



Las Villas

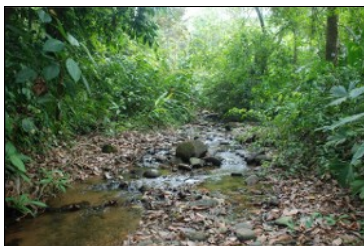
de San Buenas

Costa Rica - Beach Club - Golf

[www.VillageCostaRica.com](http://www.VillageCostaRica.com)



*Come join us in paradise!*



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[www.villagecostarica.com](http://www.villagecostarica.com)

+1.612.819.8154

[www.facebook.com/sanbuenas](https://www.facebook.com/sanbuenas)

## Welcome to Las Villas de San Buenas in Costa Rica!

*Las Villas de San Buenas* is a 150 acre community, with customers from around the world (currently 8 countries) located in Costa Rica's beautiful Osa region. With over two miles of walking trails, 20 acres of jungle and a variety of lot/housing options, this is a great Costa Rica real estate option. All lots are within 15 minutes of:

- Four beaches
- Two National Parks
- One of Costa Rica's newest hospital
- Grocery stores
- Restaurants
- Airport
- Golf course



Lots start at \$23,900 and go up to \$224,900 based on lot size, views and proximity to the jungle.

Anyone who purchases now has the freedom and choice to build on their lot when it fits their schedule.

### Highlights of Las Villas de San Buenas:

- **Great location (safe, healthcare, beaches, golf, wildlife)**
- **No background documentation financing available.**
  - ◇ **5 years at 5% annual interest (fixed)**
- **Exclusive options available**
  - ◇ **Ownership option in Ballena Beach Club**
  - ◇ **Discounted membership at San Buenas Golf Resort**

### Why Costa Rica?

- Friendly, intelligent people
- Fully titled property to foreigners
- High quality - low cost of living
- Save 80% on dental and healthcare costs
- Incredible wildlife, beaches and natural beauty with over 25% of its land protected in national parks or private reserves
- Recently elected their first female president, Laura Chinchilla (photo right)
- Very safe and no military for over 60 years (US Coast Guard protects their shores)
- Great health and dental care at affordable prices
- Global demand for real estate
- Largest export: Computer chips
- Strong international influence (United Nations, etc)





# Management & Customers of Las Villas de San Buenas

## Management

*Nick Halverson: CEO*

Nick has lived in the USA, New Zealand, Australia and Costa Rica, and has literally traveled around the world.

- Prior to focusing on Costa Rica real estate, Nick had worked for a USA based entrepreneur and was involved with brand building with several large multinational companies assisting with their sports marketing strategies.
- He also worked at OnStar division of General Motors (market research) and Lazard (mergers and acquisitions).



Nick earned his Bachelor's degree from Cornell University (Ithaca, NY) in Applied Economics and Management and his MBA from Indiana University - Kelley School of Business.

More professional/biographical information: <http://www.linkedin.com/in/costaricarealestate>

*Duane Halverson: Chairman of the Board*

Duane grew up on an 80 acre farm in Vincent, IA (pop 80). He is currently "retired", however, in his retirement he:

- Started and owns D. Halverson & Associates business consulting firm
- Selected to join the Board of Iowa State University Alumni Association
- Board member of SAVE, suicide prevention organization



Prior to retirement Duane was Chief Operating Officer, Land O'Lakes, Inc where he managed all day-to-day operations of the \$12 billion company throughout the world.

He earned both his Bachelor's and Master's degree in economics from Iowa State University.

## Customers of Las Villas de San Buenas

We have sold approximately 40 lots so far. People often ask us "who is your customer" and "who will my neighbor be". We don't have a "typical" customer, however, all of them enjoy traveling, spending time with friendly people and have a "PURA VIDA" attitude.

Our customers are from around the world:  
Costa Rica, United States, Canada, United Kingdom, Columbia, France, Nigeria and Philippines;



and their backgrounds include:

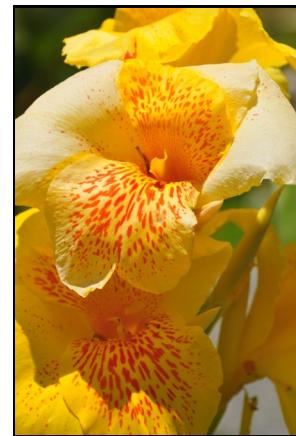
- Olympic athlete
- Educators and education administration
- Senior executives from Fortune 500 companies
- Retired military
- Bus drivers
- Financial planners
- Farmers
- Entrepreneurs



## Conveniently Located in Osa

### Osa Region of Costa Rica

- *Las Villas de San Buenas* is located in beautiful Osa region of Costa Rica's south pacific coast. Osa is world renown for its beautiful landscapes, national parks and beaches.
- 5 minutes south of Ojochal  
15 minutes south of Uvita  
15 minutes north of Palmar Norte.  
One mile east from the paved Costanera Highway through the rustic and charming village of San Buenaventura (KM marker 187)
- Osa is the location of Costa Rica's ancient stone spheres. These spheres were built by an indigenous group of people many centuries ago, but no one knows who exactly built them or how they were built. These national treasures can be seen in parks in the region.
- Osa is also home to incredible wildlife and Corcovado National Park; considered by *National Geographic* as the most biologically intense place on Earth.
- Many activities are close to Las Villas de San Buenas:
  - Hiking
  - Zipline tours
  - Bird watching
  - Surfing
  - Only 60 miles to two tax free shopping zones.
  - Horseback riding
  - Golf
  - Relaxing on the beach
  - Deep sea fishing



### *Easy Access*

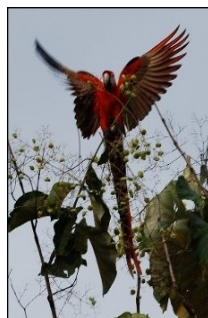
Simply fly from San Jose (SJO) to Palmar Sur (PMZ) on either Taca or Nature Air. Both airlines offer daily flights.

Driving from San Jose takes 3.5 hours (great roads).

### *Healthcare*

Costa Rica is home to one of the most affordable, high-quality, healthcare systems in the world. One of the country's newest hospitals, inaugurated by then-President Oscar Arias in 2008, is only 5 minutes away. (photo lower right)

This 80,000 ft<sup>2</sup> state of the art hospital offers 24 hour ER and pharmacy, general surgery, lab work, orthopedic, pediatrics, ob/gyn and X-ray.



## Conveniently Located in Osa

### Beaches

Las Villas de San Buenas is within 20 minutes of FOUR BEACHES! Playas Pinuellas, Uvita/Ballena National Park, Tortuga and Ventanas



Residents of Las Villas de San Buenas also have the option of becoming **owners** of the only built beach club in the Osa region. The beach club is in front of Playa Uvita/Ballena National Park and only 20 minutes from your home. This incredible, and EXCLUSIVE, option is an optional addition - but well worth it if you enjoy spending time at the beach.

Playa Ventanas is a beautiful beach only 15 minutes from the property. It is a great family beach for swimming, sun tanning, snorkeling and sea kayaking. You may also see some of the neighboring monkeys in the trees. Stay to watch the breathtaking sunsets. (photo is of Nick Halverson & his daughter)

### Restaurants

If you are looking for national fast food chains then Las Villas is NOT for you. There are dozens of local restaurants serving all types of food. There “sodas” throughout the area serving a wide variety of food options, including a traditional meal (most popular is a “casada”), seafood and grilled chicken. If you get an urge for McDonald’s there is one, about one hour away in San Isidro del General.



If you prefer a fine dining experience, there are several options nearby.

Coca Cola and Costa Rica’s own Imperial beer are at nearly every restaurant so you won’t go thirsty!  
NOTE: the water IS safe to drink in the Osa region.

### Golfing

- If you like to golf, then Las Villas de San Buenas is a great option. We are located next door to San Buenas Golf Resort - in fact we donated the land for their driving range. Residents of Las Villas de San Buenas can purchase discounted memberships and have access to the course.





# Las Villas de San Buenas - 150 acre development (60 hectares)





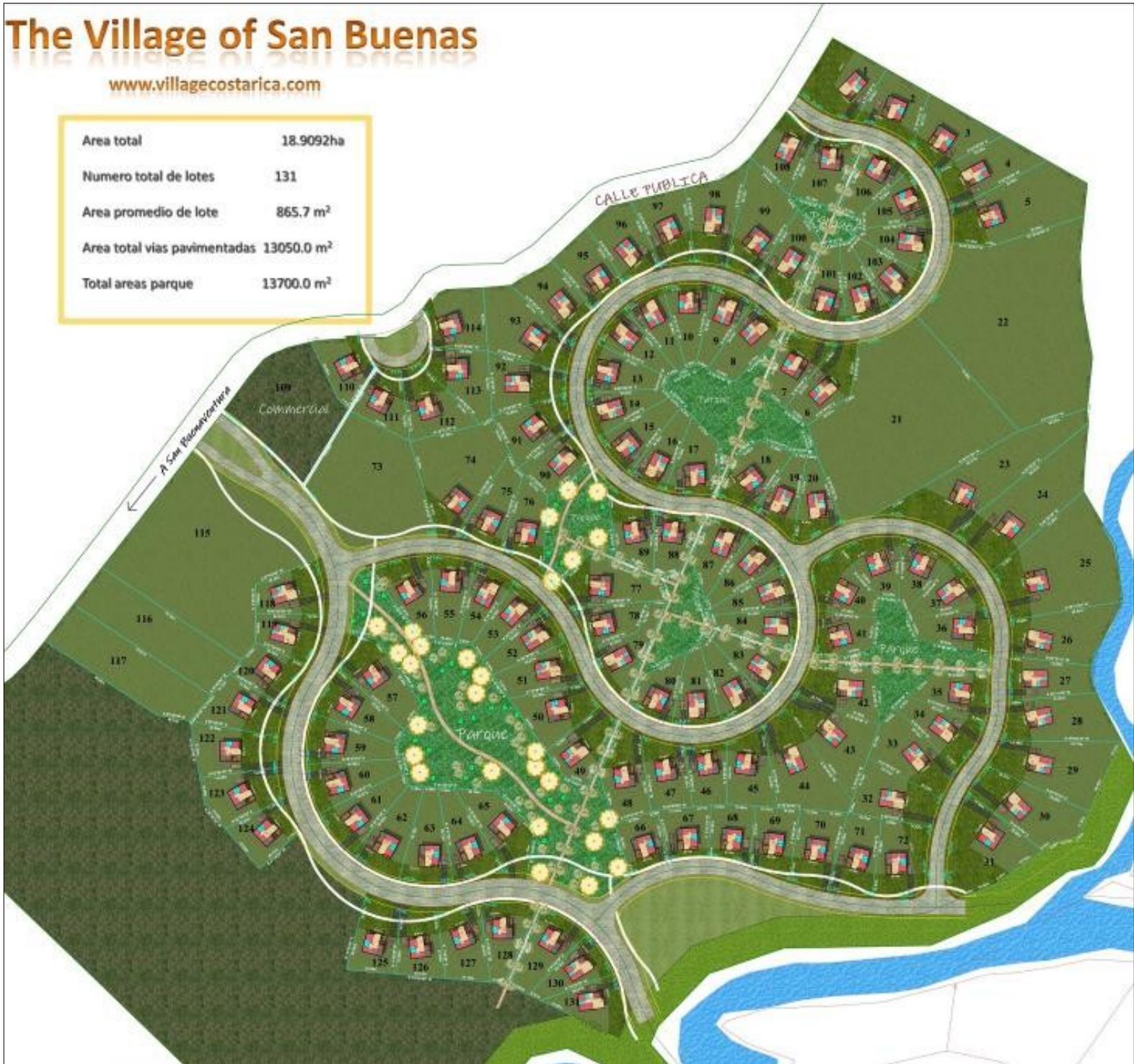
# Las Villas de San Buenas

## Mountain view residential lots

### The Village of San Buenas

[www.villagecostarica.com](http://www.villagecostarica.com)

|                              |                        |
|------------------------------|------------------------|
| Area total                   | 18.9092ha              |
| Numero total de lotes        | 131                    |
| Area promedio de lote        | 865.7 m <sup>2</sup>   |
| Area total vias pavimentadas | 13050.0 m <sup>2</sup> |
| Total areas parque           | 13700.0 m <sup>2</sup> |

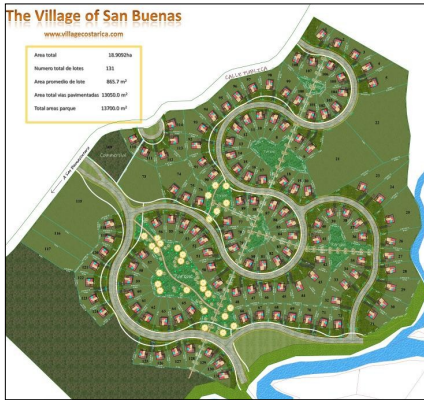


Almost every lot will back up to a park and tree-lined walking trails connecting the owners with each other and with nature.

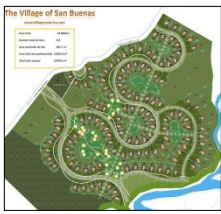




Beautiful mountain view residential lots start at \$23,900  
All of these lots have backyard access to over two miles of walking trails and parks







# Las Villas de San Buenas

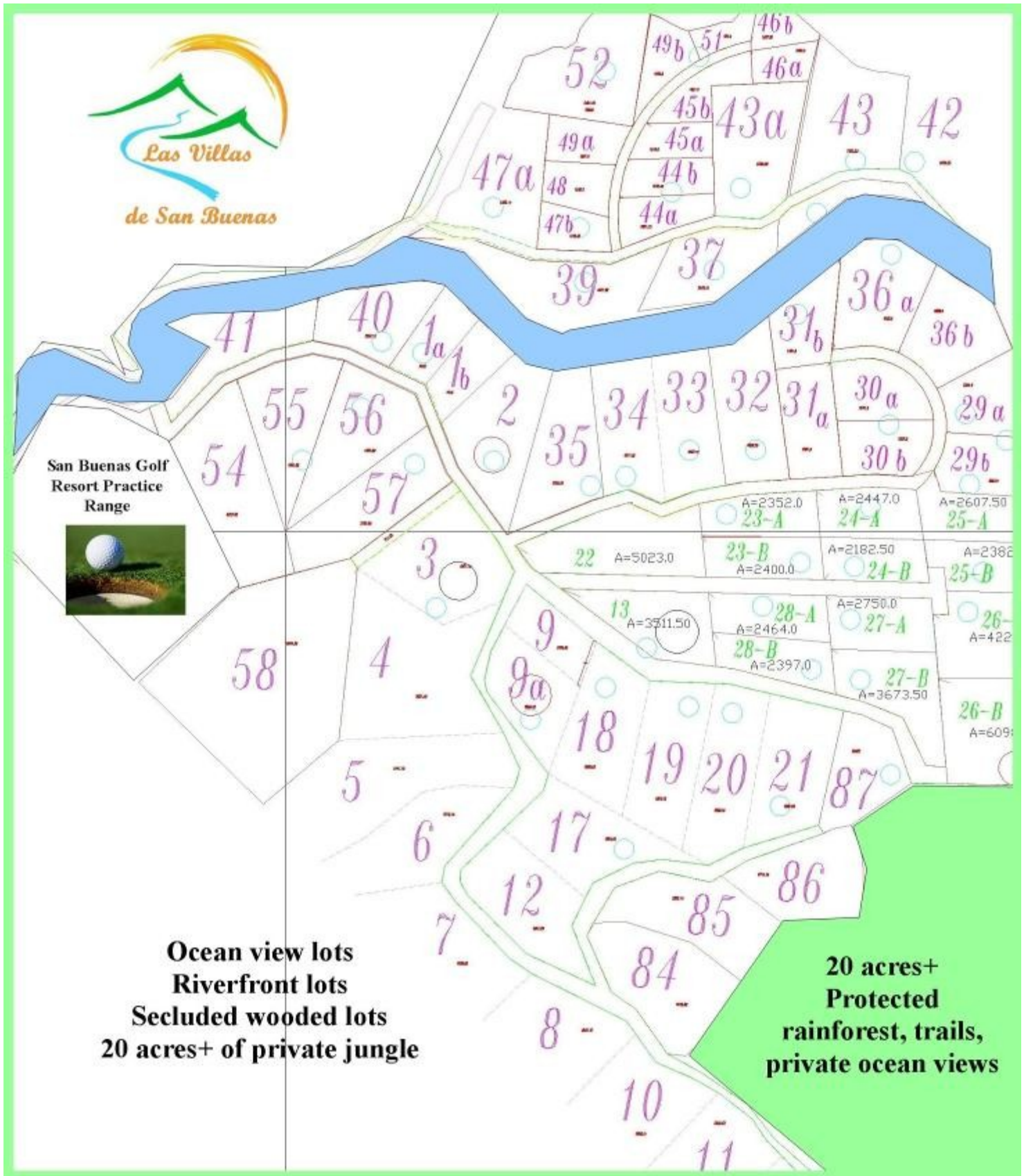
## *Price List: Mountain view residential lots*

| Lot # | Size (sq m) | Size (sq ft) | Price    | Lot # | Size (sq m) | Size (sq ft) | Price        | Lot # | Size (sq m) | Size (sq ft) | Price        |
|-------|-------------|--------------|----------|-------|-------------|--------------|--------------|-------|-------------|--------------|--------------|
| 1     | 924         | 9,947        | \$41,500 | 45    | 714         | 7,683        | \$34,750     | 89    | 606         | 6,521        | \$30,950     |
| 2     | 683         | 7,346        | Sold     | 46    | 530         | 5,700        | \$25,950     | 90    | 557         | 5,997        | \$28,500     |
| 3     | 798         | 8,588        | Sold     | 47    | 640         | 6,888        | \$30,950     | 91    | 714         | 7,687        | \$31,250     |
| 4     | 849         | 9,137        | Sold     | 48    | 753         | 8,100        | \$37,500     | 92    | 743         | 7,999        | \$33,250     |
| 5     | 1,617       | 17,400       | \$74,900 | 49    | 637         | 6,850        | \$32,000     | 93    | 1,063       | 11,441       | \$45,750     |
| 6     | 689         | 7,411        | \$39,500 | 50    | 721         | 7,761        | \$35,950     | 94    | 731         | 7,865        | \$31,750     |
| 7     | 620         | 6,672        | \$29,850 | 51    | 631         | 6,794        | Sold         | 95    | 644         | 6,932        | \$27,950     |
| 8     | 632         | 6,805        | \$30,250 | 52    | 531         | 5,717        | \$26,500     | 96    | 727         | 7,821        | \$31,500     |
| 9     | 501         | 5,391        | Sold     | 53    | 525         | 5,645        | \$26,200     | 97    | 729         | 7,845        | \$31,500     |
| 10    | 573         | 6,163        | Sold     | 54    | 520         | 5,599        | \$25,950     | 98    | 902         | 9,702        | \$38,950     |
| 11    | 502         | 5,403        | Sold     | 55    | 639         | 6,876        | \$31,900     | 99    | 1,040       | 11,192       | \$48,250     |
| 12    | 506         | 5,439        | Sold     | 56    | 719         | 7,734        | \$35,950     | 100   | 684         | 7,359        | \$31,850     |
| 13    | 554         | 5,963        | Sold     | 57    | 840         | 9,043        | Not for sale | 101   | 560         | 6,029        | Sold         |
| 14    | 503         | 5,416        | Sold     | 58    | 679         | 7,302        | Not for sale | 102   | 503         | 5,417        | \$27,500     |
| 15    | 593         | 6,378        | \$27,700 | 59    | 684         | 7,360        | Not for sale | 103   | 503         | 5,409        | \$27,500     |
| 16    | 503         | 5,414        | Sold     | 60    | 693         | 7,456        | Not for sale | 104   | 539         | 5,796        | \$29,500     |
| 17    | 618         | 6,652        | \$28,950 | 61    | 681         | 7,332        | Not for sale | 105   | 535         | 5,757        | Sold         |
| 18    | 639         | 6,871        | Sold     | 62    | 710         | 7,643        | Not for sale | 106   | 549         | 5,907        | Sold         |
| 19    | 512         | 5,511        | \$25,200 | 63    | 735         | 7,909        | Not for sale | 107   | 699         | 7,519        | \$32,200     |
| 20    | 559         | 6,017        | \$32,250 | 64    | 716         | 7,708        | Not for sale | 108   | 642         | 6,907        | \$27,750     |
| 21    | 5,296       | 56,985       | Sold     | 65    | 791         | 8,506        | Not for sale | 109   | 2,231       | 24,009       | Sold         |
| 22    | 5,518       | 59,373       | Sold     | 66    | 504         | 5,424        | \$26,500     | 110   | 602         | 6,482        | \$26,750     |
| 23    | 1,851       | 19,920       | Sold     | 67    | 527         | 5,675        | \$25,950     | 111   | 582         | 6,261        | Sold         |
| 24    | 1,702       | 18,311       | Sold     | 68    | 531         | 5,714        | \$26,550     | 112   | 770         | 8,287        | \$33,850     |
| 25    | 2,287       | 24,613       | Sold     | 69    | 634         | 6,820        | \$31,500     | 113   | 752         | 8,092        | \$33,250     |
| 26    | 1,058       | 11,388       | Sold     | 70    | 742         | 7,985        | \$36,250     | 114   | 736         | 7,915        | \$32,500     |
| 27    | 670         | 7,210        | Sold     | 71    | 711         | 7,651        | \$35,250     | 115   | 5,007       | 53,871       | Sold         |
| 28    | 1,042       | 11,212       | Sold     | 72    | 831         | 8,937        | \$39,950     | 116   | 1,737       | 18,690       | Sold         |
| 29    | 1,305       | 14,044       | \$71,250 | 73    | 2,597       | 27,941       | Sold         | 117   | 1,677       | 18,044       | Not for sale |
| 30    | 1,098       | 11,816       | \$58,500 | 74    | 1,554       | 16,719       | \$74,500     | 118   | 642         | 6,913        | Not for sale |
| 31    | 1,252       | 13,476       | \$68,000 | 75    | 649         | 6,986        | \$29,500     | 119   | 576         | 6,202        | Not for sale |
| 32    | 830         | 8,930        | \$39,500 | 76    | 651         | 7,009        | \$33,500     | 120   | 579         | 6,234        | Not for sale |
| 33    | 887         | 9,541        | \$42,500 | 77    | 830         | 8,934        | \$40,250     | 121   | 743         | 7,998        | Not for sale |
| 34    | 674         | 7,251        | \$32,500 | 78    | 520         | 5,593        | \$25,500     | 122   | 812         | 8,733        | Not for sale |
| 35    | 616         | 6,627        | \$31,000 | 79    | 616         | 6,627        | \$30,250     | 123   | 732         | 7,877        | Not for sale |
| 36    | 621         | 6,683        | \$31,250 | 80    | 500         | 5,382        | Sold         | 124   | 579         | 6,229        | Not for sale |
| 37    | 510         | 5,488        | \$25,000 | 81    | 557         | 5,998        | Sold         | 125   | 666         | 7,168        | Not for sale |
| 38    | 510         | 5,483        | \$25,000 | 82    | 577         | 6,208        | \$28,250     | 126   | 634         | 6,818        | Not for sale |
| 39    | 590         | 6,346        | \$28,500 | 83    | 503         | 5,411        | \$24,500     | 127   | 706         | 7,600        | Not for sale |
| 40    | 670         | 7,209        | \$32,300 | 84    | 508         | 5,463        | \$24,750     | 128   | 649         | 6,980        | Not for sale |
| 41    | 526         | 5,655        | \$25,750 | 85    | 506         | 5,446        | \$24,750     | 129   | 684         | 7,356        | Not for sale |
| 42    | 721         | 7,753        | \$35,500 | 86    | 503         | 5,408        | \$24,750     | 130   | 544         | 5,851        | Not for sale |
| 43    | 1,040       | 11,186       | \$48,500 | 87    | 569         | 6,126        | \$27,500     | 131   | 619         | 6,659        | Not for sale |



# Las Villas de San Buenas

*Wooded, rolling hills, mountain view lots*



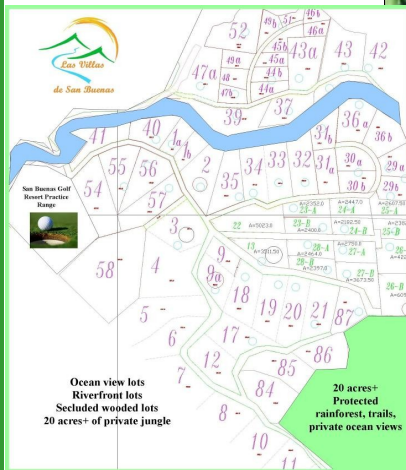
**Ocean view lots**  
**Riverfront lots**  
**Secluded wooded lots**  
**20 acres+ of private jungle**

**20 acres+**  
**Protected**  
**rainforest, trails,**  
**private ocean views**





Available lots include: River front, wooded, in the mountains and ocean views

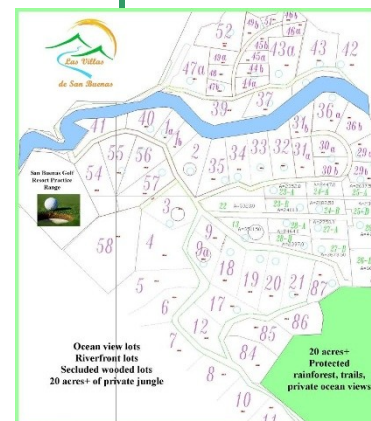


# Las Villas de San Buenas

*Price List: Wooded, rolling hills, mountain view lots*

*Prices subject to change without notice (September 7, 2011)*

| Lot # | Size (sq m) | Size (sq ft) | Price     | Lot # | Size (sq m)                              | Size (sq ft) | Price     |
|-------|-------------|--------------|-----------|-------|--|--------------|-----------|
| 1a    | 2,045       | 21,820       | Sold      | 31a   | 2,981                                    | 31,807       | \$68,000  |
| 1b    | 2,045       | 21,820       | Sold      | 31b   | 2,491                                    | 26,579       | \$79,900  |
| 2     | 5,250       | 56,018       | Sold      | 32    | 4,690                                    | 50,042       | \$99,500  |
| 3     | 5,671       | 60,510       | Sold      | 33    | 4,297                                    | 45,849       | \$99,500  |
| 4     | 9,321       | 99,455       | Sold      | 34    | 4,217                                    | 44,995       | \$99,500  |
| 5     | 8,447       | 90,129       | Sold      | 35    | 4,739                                    | 50,565       | \$99,500  |
| 6     | 5,212       | 55,612       | Sold      | 36a   | 4,202                                    | 44,835       | \$99,500  |
| 7     | 4,935       | 52,656       | Sold      | 36b   | 3,868                                    | 41,272       | \$87,500  |
| 8     | 4,947       | 52,784       | Sold      | 37    | 3,643                                    | 38,871       | \$88,500  |
| 9     | 2,096       | 22,364       | Sold      | 39    | 4,601                                    | 49,093       | \$99,500  |
| 9a    | 3,660       | 39,052       | Sold      | 42    | 5,106                                    | 54,481       | \$114,500 |
| 10    | 4,935       | 52,656       | Sold      | 43    | 5,630                                    | 60,072       | Sold      |
| 11    | 5,021       | 53,574       | Sold      | 43a   | 5,586                                    | 59,603       | Sold      |
| 12    | 5,051       | 53,894       | Sold      | 44a   | 1,672                                    | 17,840       | \$44,500  |
| 13    | 3,551       | 37,889       | \$119,900 | 44b   | 1,643                                    | 17,531       | \$44,500  |
| 17    | 4,970       | 53,030       | Sold      | 45a   | 1,310                                    | 13,978       | \$44,500  |
| 18    | 4,987       | 53,211       | Sold      | 45b   | 1,621                                    | 17,296       | \$49,500  |
| 19    | 4,976       | 53,094       | Future    | 46a   | 1,096                                    | 11,694       | \$44,500  |
| 20    | 4,934       | 52,646       | Future    | 46b   | 1,168                                    | 12,463       | \$46,500  |
| 21    | 4,934       | 52,646       | Future    | 47a   | 4,860                                    | 51,856       | Sold      |
| 22    | 5,023       | 53,595       | \$109,000 | 47b   | 1,433                                    | 15,290       | \$44,500  |
| 23a   | 2,352       | 25,096       | \$79,900  | 48    | 1,545                                    | 16,485       | \$49,500  |
| 23b   | 2,400       | 25,608       | \$79,900  | 49a   | 1,607                                    | 17,147       | \$48,500  |
| 24a   | 2,447       | 26,109       | \$79,900  | 49b   | 1,560                                    | 16,645       | \$52,500  |
| 24b   | 2,182       | 23,282       | \$73,500  | 51    | 902                                      | 9,624        | \$41,500  |
| 25a   | 2,607       | 27,817       | \$64,500  | 52    | 5,461                                    | 58,269       | Sold      |
| 25b   | 2,382       | 25,416       | \$82,500  | 53    | Practice range of San Buenas Golf Resort |              |           |
| 26a   | 4,225       | 45,081       | \$82,500  | 54    | 6,958                                    | 74,242       | \$184,500 |
| 26b   | 6,098       | 65,066       | \$119,500 | 55    | 4,696                                    | 50,106       | \$124,900 |
| 27a   | 2,750       | 29,343       | \$69,900  | 56    | 4,966                                    | 52,987       | \$124,900 |
| 27b   | 3,673       | 39,191       | \$84,500  | 57    | 5,189                                    | 55,367       | \$189,900 |
| 28a   | 2,464       | 26,291       | \$79,900  | 58    | 15,694                                   | 167,455      | Future    |
| 28b   | 2,397       | 25,576       | \$79,900  | 84    | 5,820                                    | 62,099       | Sold      |
| 29a   | 2,900       | 30,943       | \$89,900  | 85    | 5,558                                    | 59,304       | Sold      |
| 29b   | 2,603       | 27,774       | \$89,900  | 86    | 4,777                                    | 50,971       | \$224,900 |
| 30a   | 2,501       | 26,686       | \$84,500  | 87    | 3,670                                    | 39,159       | Future    |
| 30b   | 2,357       | 25,149       | \$83,500  |       |  |              |           |





House designs available—You may choose to design your own house as well.  
Take your time: There is NO TIMELINE to begin construction

*Las Villas de San Buenas* has many different size lots with different characteristics (river front, mountain view, ocean view, etc), therefore, different styles of homes can be built within the community. We offer several designs to choose from although you may choose to design your own (developer approval needed).



# House designs

The following are several house designs that are available at affordable prices. Prices provided are estimates and are subject to change without notice. There is NOT a timeline to build - it is up to you to decide when to start building your home.

These are just a small sample of options available. We have a list of approved builders that can construct in Las Villas de San Buenas who can design your custom home for you.

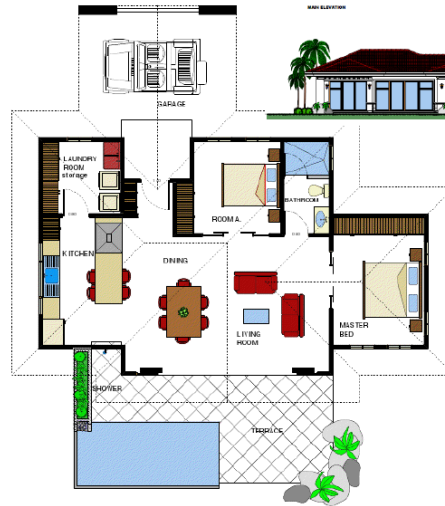


de San Buenas

113 m<sup>2</sup> = 1,216 ft<sup>2</sup>  
 Price (not including lot):  
 With pool: \$125,000  
 Without pool/terrace: \$110,000



114 m<sup>2</sup> = 1,227 ft<sup>2</sup>  
 Price (not including lot):  
 With pool: \$135,000  
 Without pool/terrace: \$120,000

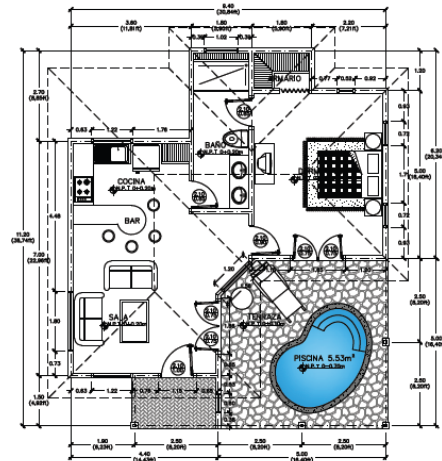
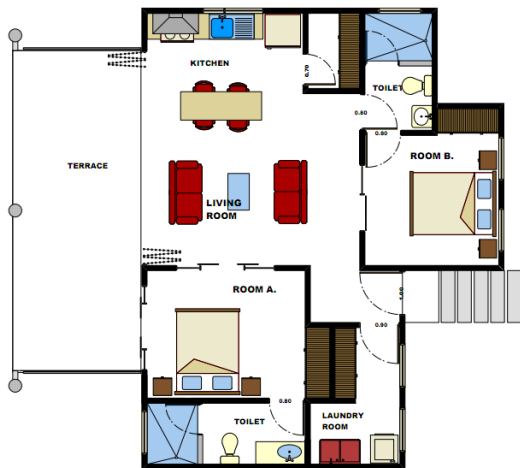


### Option 4: 1,098 ft<sup>2</sup>/102 m<sup>2</sup>

Est. Cost: \$

### Option 3: 1,055 ft<sup>2</sup>/98 m<sup>2</sup>

Est. Cost: \$86,000





**Model Home (ocean views/mountain views)**  
**3 bedrooms / 4 bath**

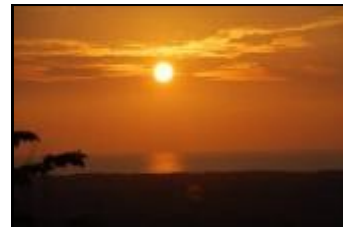


The first house is complete in the development. This home sets on 1.25 acres and has both ocean views and mountain views. It has 2,700 sq ft+, 3 bedroom/4 bath home with a swimming pool, outdoor hot tub and a garage. It is common to see scarlet macaws, toucans, green parrots and hear howler monkeys from the house.



We planted fruit trees on the lot and you can now pick your own fresh fruit (bananas, plantinos, yucca, mamones chinos - see photo of red fruit on right -, avocado, etc).

Throughout the year it is available for rent. If you decide to purchase a lot while you are renting the house we will provide a full refund for your rent.



**Ballena Beach Club: \$15,000 Option - Exclusive to Las Villas de San Buenas**

**Ballena Beach Club** is an ownership beach facility providing owners a private and secure area to enjoy the beach. It is located an easy 15 minutes from Las Villas de San Buenas on the Costanera Highway. There currently is one large pool (with swim up bar), a restaurant and bathroom facilities. There are no monthly dues associated with this exclusive offer.



All beaches in Costa Rica are public, however, most beaches, especially in the Osa region, do not have services (bathrooms, restaurants, secured storage for cameras, etc) or private parking available. Owners in the Ballena Beach Club have immediate access to these services giving you the chance to relax and enjoy your day at the beach without any stress or worry.



It is the only established beach club adjacent to **Ballena National Park**. Ballena National Park is 270 acres of land and 13,300 maritime acres of sea and located in the southern pacific zone of Costa Rica. Ballena means whale in Spanish. The beach formation forms a whale's tail and several species of whales migrate past the beach every year during mating season.

Private picnic areas and sea kayak rentals are available. The wildlife in this area is wonderful and it is common for the local monkeys to swing and chatter nearby.



**Exclusive offer to owners in Las Villas de San Buenas**



**San Buenas Golf Resort Golf Membership: Standalone value = \$25,000**

San Buenas Golf Resort is the first—and currently—*only golf course in southern Costa Rica.*

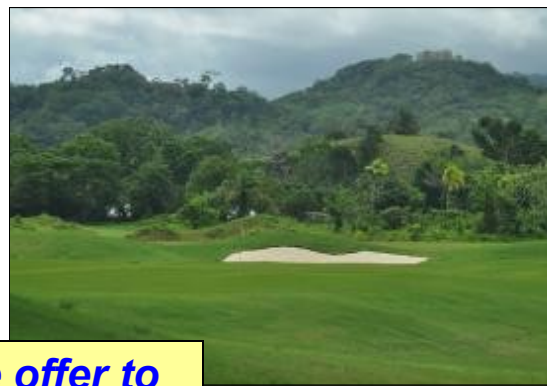
This course is nestled in the foothills of Costa Rica’s southern zone. The first nine holes and driving range of this championship course are completed and ready to play.

A membership for two is included with this purchase. Members and their guests can access this private course.

San Buenas Golf Resort is located next door to Las Villas de San Buenas. If you decide to build a house in Las Villas de San Buenas, or if you are renting one while visiting, you can either walk or drive a golf cart from your house to San Buenas Golf Resort.



**Price with a purchase in Las Villas de San Buenas: \$10,000**  
**Save \$15,000!!**



**Exclusive offer to owners in Las Villas de San Buenas**





## Clients enjoying Costa Rica's "Pura vida!" lifestyle

