

Ventana Del Pacifico



“Where the Mountains Meet the Ocean”

Presented By



Trust Costa Rica Development Group S.A.

“Offering Lifestyle Choices on the South Pacific Coast of Costa Rica”



Nature's Extravagant Masterpiece

Discovered by Christopher Columbus in 1502, Costa Rica is a part of the land bridge between North and South America. With breath-taking landscape and an astounding abundance of animal and plant species, Costa Rica is richly endowed with bio-diversity unequalled anywhere in the world. Since its discovery, Costa Rica has fostered and maintained a thriving economy with a reputation of being one of the most stable democracies in the Americas.

Costa Rica above all is proof positive that "peace and security are true wealth, and enduring strength resides with the people".

With no expensive military apparatus to support, Costa Rica has wisely focused on the financing of a superb National Health Care and Education system as well as other vital social programs for its over 4 million citizens. Its 95% plus literacy rate proudly ranks it among the world's most educated countries. Because of this many high tech corporations are taking a keen interest in Costa Rica as a place to invest and grow. The people (known as "Ticos") are Costa Rica's most powerful asset. They love life and live it to the fullest. They are friendly, well mannered, work hard, and very proud of their heritage and their Country.

Evergreen rain forests, sun drenched savannahs, mangrove eco-systems, lofty mountains, unending rivers and parks, stunning coral reefs and palm lined dazzling beaches furnish Costa Rica with an unmatched mosaic of rich and varied eco-systems. Recreational activities are limited only by your imagination. Eco adventures, rain forest encounters, surfing, hiking, fishing, scuba diving, snorkeling, white water rafting, wind surfing, mountain climbing are to name a few. All this and much more eagerly await the uncompromising nature lover and the free spirited alike.

It is with great pride that the **Trust Costa Rica Development Group S.A.** offers what we believe to be one of the most precious and dynamic development properties available in the Southern Pacific Zone of Costa Rica, **Ventana Del Pacifico**.

These magnificent estate properties will fill your senses with the majesty of the only part of Costa Rica where lush mountain rainforests meet at the shores of the Pacific Ocean. With the completion of the re-routed Pan American Highway adjacent to the properties and the recent announcement of the new International Airport in Pal Mar, we know that the value of these holdings are destined to soar to values far surpassing that of other highly developed but less desirable regions of Costa Rica.

Couple this with the most advantageous tax system in the Western Hemisphere and you have a recipe for success for even the most cautious entrepreneur or businessman to take note of. There is after all, good sound reasons that Costa Rica is called; "The Switzerland of the Americas".

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VENTANA DEL PACIFICO
WINDOW TO THE PACIFIC

“Where the Mountains Meet the Ocean”

Have you ever dreamed of having your own “Place in the Sun”? A little “paradise” on earth, far away from the cold winter months and safe enough to feel at home and at peace.

The developers of Ventana Del Pacifico had that dream and when their search brought them to Costa Rica in 1988, they discovered a rare and natural beauty that was unique to this Country. What started out as a personal retreat soon turned into an oasis of lifestyle choices for people to purchase, and enjoy for their own.

Today Ventana Del Pacifico has developed into a meticulously planned community of beautiful retreat properties and homes perched on the South Pacific Coast of Costa Rica just north of the OSA Peninsula. **Ventana Del Pacifico** consists of over 4000 acres of beautiful retreat properties for both personal and commercial development. Parcels intended for personal use range in sizes from ¼ of an acre to as large as 2 acres and have been developed in numerous phases. Phase 1 to 9 has been virtually sold now since the development opened adding over a thousand new “piece of paradise” owners to the area. There have also been numerous homes and villas built during this period adding a feeling of real community to the neighborhood.

Of great value is the fact that each property is fully serviced with road, water and electricity to the site. Property values are steadily increasing and premium land is in great demand. The developers at Ventana Del Pacifico have kept the prices reasonable since the beginning of the project and will continue to hold the line on price increases as long as possible.

Currently there are a number of parcels available ranging from a ¼ of an acre to over 2 acres priced between \$95,000 and \$150,000 USD. Also being offered is the new **Chontales Development** adding an additional 3000 plus acres of abundant mountain, rainforest, valley and ocean views to the current development. The first phases of this development have been planned in various gated community designs with parcels ranging from ¼ of an acre to 1½ an acres and priced between \$60,000 and \$150,000 USD including some lots being offered at \$40,000 USD. The size, elevation, location, and view are what determine each individual price per parcel.

Statistically, the property values in the development have increased 20% to 30% per year and the trend will continue to climb. The values on these parcels of land will increase substantially and at an ever increasing rate as the demand grows. One of the major reasons for this is the increased awareness that North Americans have regarding Costa Rica and the ease of owning property here. Over 77 million baby boomers in North America alone are set to retire in the next ten years and many will be looking for their own “piece of paradise” to enjoy, and Costa Rica is definitely a shining star in this category.



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Building Your Home

Building costs in Costa Rica are less than those found in Canada and the U.S.A., usually around \$90.00 to \$100.00 US per square foot. Good professional builders are located on site at Ventana Del Pacifico. There are a number of alternatives in design and concept for which to build your tropical hideaway and the building contractor at Ventana is there to assist you with information on building codes, permits, architectural design and government policies. They can construct a home efficiently and built to suit your discriminating taste. You of course have the option of building on your own. Construction material and modern home building hardware is readily available and the distribution facilities are within 30 miles of Ventana Del Pacifico. There are no time limits in which to build any structure on your property, the only requirement is that your home be at least 1000 square feet in size.

Owner Financing:

In keeping with our philosophy, which is to make your purchase of property easy and fun, Ventana Del Pacifico has initiated a simple financing package to suit all situations. The terms are that we require 50% down with 50% being financed over 3 years (quarterly payments) with an annual real interest rate of 10%. No credit report is required. Title is forwarded to you at time of receipt of final payment. Financing is available on property sales only at this time.

Legal Assistance:

Buying property in Costa Rica, as stated prior, is easy; however, it is important to know what the legalities are when purchasing and registering your new property. Under the Costa Rican Constitution you, as a Foreign National, have the same property ownership rights as a Costa Rican citizen. This means you own the property outright and do not have locals shown as the owners on the legal documents as is the case in almost all other tropical destination countries.

To simplify the transfer of your purchased property each and every lot has been previously registered as a Costa Rican Corporation. The procedure is as easy as signing one document that changes shareholder status of the corporation to your name.

Safe and Protected

Ventana Del Pacifico is a safe community with management and staff located on site, seven days a week, year round. Your investment in property and buildings is of importance to the owners at Ventana. The development is regularly patrolled by maintenance staff and there are a number of full time residents now living in the area. The community is a safe place to bring your family and friends as crime is not an issue of concern. This is a place of beauty and serenity and it will remain as that.

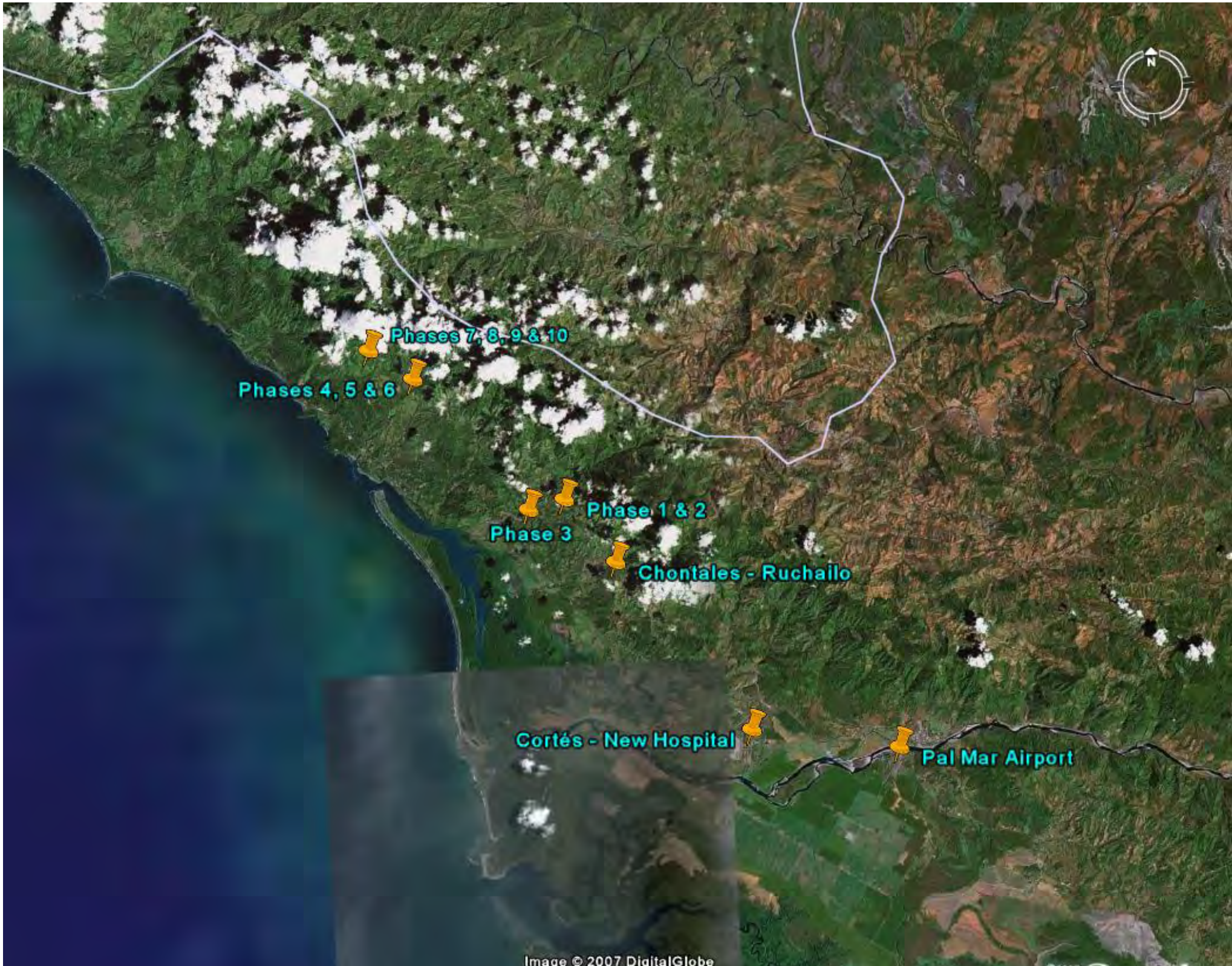
Property Management & Rental Income

Ventana Del Pacifico can manage your property for you at very reasonable rates when you are not in the country. You can also earn money on your asset by placing the property in out rental program which will provide a very good income to offset your investment. Ventana receives many calls each week for this type of accommodation but cannot fill the demand. Weekly income averages between \$700.00 to \$1,500.00 US depending on the home being offered.



“Offering Lifestyle Choices on the South Pacific Coast of Costa Rica”





Phases 7, 8, 9 & 10
Phases 4, 5 & 6

Phase 1 & 2
Phase 3

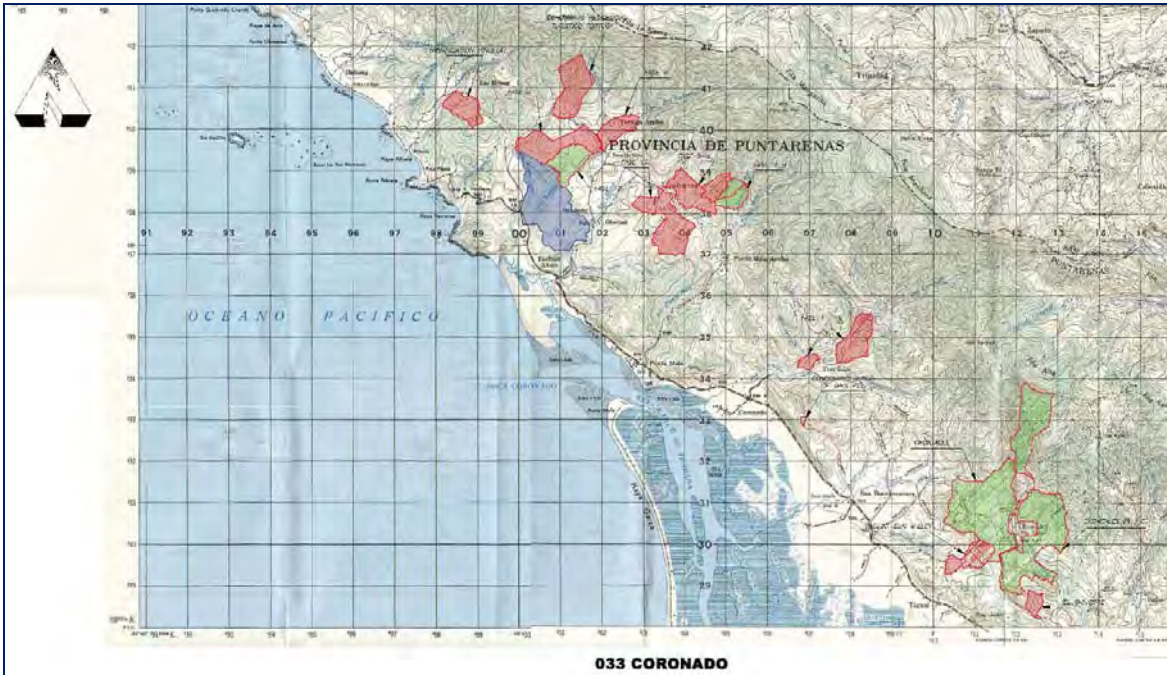
Chontales - Ruchailo

Cortés - New Hospital
Pal Mar Airport

Ventana Del Pacifico

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Phase Locations



Phase 10 Lot Plan Illustration



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Property Location and Views



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Custom Homes & Villas



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Interior and Exterior Amenities

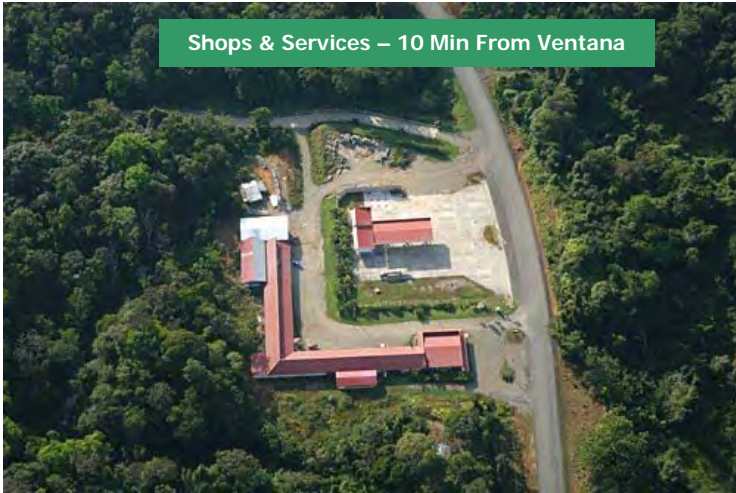


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Surrounding Area & Essential Services



Shops & Services – 10 Min From Ventana



Gas Station – 10 Min From Ventana



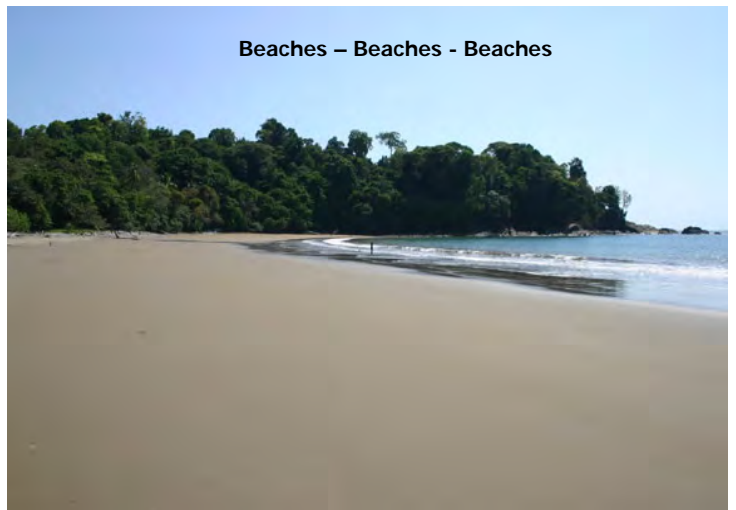
Local Airport – 20 Min From Ventana



New Hospital – 15 Min From Ventana



Recreational Amenities – 10 Min From Ventana



Beaches – Beaches - Beaches



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COME ON DOWN

We realize that in order to comprehend what has been discovered here you will have to experience firsthand the energy and the beauty of Ventana Del Pacifico. For you to fully appreciate our development we invite you to come on down and stay with us, as our guest, for two to three days.

We're sure you'll enjoy the magnificent rainforest, the pristine beaches, the multitude of birds and animals, and the incredible diversity of life around our properties. You'll discover recreational opportunities like fishing, scuba diving, snorkeling, horseback riding and hiking to name only a few. You'll enjoy fresh air, fresh fruits and fresh seafood. In short you'll have the time of your life and will see for yourself why many before you have purchased their own “piece of paradise” in Ventana Del Pacifico.



To experience this beautiful development you would simply do the following. Complete a Private “Offer to Visit” Agreement and leave a \$500 US client visit deposit with the representative listed below. Next you would complete a “Client Visit Application” which will provide us information pertaining to your visit so we can coordinate the particulars with our staff in Costa Rica. Once completed we will then reserve room for you at our luxury villa to stay for up to two nights and three days.



Upon arrival we are sure you will want to see and experience as much of Ventana Del Pacifico and the magnificent surroundings as possible. There will be time set aside to tour the development, see the properties, and get the feel of the whole lifestyle choice being offered. As in most cases, our guests are anxious to move ahead with an offer to purchase a property they have seen. The process is quite simple; to reserve at lot of your choice we would be happy to accept your personal cheque as a 10% deposit which will hold your property until arrangements for the balance can be made. The “client visit deposit” of \$500 US along with an additional \$1,000 US Travel Credit will be taken off of the purchase price of your lot at this time. We recommend you come prepared.

“Buy land and wait. Don't wait to buy land, they aren't making it anymore”
- Will Rogers



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Guest House Photos & Amenities



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“Paradise Found”

For Further Information Contact:

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