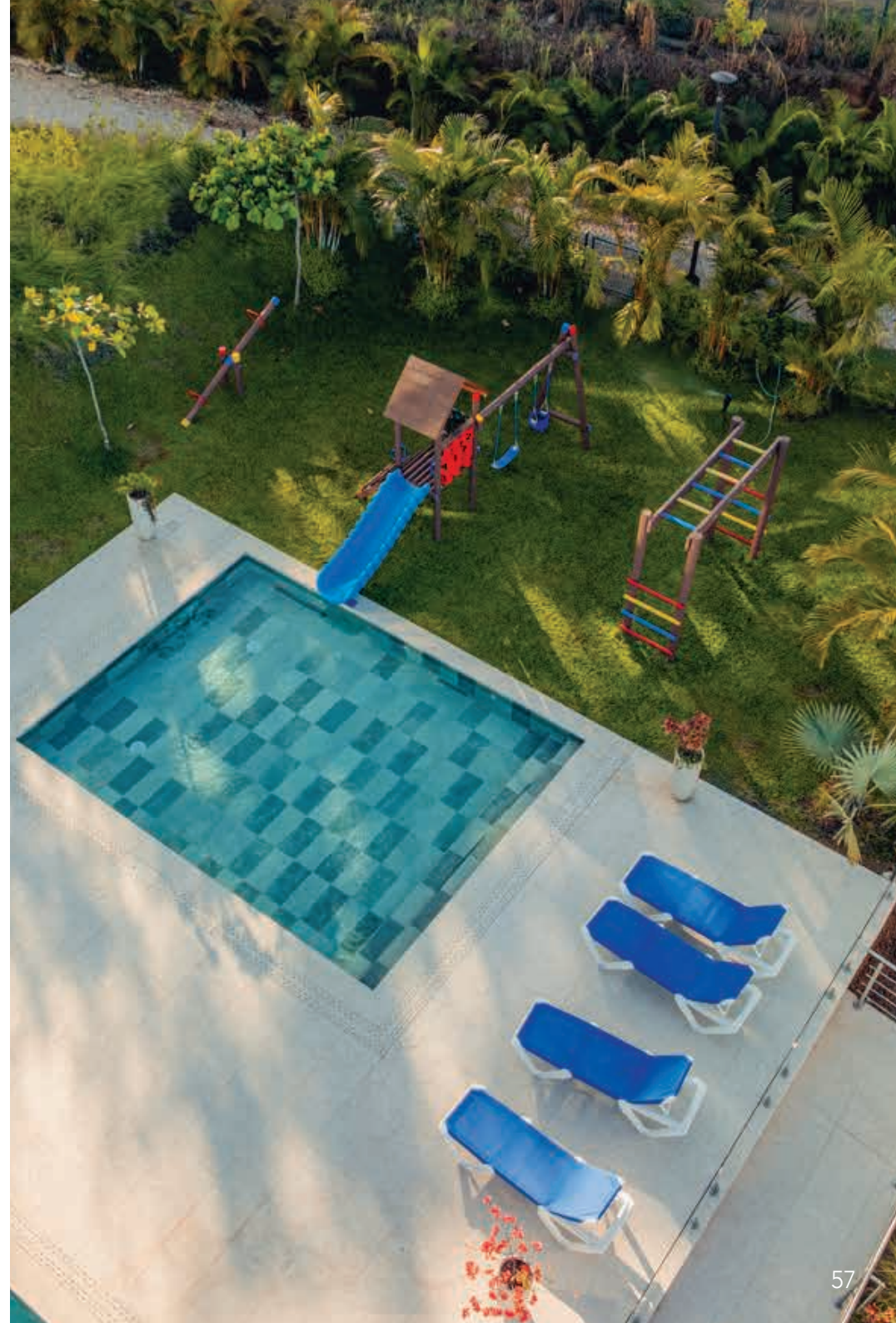
A safe and dedicated outdoor space designed to encourage play, movement, and social interaction within the community.

Club Diria Benefits

As an owner, you and your family enjoy exclusive access to Club Diria, including beachfront access and parking through Grupo Diria properties, invitations to VIP events, and preferred access to Rancho Tamarindo's golf facilities.









STORAGE

Units



Tower C

STORAGE UNITS

Tower C

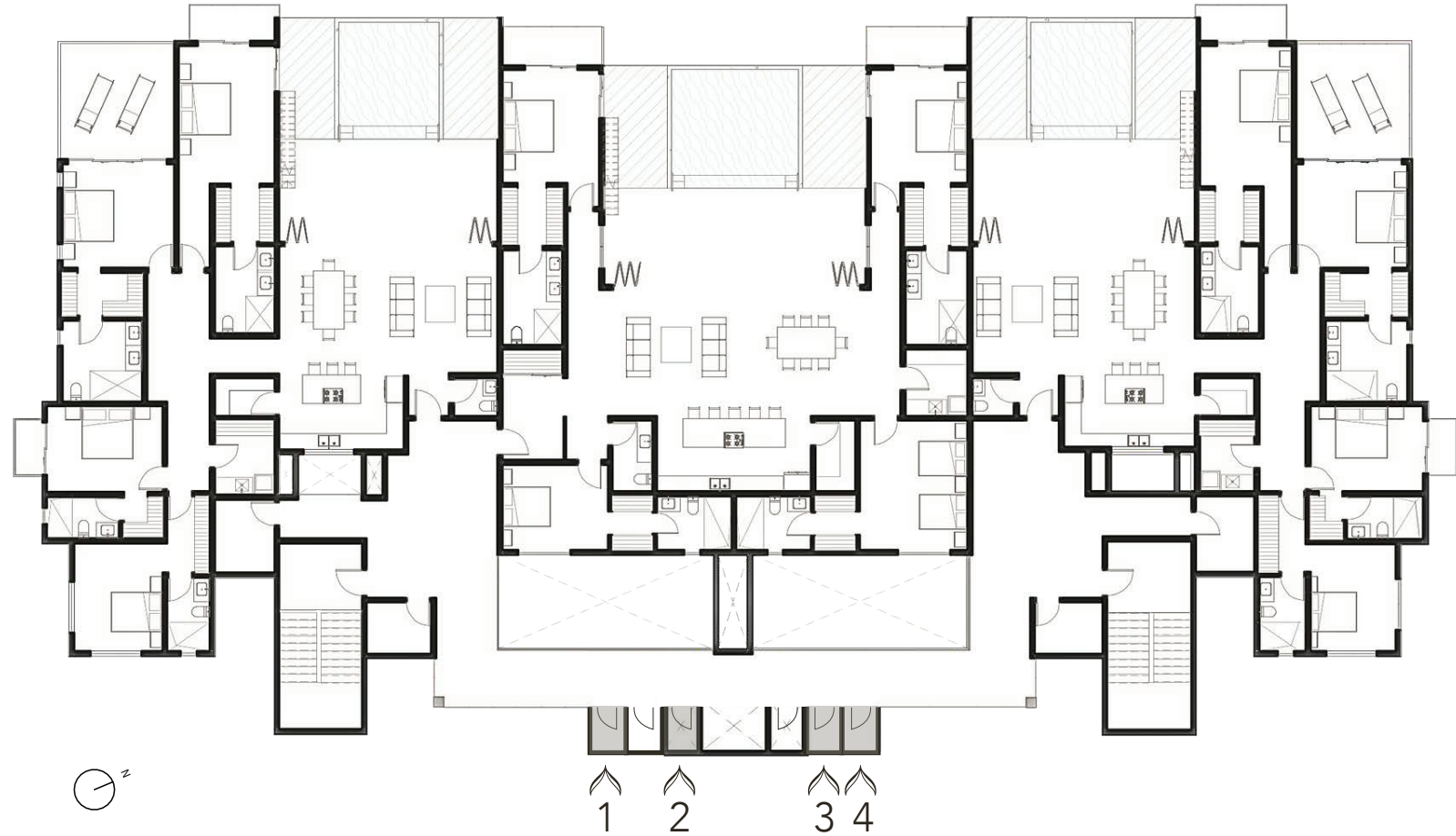
4 storage units per floor.

Right of use is for 30 years.

There will be NO monthly fees.



OCEAN VIEW TO PLAYA TAMARINDO



Storage units location on each floor

STORAGE UNITS

Building C

Unit Number	Floor Number	Unit's M ²	Usage Right Cost
Storage 1	Floor 1	2,6	\$7.500
Storage 2	Floor 1	2,6	\$7.500
Storage 3	Floor 1	2,3	\$7.500
Storage 4	Floor 2	2,6	\$7.500
Storage 5	Floor 2	2,6	\$7.500
Storage 6	Floor 2	2,3	\$7.500
Storage 7	Floor 2	2,3	\$7.500
Storage 8	Floor 3	2,6	\$7.500
Storage 9	Floor 3	2,6	\$7.500
Storage 10	Floor 3	2,3	\$7.500
Storage 11	Floor 3	2,3	\$7.500

Unit Number	Floor Number	Unit's M ²	Usage Right Cost
Storage 18	Floor 5	2,6	\$7.500
Storage 19	Floor 5	2,3	\$7.500
Storage 20	Floor 5	2,3	\$7.500
Storage 23	Floor 6	2,3	\$7.500
Storage 24	Floor 6	2,3	\$7.500
Storage 25	Floor 7	6,5	\$13.650
Storage 26	Floor 7	6,5	\$13.650
Storage 27	Floor 7	4,9	\$10.290
Storage 28	Floor 8	4,9	\$10.290

HOA

Fees

Residencia La Vista's HOA fees are calculated based on the square meter size of each residence. The current rate is \$2 per square meter, billed monthly. These fees support the ongoing maintenance, operation, and enhancement of all common areas and shared amenities, ensuring the long-term quality and value of the community.

Unit Type	Unit's FT	Unit's M ²	Monthly HOA
2 BD - 2.5 BA	1.452,80	134,97	\$269,94
3 BD - 3.5 BA	1.787,56	166,07	\$332,14
3 BD - 3.5 BA (Corner Units)	1.966,57	182,70	\$365,40
Corner Penthouse	3.526,80	327,65	\$655,30
Center Penthouse	3.646,80	338,78	\$677,56





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Our Offices

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