



# NA·UMI

SEASIDE CONDOMINIUMS

AT

## PACIFICO

COASTAL LIVING  
COSTA RICA

INVEST IN PURE  
VACATION FREEDOM



# DREAMS DO COME TRUE



ARTIST'S CONCEPT

An investment opportunity like this only comes along once in a generation. Introducing Pacifico, a premier vacation resort-style community currently under development in Costa Rica's exotic Playas del Coco overlooking the brilliant calm waters of Coco Bay. Here, you can enjoy a wealth of irresistible lifestyle amenities while owning in this vacation paradise that you can visit whenever you please.

The latest addition to Pacifico is Na Umi luxury oceanview condominiums, a collection of five boutique six-storey condominiums gracefully rising on a hillside overlooking Coco Bay. Featuring modern open-concept layouts and expansive balconies, Na Umi is everything you could ask for in a vacation getaway while providing all the comforts of home.



# LUXURY AMENITIES DESTINED TO SATISFY A WIDE VARIETY OF TASTES



DOG PARK

BEACH CLUB

ALMA SANTA RESTAURANT

## BEACH CLUB

A beachside destination with cabanas, infinity pools, a jacuzzi plus full-service drinks and dining.

## NIMBU BOAT CLUB

Enjoy the benefits of owning your own fleet of boats without any of the hassle and upkeep of boat ownership.

## ON-SITE RESTAURANTS

Enjoy gourmet cuisine expertly crafted from fresh, local ingredients at Alma Santa Restaurant, as well as additional dining options located at the on-site retail village.

Enjoy sandy beaches, nature trails, retail village, grocery store, outdoor yoga, multi-sport complex, multiple pools, children's play area, dog park, guarded gated entrance and much more.



HIKING TRAILS

NIMBU BOAT CLUB

OUTDOOR YOGA

MULTI-SPORT COMPLEX

MULTIPLE POOLS

CHILDREN'S PLAY AREA



# PURA VIDA IN COSTA RICA

Costa Rica is among the most beautiful countries in the world. This Central American tropical paradise is famous for its rugged highlands and natural terrain, an expansive coastline that touches both the Atlantic and Pacific oceans, thrilling waterways and lush vegetation with spectacular flora and fauna. It's no wonder that Costa Rica attracts over 1.7 million tourists every year to explore its varied beaches and jungles, volcanoes, world-class fishing, and wildlife habitats. Whatever your sense of adventure, whatever your pleasure, there's something for everyone in captivating Costa Rica.



38TH IN THE 2022 GLOBAL PEACE INDEX OUT OF 163 COUNTRIES. COSTA RICA TAKES THE TOP SPOT IN LATIN AMERICA



ONE OF THE LONGEST RUNNING DEMOCRACIES IN LATIN AMERICA



LATIN AMERICA'S HIGHEST LEVELS OF FOREIGN DIRECT INVESTMENT PER CAPITA



ECONOMY BASED ON TOURISM, AGRICULTURE AND ELECTRONICS EXPORTS

POPULATION:  
**5,180,829**  
(2022)

ECONOMY:  
**AGRICULTURE**  
(COFFEE, COCOA, BANANAS, PINEAPPLES, SUGAR)



NO WARS FOR OVER 100 YEARS



HOME TO A LARGE AND INVITING EXPAT COMMUNITY



STEADY ECONOMIC GROWTH OVER THE PAST 25 YEARS



LOW COST OF LIVING

OFFICIAL LANGUAGE:  
**SPANISH**  
(ALTHOUGH ENGLISH IS WIDELY SPOKEN)

CLIMATE:  
**TROPICAL**



EXCEPTIONALLY LOW PROPERTY TAXES



FREE EDUCATION



LEADERS IN SELF-SUSTAINABLE LIVING



RANKED #1 IN THE TOP 20 COUNTRIES FOR SUSTAINABLE HAPPINESS

CAPITAL & LARGEST CITY:  
**SAN JOSÉ**

MAIN SOURCE OF INCOME:  
**TOURISM**



ONE OF THE BEST PUBLIC HEALTHCARE SYSTEMS IN LATIN AMERICA



ONE OF THE ONLY TRUE "ECOTOURISM" DESTINATIONS IN THE WORLD



WELCOMED OVER 1.7 MILLION TOURISTS IN 2021 MOST OF WHICH FLOCK TO THE GUANACASTE PROVINCE



46% OF ALL TOURISTS COME FROM CANADA & THE US

CURRENCY:  
COSTA RICAN  
**COLÓN**  
(HOWEVER US DOLLARS ARE WIDELY ACCEPTED)

EDUCATION:  
**6,147**  
ELEMENTARY, MIDDLE AND HIGH SCHOOLS AND 50+ UNIVERSITIES



EARNINGS FROM TOURISM AMOUNT TO MORE THAN \$1.7 BILLION US DOLLARS/YEAR



PROJECTED FOREIGN EXCHANGE INCOME OF US \$4.9 BILLION BY 2027



COSTA RICA CONTAINS 5% OF THE WORLD'S BIODIVERSITY WITH 2 OCEANS AND 200 VOLCANIC FORMATIONS



25% OF COSTA RICA'S LAND IS EITHER A NATIONAL PARK OR A PROTECTED AREA





# COSTA RICA'S CROWN JEWEL: THE GULF OF PAPAGAYO

The Gulf of Papagayo is located off the province of Guanacaste and the northwestern coast of Costa Rica, and is comprised of a series of beach towns including the Papagayo Peninsula, Playas del Coco, Playa Hermosa, Playa Panama and Playa Ocotal, each offering their own unique personality.

As the most developed area in the province with paved roads, electricity and cell coverage, the Gulf of Papagayo has become a major tourism hub in Costa Rica. Offering sun and sand, and a laid-back slower pace of life than busy capital San José, the region also boasts the best weather in the country with the least amount of rainfall and is the only region to experience a dry season from December to May with very little humidity.

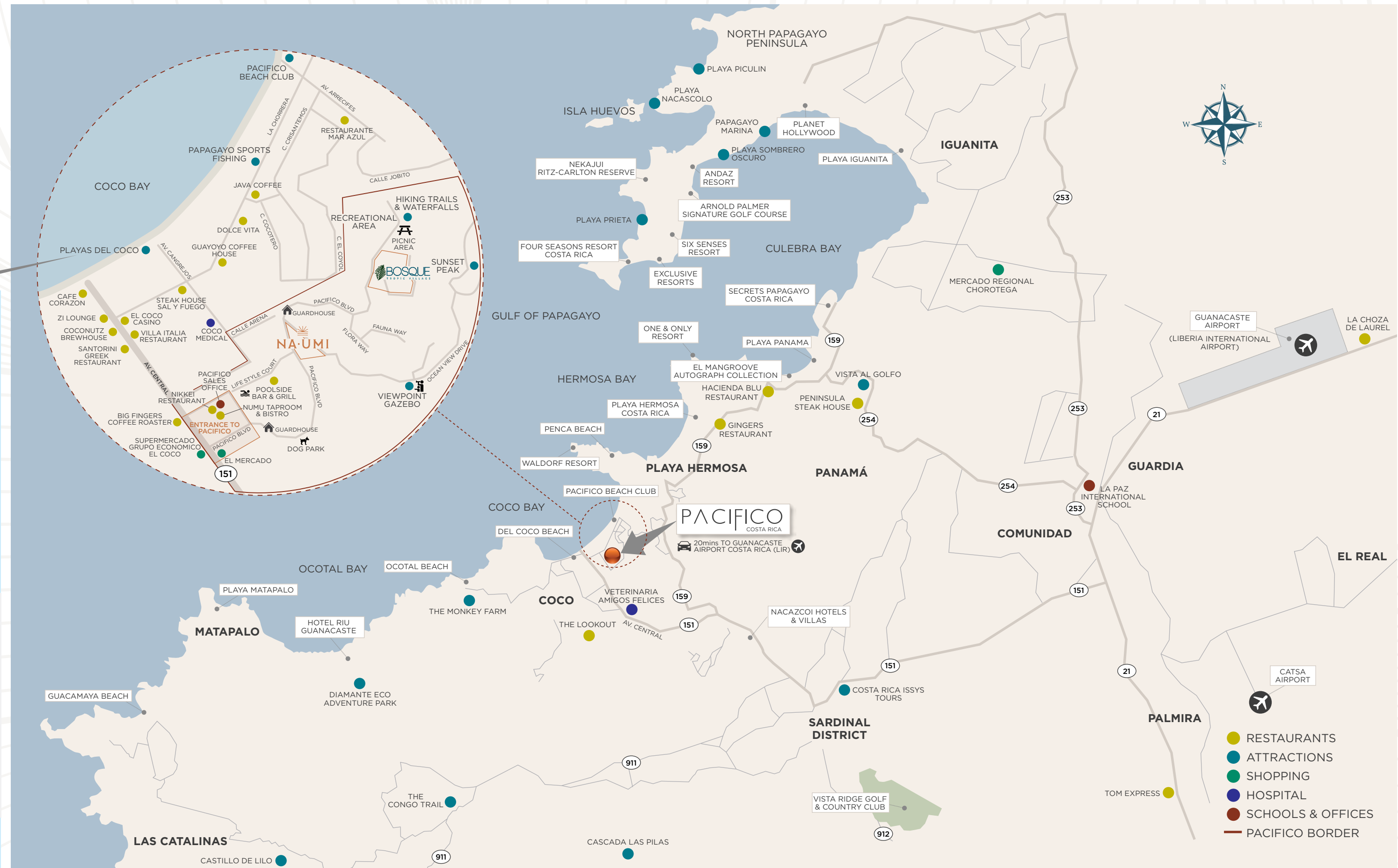


Illustration is artist's concept only and not to scale. Map is not intended to be a directional map and is only a sampling of the amenities available. E. & O. E.



# WHY INVEST IN PACIFICO IN PLAYAS DEL COCO

## 20 minutes

to the globally connected Liberia International Airport offering direct flights to and from most major North American and European hubs.

## Best infrastructure

in the region with billions of dollars invested in hospitals, police and fire departments, veterinary clinics, international schools and more.

An amazing blend of local Tico and expat culture.

The area has enjoyed a dramatic uptick in demand for real estate since 2019.

## So much to do,

including active volcanoes, hot springs, mud baths, health & wellness, zip lining, jungle tours & surfing.

## Gated communities

in the area are selling inventory quickly with steady price increases, with Pacifico being the most coveted family-owned development.

Pacifico condominiums

## 6-12 years old

with no ocean views reselling at

+20%

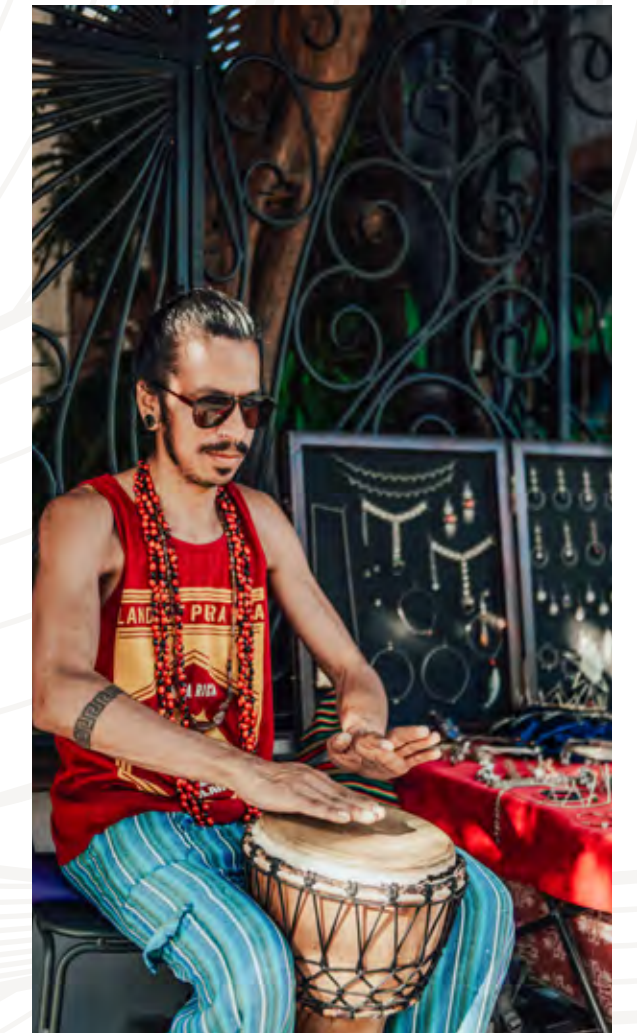
## Playa del Coco

is Costa Rica's hot spot with the most favoured beach, known for its calm waters perfect for swimming, snorkelling, scuba diving, and paddle boarding.

Imagine having

## Four Seasons, Ritz-Carlton and Waldorf resorts

as your neighbours – but with suites at a fraction of the cost.





# RELAX & ENJOY WHILE WE DO THE REST

Our Rental Management and Property Management services are designed to ensure that homeowners, guests and renters alike have a seamless experience at Pacifico.



## RENTAL & PROPERTY MANAGEMENT

If you choose to rent out your suite during the times you are not using it, Pacifico's Rental Management Services will be responsible for:

- Photographing the unit
- Preparing listings on all major rental sites
- Advertising on various channels to promote the property during available dates
- Communicate with prospective renters to secure booking and collect deposits
- Manage the check in and check out process
- Be the point of contact for the renter during their stay

Rental Management charges 20% on all bookings for a 80/20% split. Na Umi homeowners who choose to rent their property must use the Rental Management Service as the sole property rental vendor.

## PROPERTY MANAGEMENT SERVICES

For worry-free property maintenance during the time that you are away from your suite, homeowners may opt into Pacifico's Property Management Service.

For a monthly fee, Property Management Services will pay all the utility bills, including but not limited to water, electricity, internet, cable and phone; homeowner association fees (HOAs) and property taxes on behalf of the homeowner. Cleaning services are available to ensure the unit is presentable prior to owner visits. Property Management Services will also check the suite frequently, identify and repair any maintenance issues required for a 15% surcharge over the cost of the repair or replacement.

## COMPETITIVE ANALYSIS

### PACIFICO EXISTING COMMUNITY

Average Returns over a 12 year span:

Condos (no ocean views)

1 BED 62% return

2 BED 62% return

3 BED 63% return

Rents between \$200-\$350/night

Homes 3-4 Bedrooms (ocean views)

65% return

Rents between \$800 - \$1,000/night

Average Vacancy Rate in Pacifico 65%

### NEIGHBOURING 5 STAR RESORT RESIDENCES

Average Condo Price \$2.5 million

Average Rent \$1,500/night

Average Home Price \$8.5 million

Average Rent \$7,000/night

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