




Ventana

Investment

Properties



VENTANA
del Pacifico

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It's a State of Mind

With the current state of mind of the government, all roads are leading to the Osa Peninsula in the southern region of Costa Rica. A place which just happens to be the home of our development since 1988.

The population and growth of the northern zone of the country is on the verge of overload. The government has identified this problem and has re-distributed funds to increase the capacity of the infrastructure of the southern region. This includes; The new international airport, the completion of the Coastal Highway (which borders our western border), the completion of the Pan-American Highway (which is parallel to our eastern side), the latest approval of the Escazu-Jaco Highway (which will reduce travel time from San Jose to the southern region by 50%) and finally the placement of a brand new Duty-Free Port 60 minutes south.



Set on the edge of the lush rainforests of the southern region of Costa Rica, our investment properties are only 20 minutes away from Palmar Sur, location of the current airstrip and 35 minutes away from the site for Costa Rica's newest airport schedule to open in 2010. In addition, a brand new state of the art hospital has just opened 5 minutes away from this impressive development.



With five beautiful beaches nestled along our Pacific Coast border, we have access to hundreds of resources for vacationers and retirees alike. Known for ecological tourism, this area is lush with many, many things to do, such as; Scuba Diving, Eco Tours, Zip-lines, Sport Fishing, Para-Sailing, Boating and much more.

Dining out is no problem either, neighboring Ojochal is well know for it's selection of restaurants, from exquisite French cuisine to laid back pizza bars, this area is full of surprises.

All of this presents significant reason for investment into this area. With all of the signals now green and tourism on an 11% growth rate, statistics show that there will be exceptional appreciation in land and development for the next few years.

Starting with a full array of services, we offer a One-Stop-Shop program for all of our clients. With a complete turn-key rental program, we offer clients the ease of selecting their units and turning the rest over to our in-house management office for complete maintenance and management of their unit. We take care of Maid service, landscaping, pool services and building upkeep.

Details of what's included are on next page.



Fully serviced with water and electricity within a gated community that includes a common area with swimming pool, phone and Internet.

The House – Please see renderings above and floor plans on page 4.

The Furnishings – Turnkey package, rental ready, all you need is the groceries.

Furnishings will be of light tropical nature and include the following; consideration has been taken to ensure durability throughout a busy rental history.

Gourmet kitchen with Granite Countertops.

Large appliance pieces will be GE (or similar quality)

- 26' side by side refrigerator with water and ice in door.
- Ceramic top stove.
- Dishwasher
- Washer and dryer
- Microwave
- Coffee Maker
- Toaster



Local Hardwood dining tables, chairs, end tables, beds, dressers, etc.

Living room suite will be of local natural fibers.

Ceiling fans (i.e. Hunter) and lighting (direct and indirect) throughout.

All faucets and ceramics (sink and toilets) will be of a brand name, (i.e American Standard, Kohler).

32' Television and surround sound Stereo with CD / DVD.

All outdoor furnishings including BBQ.

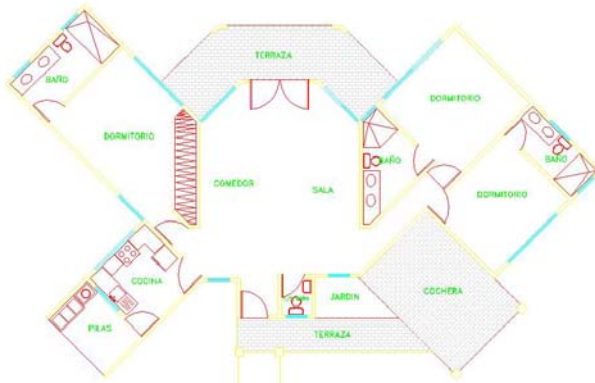
Miscellaneous: All cookware, utensils, pots, pans, storage vessels. Two sets each linens and towels/person. Tool kit, flashlights, garden hose, trash cans. Window coverings (bedrooms), artwork throughout.

All bedrooms will be air conditioned.

The landscaping will be in keeping with the local flora and fauna and will include various fruit trees and colorful plants and palms.

The driveway will be graveled.

Floor Plans



PLANTA DE DISTRIBUCION



FACHADA PRINCIPAL

Three Bedroom

Two Bedroom



PLANTA DE DISTRIBUCION



FACHADA PRINCIPAL

Design Disclaimer

These floor plans are for conceptual use only and are subject to change by designer, builder, architect, government or developer's discretion.