



Costa Rica
&
Las Villas de San Buenas
await you!



www.VillageCostaRica.com
www.Facebook.com/sanbuenas

The Development Team



- Nick Halverson: President
 - International business experience: Australia, New Zealand & Costa Rica
 - 6+ years of Costa Rica real estate experience
 - Investor in two projects in Osa
 - Education:
 - Cornell University (Ithaca, NY)
 - President, Cornell Minnesota Alumni Association
 - Indiana University (MBA)
- Duane Halverson: Chairman of the Board
 - Former Chief Operating Officer Land O'Lakes, Inc.
 - Board member: SAVE (non-profit). World's largest suicide prevention organization
 - Board member: Iowa State Alumni Association
- Hanz Cruz: Project Manager
 - Former Vice Mayor of San Isidro del General (pop. 250,000)
 - Oversees all permits, construction and government relations
 - Master's degree
 - Bi-lingual



The Project: *Las Villas de San Buenas*

- Approximately 150 lots with 50 sold to-date
- Prices start at \$23,900
 - Easy financing (no credit check)
- Clients from eight countries around the world
- Ocean view, riverfront, mountain view lot options
- Great location in Osa region
- A “true” Costa Rica lifestyle: “Pura vida!”
- Fully titled property
- 20+ acres of protected jungle in the project
- Award winning design staff



Costa Rica is easy to visit with two international airports



- First Choice
- IBERIA
- AIR CARAÏBES
- BRITISH AIRWAYS
- Martinair
- Delta
- AIR CANADA
- American Airlines
- Continental Airlines
- TACA AIRLINES
- MEXICANA
- FRONTIER



Costa Rica Overview

- Population: 4.4 million
 - Capital: San Jose (3.3 million)
 - Area: 19,700 miles²
 - Languages: Spanish, English
- Friendly – very well educated people
 - 95% literacy rates
- Financial:
 - Currency: Costa Rican Colon
 - US\$/credit cards are widely accepted
 - Major Industries: Computer chips, tourism, coffee



612.819.8154

Costa Rica



- Fully titled property
- Water is safe to drink
- Incredible wildlife and fauna (5% of world's wildlife)
- Affordable healthcare and dental care
- Beaches, jungles, mountains
- Not susceptible to hurricanes
- Affordable living allows you to relax & enjoy life



The Costa Rican Government is a Democracy

- Democracy since 1889
- No military for 60 years
- President Laura Chinchilla (2010 – 2014)
 - First female president of Costa Rica
 - Goal: 8% of GNP to education
- Former President Oscar Arias (2006-2010)
 - Won the 1987 Nobel Peace Prize
 - Strong relations with U.S.A.
 - Development owner Nick Halverson with President Arias



One of best healthcare and dental systems
in the world and up to 80% cheaper than the USA



3. Regions of Costa Rica *Development Pushing South*



Lower 1/3 of country = No international hotel chains and only three fast food restaurants

The Project: *Las Villas de San Buenas*



- Approximately 200 lots with 37 sold to-date
- Clients from around the world
- Variety of options
 - Ocean view, riverfront, mountain view
 - Home options
- Great location in Osa region
- Affordable with financing available
- A “true” Costa Rica lifestyle: “Pura vida!”
- Property management
- Fully titled property
- 20+ acres of protected jungle in the project
- Award winning design staff



Location

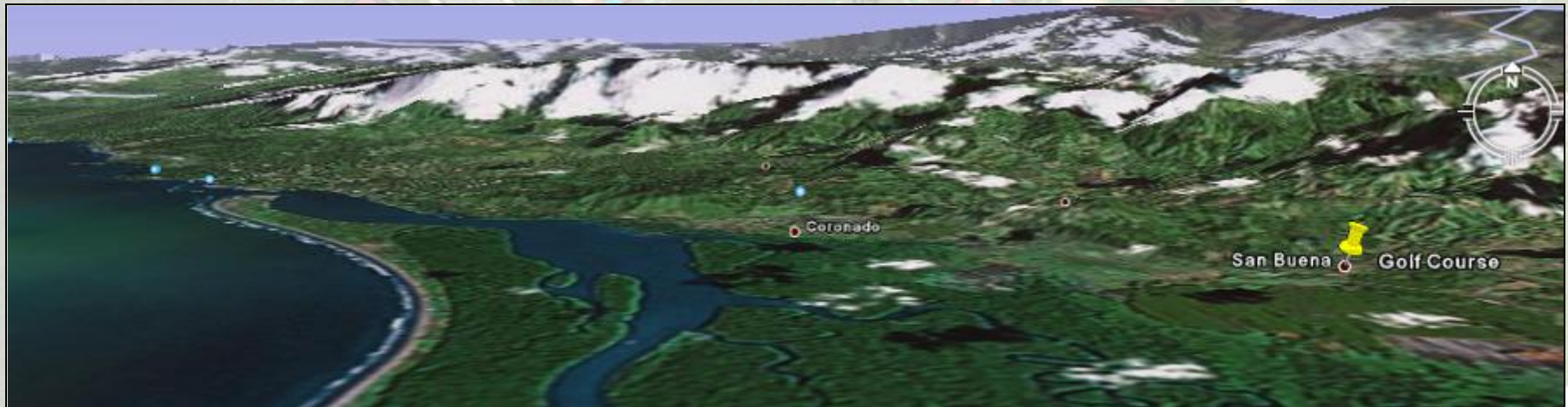
- Located in the Osa region (South Pacific) of Costa Rica
 - Osa region is the most biologically diverse area of Costa Rica
 - Emerging area of Costa Rica
 - In 2010 new highways have made access easy
 - Buy now before it is “discovered”
- Distances
 - 90 minutes to Panama border
 - 60 minutes to Manuel Antonio
 - 45 minutes to Golfito
 - 30 minutes to Dominical
 - 15 minutes to Uvita
 - 10 minutes to Ojochal



Great Location: Within 15 minutes



- 4 beaches
- Mountains
- Newest hospital in Costa Rica
- 24 hour pharmacy
- Grocery stores
- Gas stations
- Restaurants
- Regional airport
- Golf course



Playa Ventanas: 10 minutes from *Las Villas de San Buenas*.



Playa Ventanas: 10 minutes from *Las Villas de San Buenas*.





**Houses + lot
from \$109,900
(one floor)**

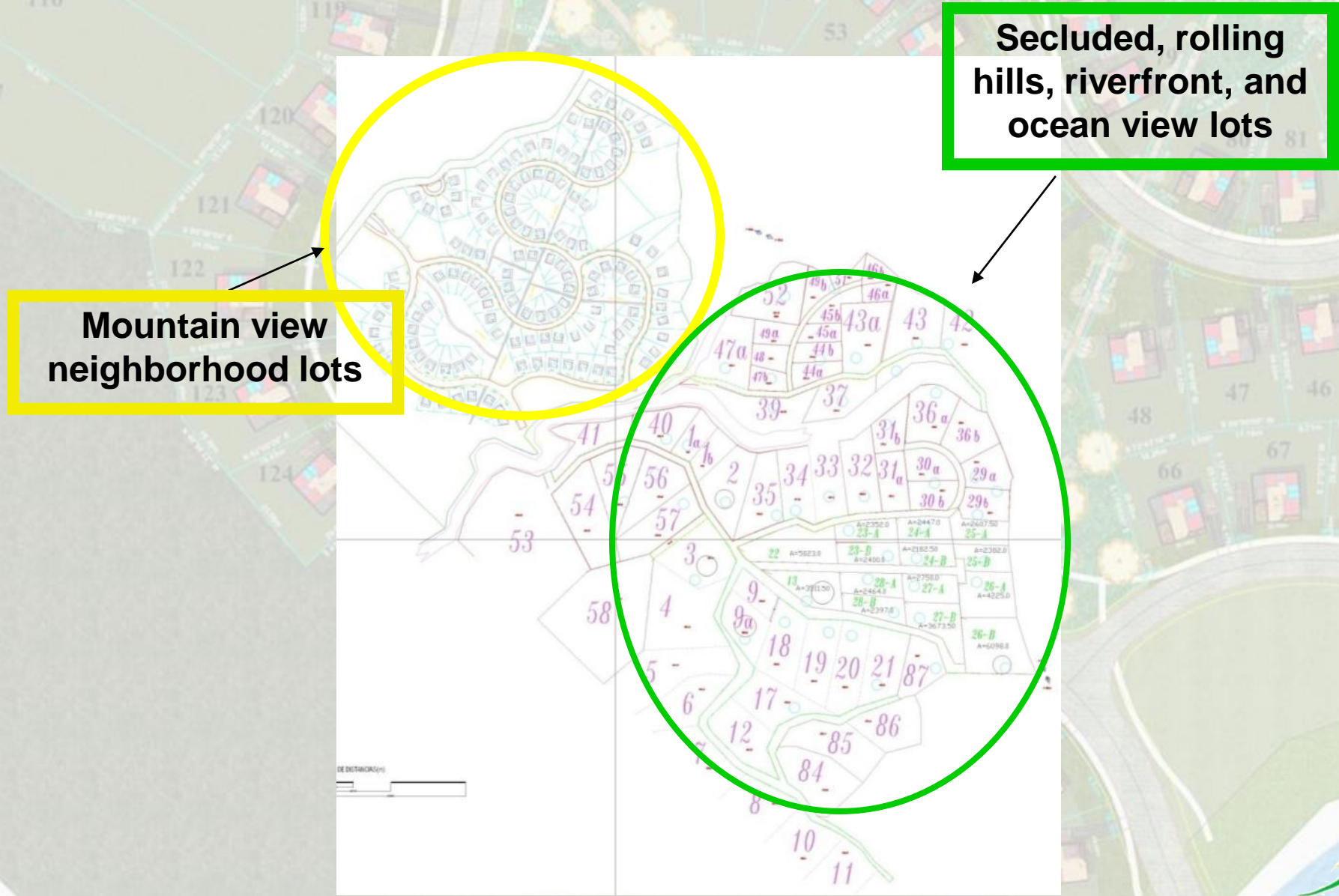
**Lots
\$23,900+**



Lot Financing Available

Construction prices are subject to change due to material cost and currency fluctuations.

150 acres: Multiple Lot Types



Mountain view neighborhood lots

Secluded, rolling hills, riverfront, and ocean view lots

Mountain View Neighborhood Lots



Mountain View Neighborhood Lots

- Beautiful mountain views
- Walking trails
- Parks
- Common areas
- Planned commercial area
- Starting at \$23,900



Mountain View Neighborhood Lots

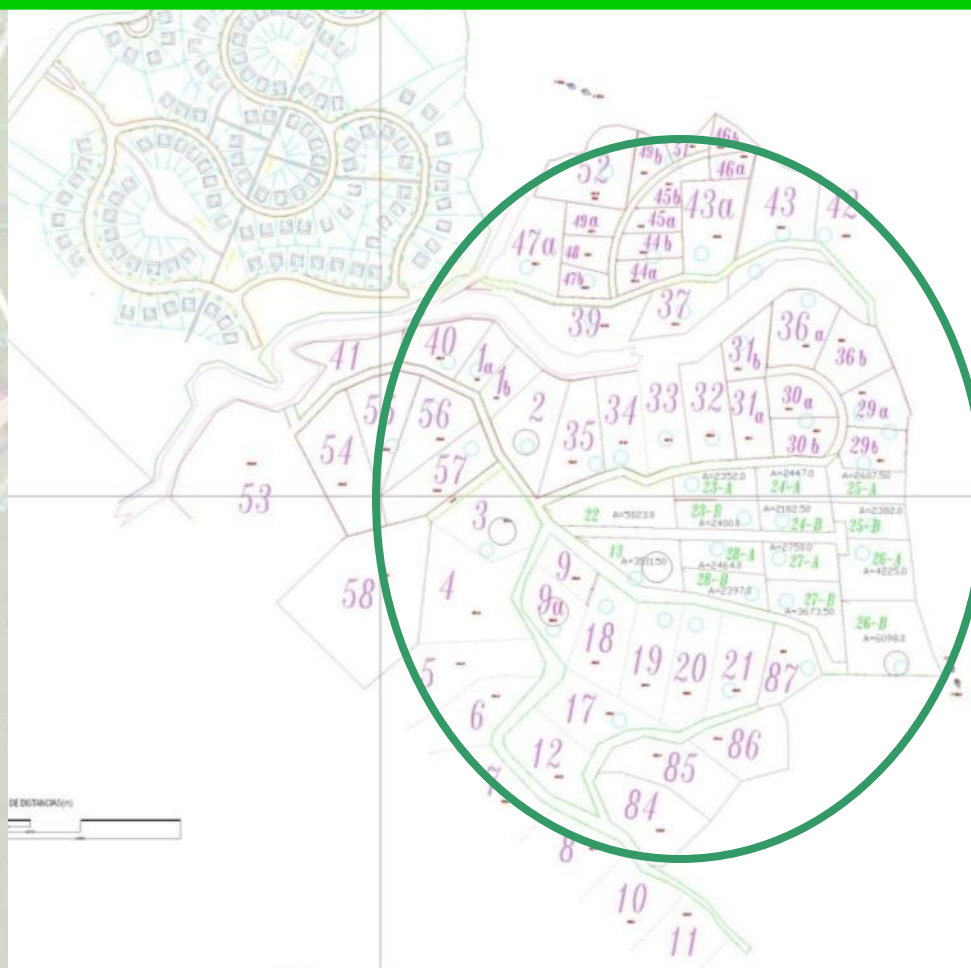


Mountain View Neighborhood Le



150 acres: Multiple Lot Types

Secluded, rolling hills, riverfront, and ocean view lots



150 acres: Secluded Lots

- Riverfront lots
- Ocean view lots
- Wooded – secluded lots
- Privacy
- Wildlife
- Prices starting at \$49,900



Ocean Views Available



Mountain Views Available





Ocean & Mountain Views Available





Lots available in forest

Riverfront Lots Available





Our Customers

Customers from eight countries



• Clients' background include

- Olympic athletes
- Executives at Fortune 500 companies
- Magazine editor
- Bus driver
- Retired military
- Educators
- Farmers
- Chiropractor
- Dentist
- Financial planner
- Entrepreneurs

First house complete

- 3 bedroom
 - Each with private bath
- Swimming pool
- Jacuzzi
- Full kitchen
- Ocean views
- Mountain views
- Close to amenities
- Stay connected...if you want
 - 3G cell signal, Sky TV
- 2,700 sq ft+







First house is complete



24 Hour Medical: 4 miles away

116

Opened in 2008 and is over 80,000 sq feet

Services include:

- 24 hour emergency
- 24 hour pharmacy
- X-ray
- Operating rooms
- Hospital/overnight



New Costanera Highway

Less than 10 years old



Ballena National Park



Ballena Beach Club

Ballena Beach Club Exclusive Ownership Option



[\(click for more information\)](#)

- **Ballena Beach Club** is an ownership beach facility providing owners a private and secure area to enjoy the beach.
- 15 minutes from Las Villas de San Buenas
- No monthly dues
- Owners enjoy beach services including:
 - Bathrooms, restaurant, bar, secured storage, private and secure parking
 - It is the *only* established beach club adjacent to **Ballena National Park**.
- Private picnic areas and sea kayak rentals are available
- See the monkeys that live nearby while dining



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



Ballena Beach Club Ownership Option



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San Buenas Golf Resort Membership Option

- Next door is San Buenas Golf Resort
 - First—and currently—*only golf course in southern Costa Rica.*
- First nine holes and driving range of this championship course are completed and ready to play.
- **Price with a purchase in Las Villas de San Buenas: \$10,000** (save \$15,000). Zero interest financing available.


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



San Buenas Golf Resort Next Door



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Plenty of activities, amazing
wildlife and beautiful scenery are
all included nearby for free!

Parque







www.VillageCostaRica.com



Three Toed Sloth



Southern zone of Costa Rica is beautiful



Southern zone of Costa Rica is beautiful



Beautiful nature



Costa Rica's ancient spheres are found in the Southern zone/Osa region

Southern zone of Costa Rica is beautiful



Offshore Fishing is Popular



Activities Nearby

Zipline and canopy tours!



Activities Nearby



Wide variety of affordable fruits and vegetables



Wide variety of affordable fruits and vegetables
Mamones chinos pictured



Wide variety of affordable fruits and vegetables



You Deserve It!

- Costa Rica and *Las Villas de San Buenas* offers:
 - Affordable living
 - Affordable healthcare
 - Affordable dental care
 - Great weather
 - Beaches
 - Mountains
 - Incredible wildlife
 - Golf
 - Safety
 - Friendly people
 - The lifestyle you deserve!!



Visit the Property

- We can schedule your itinerary/rental car/activities for you
 - Fly into San Jose's (SJO) international airport
 - Spend the first night in SJO
 - Next morning: Fly on Sansa from SJO to PMZ (Palmar Sur)
 - We will pick you up at Palmar Sur airport
- Buy now before it is “discovered”
- Purchase & receive two free nights in the developer's house for free
- Contact us at anytime
- **Nick Halverson**
 - nick@solpropertygroup.com
 - 612.819.8154
 - www.VillageCostaRica.com
 - www.facebook.com/sanbuenas

