



Las Villas de San Buenas®

Real. Costa Rica. Living.
www.VillageCostaRica.com



Come join us in paradise!



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, there is something for everyone. 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
- If you have an internet connection as you read this, click the YouTube logo for videos and the Facebook logo for up to date info/photos



Lots start at \$23,900 and go up 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)**
- **Financing available: 5 years at 5% annual interest (fixed)**

Why Costa Rica? Many reasons!!

- 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
- Very safe and no military for over 60 years
- Global demand for real estate
- Largest export: Computer chips
- Strong international influence (United Nations, etc)



Management 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.

[Click](#) for more professional/biographical information.



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, including Poland, Russia, China, Taiwan and Switzerland.

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

Hanz Cruz: Operations Director

Former vice mayor of San Isidro del General (pop. 250,000)
Oversees all permits, construction and government relations
Master's degree and fully bi-lingual in English and Spanish



Owners in Las Villas de San Buenas

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:

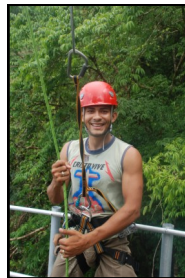
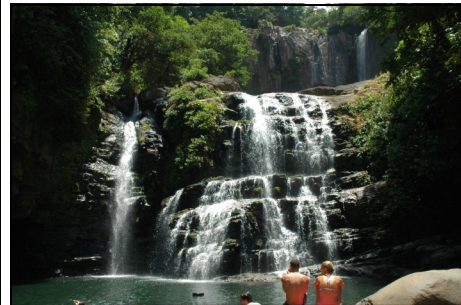
Costa Rica, United States, Canada, United Kingdom, Columbia, India, France, Nigeria and Philippines;

and their backgrounds include:

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



Activities on-site or nearby



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
 - Horseback riding
 - Zipline tours
 - Golf
 - Bird watching
 - Relaxing on the beach
 - Surfing
 - Deep sea fishing
 - Only 60 miles to two tax free shopping zones.



Easy Access

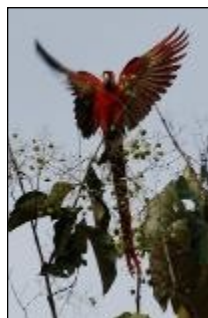
Simply fly from San Jose (SJO) to Palmar Sur (PMZ) on either Taca or Nature Air. Both airlines offer daily flights.

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 ft² 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, Playa Tortuga and Playa Ventanas

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.



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.



This is an optional purchase and not necessary if you do not enjoy golfing.

Optional Discounted San Buenas Golf Resort Golf Membership Available

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

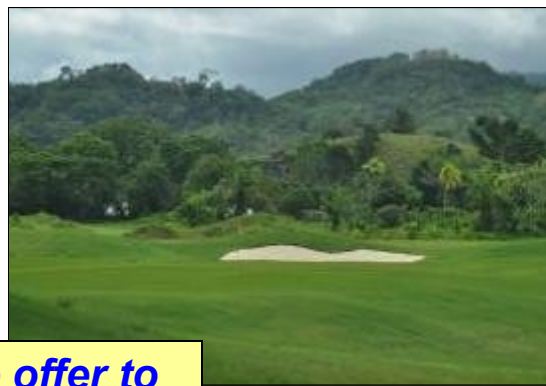
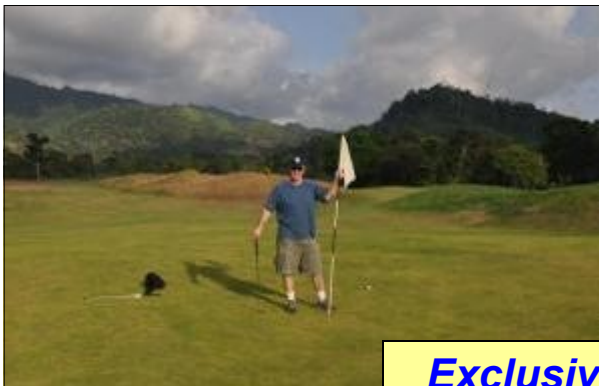
This course is nestled in the foothills of Costa Rica’s southern zone. The first nine holes and driving range of this championship course are completed and ready to play.

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



Exclusive offer to owners in Las Villas de San Buenas

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

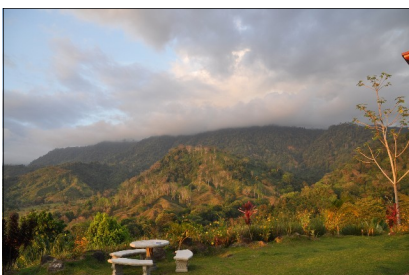


This home sets on 1.25 acres and has both ocean views and mountain views. It has 2,700 sq ft+, 3 bedroom/4 bath home with a swimming pool, outdoor hot tub and a garage. It is common to see scarlet macaws, toucans, green parrots and hear howler monkeys from the house.

We planted fruit trees on the lot and you can now pick your own fresh fruit (bananas, plantinos, yucca, mamones chinos)

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

Photos taken from the home.



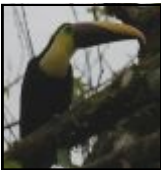
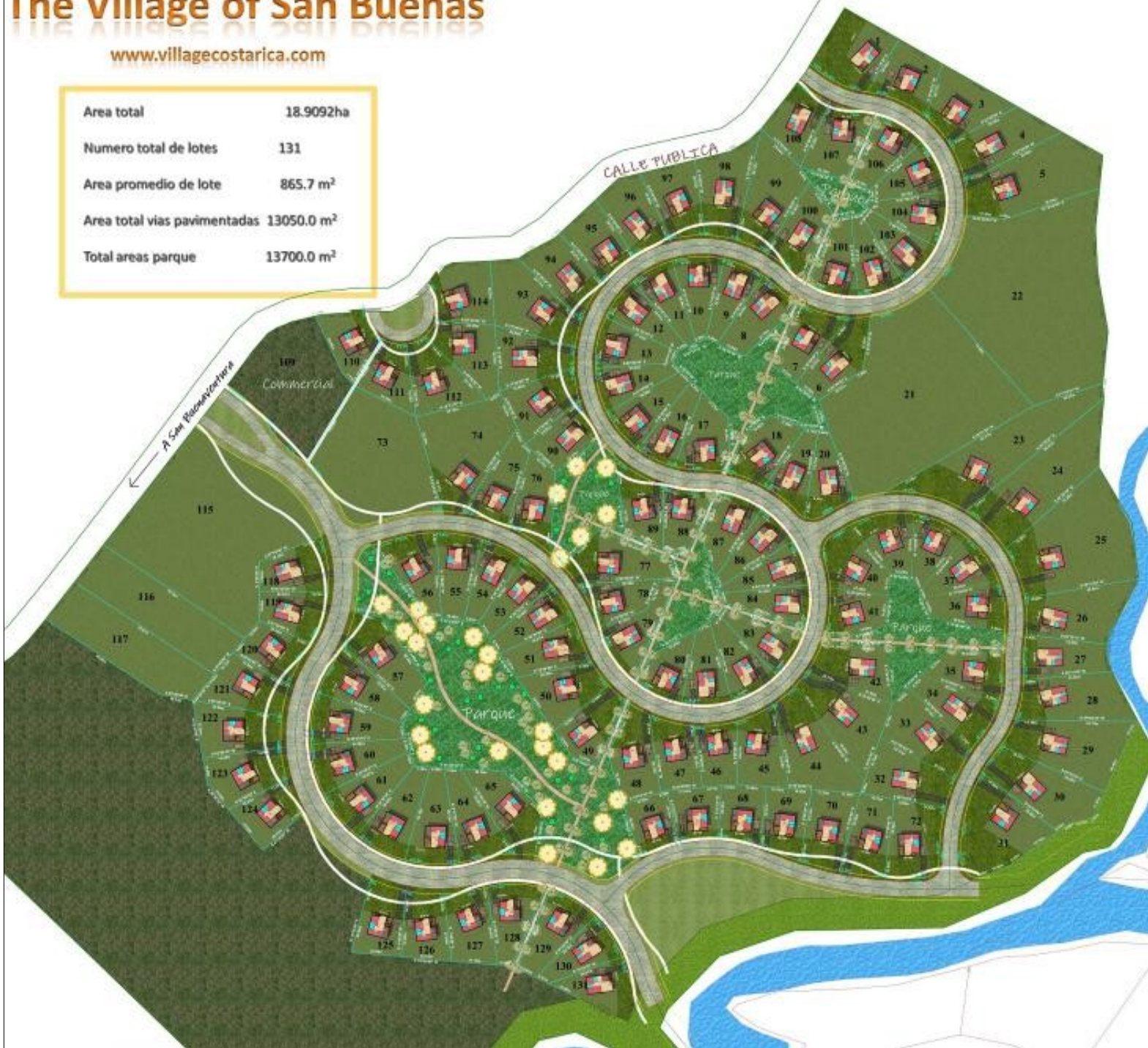
Las Villas de San Buenas

Mountain view residential lots

The Village of San Buenas

www.villagecostarica.com

Area total	18.9092ha
Numero total de lotes	131
Area promedio de lote	865.7 m ²
Area total vias pavimentadas	13050.0 m ²
Total areas parque	13700.0 m ²



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

Prices includes water and electricity to the lot

Financing available: \$5,000 down, 5% annual interest, 5 years

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

Housing Options

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). We will oversee everything for you from concept, to design, to 3D models, to construction.

The following are several house designs that are available at affordable prices, that are from our approved builders. Custom designs are also available. Prices provided are estimates and are subject to change without notice.

House prices start at \$75,000 + lot cost.



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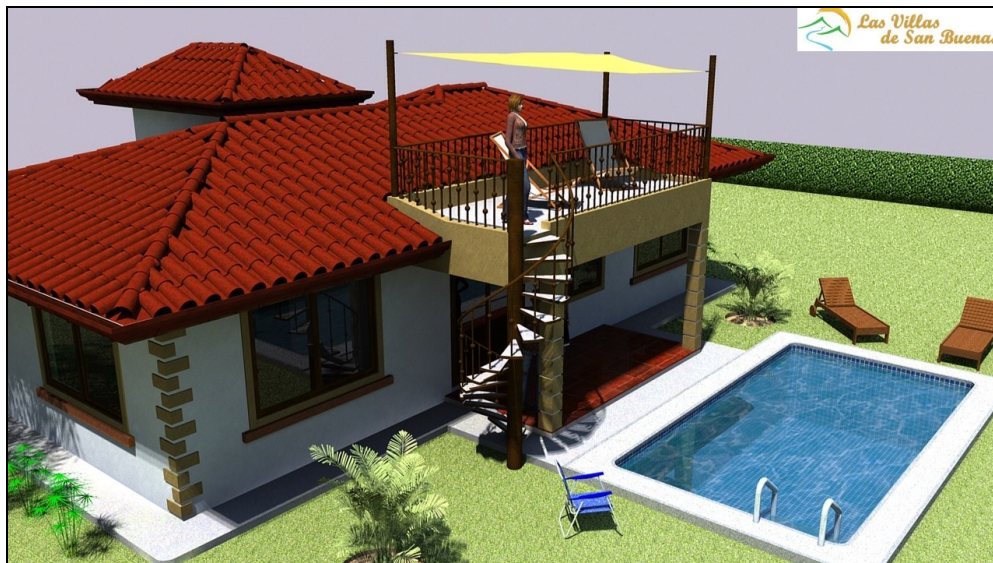


Fractional Ownership Option

Take full advantage of everything that Las Villas de San Buenas and the Osa region have to offer for only \$10,000.

This soon-to-be-built (breaking ground in January 2013) two-bedroom, two-bathroom home is located with easy access, private swimming pool, second story observation deck, private rancho and incredible mountain views.

14 days each year dedicated to the Ultimate Vacation/Lifestyle



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

