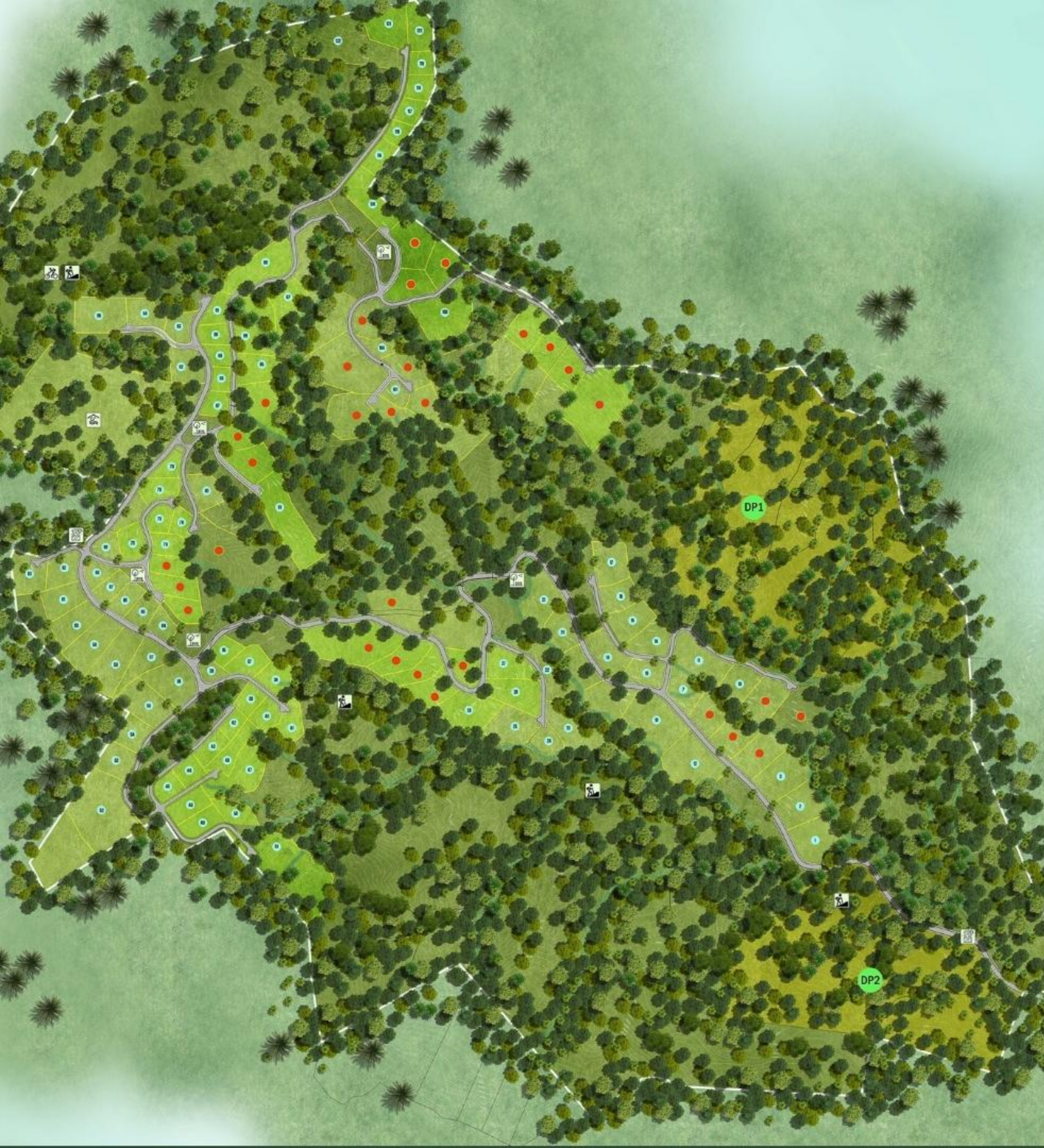




MONTE MAR

GATED COMMUNITY



Welcome to our Master Planned Gated Development!

The Monte Mar development project is located in the Pacific Northwestern area of Costa Rica, known as the Papagayo Region within the province of Guanacaste. This 500 acre natural mountain setting is nestled above the sands of Playas Del Coco. There are two primary gated entrances, both are only 30 Minutes (25 km) from the Guanacaste International Airport.

Introduction to the development

An architectural rendering of a modern gatehouse. The gatehouse is a small, white, rectangular building with a flat roof and horizontal wooden slats. It is situated between two stone walls. A paved driveway leads through the gatehouse. A dark SUV is parked on the left side of the driveway, and a white SUV is parked on the right side. The scene is surrounded by lush greenery, including trees and bushes. The overall atmosphere is serene and modern.

The vision of the project is to develop a community, ecologically oriented, low density, where outdoor living drives the everyday.



Amenities and Services

Amenities include a clubhouse, fitness center, pool, and social areas with stunning panoramic views.

Approximately 12 kms of trail systems are projected throughout the development. Perfect for your everyday walk, jog, hike or bike ride with your family and friends.

Maintenance-free living with common area landscaping.

24-hour security and gated entry.
Fully paved roads throughout.



**INTRODUCTORY
PRICING**

Available Lots in Lower Valley

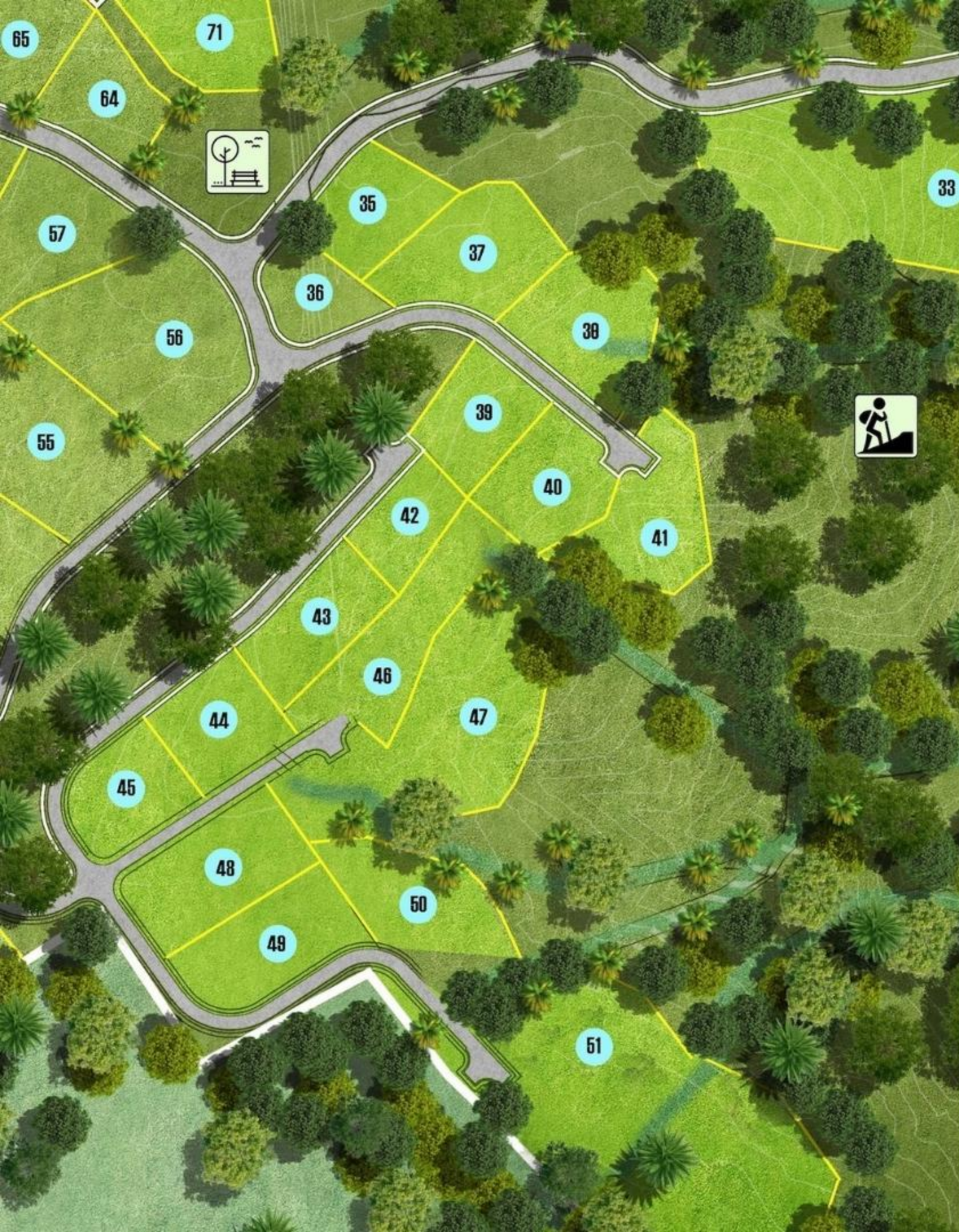
Lot 1	Valley View	2,909m ²	\$89,000
Lot 2	Valley View	2,823m ²	\$89,000
Lot 3	Valley View	4,845m ²	\$89,000
Lot 4	Valley View	4,845m²	SOLD
Lot 5	Valley View	4,854m²	SOLD
Lot 6	Valley View	5,503m²	SOLD
Lot 7	Valley View	5,036m ²	\$89,000
Lot 12	Valley View	3,274m ²	\$89,000
Lot 13	Valley View	3,809m ²	\$89,000
Lot 14	Valley View	2,700m ²	\$105,000
Lot 15	Valley View	2,700m ²	\$120,000
Lot 16	Valley View	2,500m ²	\$120,000
Lot 17	Valley View	2,500m ²	\$110,000
Lot 18	Valley View	3,000m ²	\$105,000
Lot 19	Valley View	3,000m ²	\$110,000

INTRODUCTORY
PRICING

Available Lots in Upper Valley



Lot 28	Bay View	1,899m ²	SOLD
Lot 30	Ocean View	1,899m ²	SOLD
Lot 31	Ocean View	2,140m ²	SOLD
Lot 32	Ocean View	2,829m ²	SOLD
Lot 34	Bay View	2,537m ²	SOLD
Lot 77	Ocean View	3,033m ²	SOLD



**DEPOSITS
BEING TAKEN**

Available Lots in Eastern Development

Lot 35	Nature View	1,141m ²	\$200,000
Lot 36	Nature View	760m ²	\$175,000
Lot 37	Nature View	1,514m ²	\$250,000
Lot 38	Ocean View	1,595m ²	\$425,000
Lot 39	Ocean View	1,075m ²	\$650,000
Lot 40	Ocean View	1,187m ²	\$595,000
Lot 41	Ocean View	1,506m ²	\$675,000
Lot 42	Ocean View	787m ²	\$575,000
Lot 43	Ocean View	1,168m ²	\$550,000
Lot 44	Ocean View	1,095m ²	\$425,000
Lot 45	Ocean View	1,014m ²	\$275,000
Lot 46	Ocean View	1,260m ²	\$600,000
Lot 47	Ocean View	3,526m ²	\$700,000



**INTRODUCTORY
PRICING**

Available Lots in East Ridge

Lot 81	Ocean View	4,255m ²	\$400,000
Lot 82	Ocean View	1,531m²	SOLD
Lot 83	Ocean View	1,820m²	SOLD
Lot 84	Ocean View	4,033m²	SOLD



**INTRODUCTORY
PRICING**

Available Lots in Upper Center Ridge

Lot 87	Ocean View	1,820m ²	\$195,000
Lot 88	Ocean View	1,047m ²	\$205,000
Lot 89	Ocean View	1,242m ²	\$255,000
Lot 90	Ocean View	2,125m ²	\$265,000
Lot 91	Ocean View	1,875m ²	\$265,000



**INTRODUCTORY
PRICING**

Available Lots in Center Ridge

Lot 99	Ocean View	1,820m²	SOLD
Lot 100	Ocean View	1,047m²	SOLD
Lot 101	Ocean View	1,242m ²	\$290,000
Lot 102	Ocean View	2,125m²	SOLD
Lot 103	Ocean View	1,875m²	SOLD
Lot 104	Ocean View	1,468m ²	\$310,000
Lot 105	Ocean View	1,772m²	SOLD
Lot 106	Valley View	3,633m ²	\$149,000

An aerial photograph of a lush, green landscape. In the foreground, there are rolling hills covered in dense vegetation. A dirt road winds through the hills on the left side. In the middle ground, there are more green hills and some small structures. In the background, a large body of water, possibly a bay or a lake, stretches across the horizon under a blue sky with scattered white clouds. The water is a deep blue color, and there are several small islands or peninsulas in the distance.

Why choose our development?

Experience luxury living redefined in our master planned gated development. Enjoy safety, privacy, exclusivity, and top-notch amenities. Check our lot listings now!

**Thank you for considering the Monte Mar development.
We look forward to helping you find your dream lot and
your Pura Vida!**

Tres Amigos Realty Group

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