

EL MANGROOVE FAQs

WHAT IS THE CLOSEST AIRPORT?

The closest airport is Daniel Oduber Quirós International Airport (LIR) in Liberia, Costa Rica. Multiple carriers provide non-stop flights (subject to seasonal schedules) from these major cities: Los Angeles (LAX), Miami (MIA), Atlanta (ATL), Houston (IAH, HOU), Dallas (DFW), Boston (BOS), Denver (DEN), Chicago (ORD), New York (JFK, LGA), Newark (EWR).

Residence owners and guests can also fly into San Jose International Airport - Juan Santamaría (SJO) with shuttle service available at a nominal fee or take a short 45 minute flight into LIR.

WHAT TRANSPORTATION SERVICES ARE AVAILABLE?

El Mangroove is only a 20 minute drive from Liberia International Airport. The hotel offers a 24-hour, WiFi enabled airport shuttle service to and from LIR (scheduled in advance through the Concierge).

Transportation from San Jose International Airport can be arranged and is approximately a 3.5-4.5 hour drive depending on traffic. Regional flights are also available; approximately 45 minutes from SJO to LIR.

WHAT IS THE CLIMATE LIKE ALONG THE NORTHERN COAST?

The Guanacaste region, known as the Gold Coast, has an average coastal area temperature of 82°F. Temperatures are consistent all year long, with slightly lower temperatures and almost no rain during the dry season (December through April). Steady trade winds make the warmer summer months pleasurable. Rainy season goes from May to November, which means a few showers for a couple of hours mostly during the afternoon. Year-round, the evenings bring cooler temperatures and a refreshing breeze.

WHAT LANGUAGES ARE SPOKEN IN COSTA RICA?

Spanish is the primary language, though English is widely spoken throughout the country.

HOW DO I RENT A CAR IN COSTA RICA?

Multiple U.S. car rental companies are located at Liberia International Airport. A valid U.S. Driver's License is required to rent vehicles. For your convenience, there is an on-site Avis car rental office at the El Mangroove Hotel.

Bicycles and golf cart shuttles are available for on-property transportation, but boardwalks and paths make the entire property easily walkable.

WHAT AMENITIES WILL OWNERS ENJOY?

In addition to a lush bay-front setting facing the Papagayo Peninsula, El Mangroove amenities include three restaurants (Makoko, Matiss, Malu), 150-meter black and tan sand beach on the calm waters of

Culebra Bay, ocean-view pool with private cabanas, Bearth Renaissance Spa, Azul Ocean Adventures, Wyl Fitness Center, Gyve Boutique, Guppies Kid's Adventure Club, airport shuttle service and 24-hour gated access and on-site privacy team.

ARE OWNERS PERMITTED TO USE THE SERVICES OFFERED TO EL MANGROOVE HOTEL GUESTS?

Yes; home owners and their guests will have access to all resort amenities and 24-hour concierge service.

CAN I RENT OUT MY PROPERTY, AND WHO WILL MANAGE IT?

Yes. All residences will have the option to be made available for rent through the hotel. All rental services, cleaning and maintenance needs will be professionally managed by El Mangroove, providing you peace of mind while you are away.

WHAT IS THE PUBLIC ACCESS FOR THE RESORT AND ON-PROPERTY PRIVACY?

The public is welcome to dine at the resort restaurants and all beaches in Costa Rica are available for everyone to enjoy. All other hotel amenities are restricted to owners and guests. The privacy and wellbeing of all hotel guests and residence owners is first priority; access to the property is gated and staffed 24-hours a day along with a privacy team overseeing the hotel grounds.

WHAT MEDICAL OR EMERGENCY SERVICES ARE AVAILABLE?

Doctor is not on site at all times but on call available.

WHAT CURRENCY IS USED IN COSTA RICA?

Local currency is the Costa Rican "Colon," which is freely traded. Exchange rates have been very stable the last few years, with almost no devaluation against the U.S. dollar. The U.S. dollar and all major credit cards are widely accepted as well.

CAN A NON-RESIDENT BUY PROPERTY OUTRIGHT IN COSTA RICA?

Yes; non-residents can buy private land outright in Costa Rica just like in the U.S. and there are no restrictions.

The only exception is the area which is 125 yards from the ocean called concession land. Concession land is owned by the Costa Rican Tourism Institute, ICT, which grants a purchaser all of the use rights to the land for a specific period of time and then it is automatically renewed.

All El Mangroove property is concession land including El Mangroove Residences.

HOW DOES PROPERTY OWNERSHIP WORK?

Foreign property owners have the same legal rights as Costa Ricans. El Mangroove offers an individual title for each property under the Costa Rican Condominium Regime - this offers fee-simple title/ownership under concession land/ICT with design guidelines, covenants, conditions, restrictions which are all established by El Mangroove.

WHAT IS THE PURCHASE PROCESS AND HOW LONG DOES IT TAKE?

Once you have selected your Residence(s), a binding Purchase and Sale Agreement is executed and a deposit of 50% of the purchase price is made to reserve your chosen property. The remaining balance will be paid at delivery of the Residence. Title will be delivered once final balance is paid at closing.

IS THERE FINANCING AVAILABLE FOR MY PRIVATE RESIDENCE?

Financing for El Mangroove Residences for non-resident Costa Rican's may be available to qualified purchasers through BAC Bank. Please inquire for details.

CAN I PURCHASE IN THE NAME OF MY FAMILY TRUST OR MY COMPANY?

You can purchase in an individual's name, corporation, or other corporation, trust or foundation.

HOW MUCH CAN I EXPECT TO PAY IN CLOSING COSTS?

Closing costs in Costa Rica are approximately 3.3 percent of the property's purchase price, which includes: Land Transfer (1.5 percent of purchase price), National Registry Stamps (0.8 percent of purchase price), and Notary and Attorney's fees (approximately 1 percent of purchase price).

HOW WILL UTILITIES WORK FOR MY PROPERTY?

El Mangroove Residences property management services handles the following services on home owner's behalf: water, electricity, telephone, cable tv and internet services.

HOW MUCH ARE RESIDENCE OWNERSHIP FEES?

The Residence Ownership fees range from \$1,444 to \$1,632 per month and will include the following services:

HOA (*general costs*): Maintenance of public areas; security and general maintenance of residence; all residence utilities (water, sewer, electricity); pest control; insurance; administrative and Concession fees.

Maintenance (*specific to each Residence*): Exterior maintenance; landscaping; pool servicing and maintenance; Internet setup and troubleshooting; fire protection; trash collection.