

EL MANGROVE

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AUTOGRAPH COLLECTION®  
RESIDENCES

**2024 REAL ESTATE BOOKLET**





# TABLE OF CONTENTS

PROJECT OVERVIEW	7
SITE PLAN AND PRICING	9
2 BEDROOMS VILLA	10
MAIN FLOOR	11
SECOND FLOOR	12
3 BEDROOMS VILLA	13
MAIN FLOOR	14
SECOND FLOOR	15
4 BEDROOMS VILLA	16
MAIN FLOOR	17
SECOND FLOOR	18
FAQ	19
THE VILLAS	22
OWNERS AMENITIES	31
PURE DISCOVERY	38



# BETWEEN YOU AND NATURE

PAPAGAYO PENINSULA

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## THE RENEWED “GOLD COAST”

Nestled along the pristine shores, El Mangroove offers a sanctuary of serenity and indulgence. Its lush bay-front setting, overlooking the picturesque Papagayo Peninsula across Culebra Bay, paints a breathtaking panorama of natural beauty. As the closest beach resort to Liberia International Airport, just a short 20-minute drive away, accessibility meets exclusivity, making El Mangroove a coveted destination for discerning travelers and residents alike.

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# EXACTLY LIKE **NOTHING** **ELSE**

El Mangroove Residences are among the first privately-owned, branded Autograph Collection® Residences in the world, making it a truly unique opportunity. Embark on a journey of luxury and tranquility as you peruse through the pages of this brochure, providing a peek into the captivating realm of El Mangroove Villas Residences. Rich in character, these branded homes reflect the spirit of individual Owners and are equally as unique. Every carefully crafted residence is a true original and defies convention.

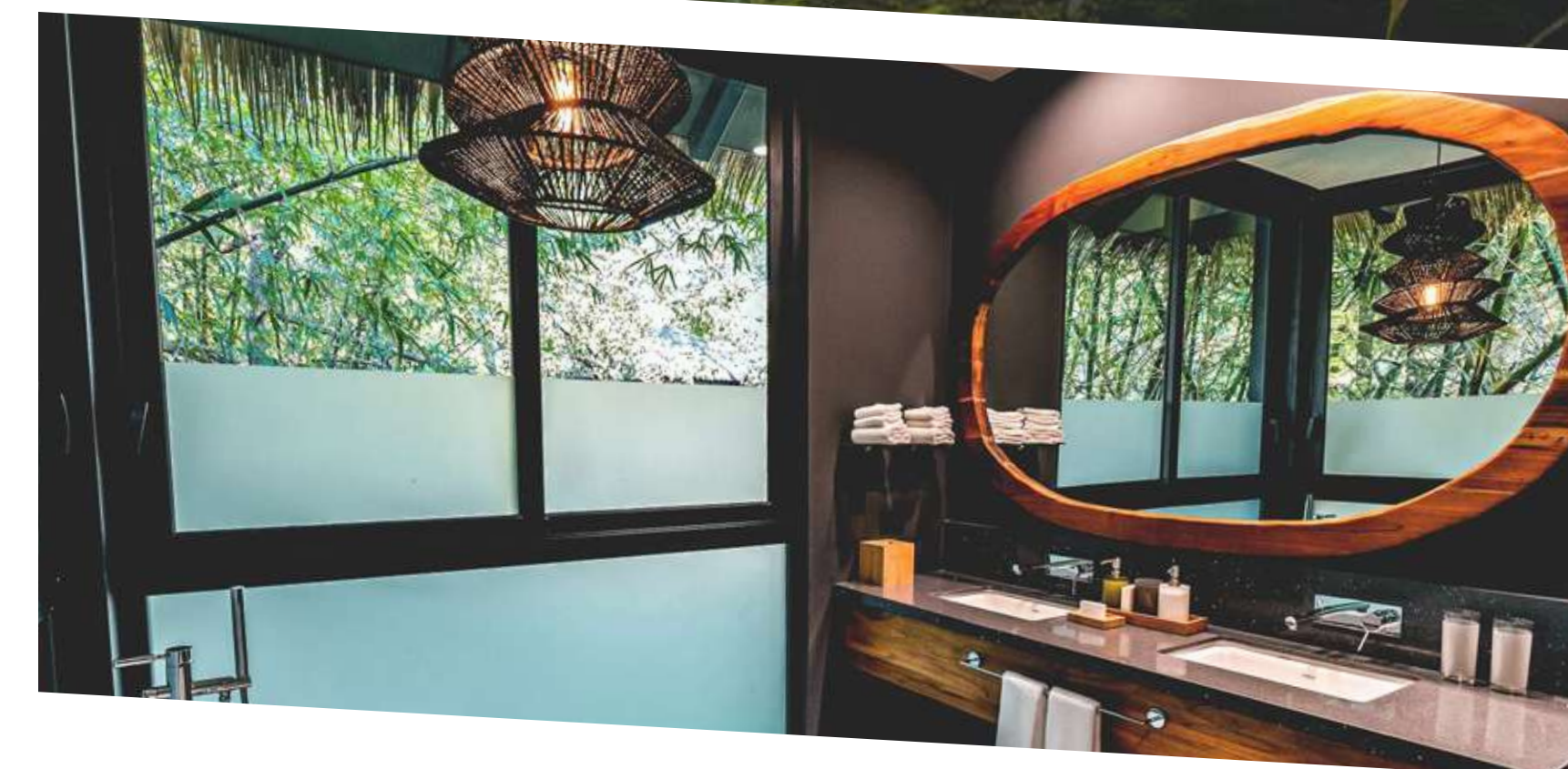
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# OVERVIEW

El Mangroove is a 19-acre oceanfront Hotel and Resort located on the Gulf of Papagayo in the Guanacaste region, the well established luxury zone of Costa Rica. Thoughtfully designed by renowned Latin American architect Ronald Zürcher, the Autograph Collection® Hotel and Resort feature a nature-inspired Bohemian vibe that is a perfect mixture of contemporary and comfortable.

The property is just 20 minutes from Liberia International Airport, making it the most easily accessible luxury resort and residential offering in the country.

El Mangroove is unveiling an unparalleled opportunity to live the same barefoot luxury lifestyle offered at its 121 hotel rooms and world-class amenities. El Mangroove Autograph Collection® Residences have been thoughtfully designed to preserve and live in harmony amongst the property's decades-old Cenisaro and Guanacaste trees. Each residence features a contemporary feel that is both cutting edge and seamless with the natural surroundings. To preserve as much of the natural landscape as possible, El Mangroove has limited the offering to a total of only thirteen private Residences.

El Mangroove Residences are among the first privately-owned, branded Autograph Collection® Residences in the world, making it a truly unique opportunity.

## LOCATION

Accessible by non-stop service from gateway U.S. cities, the northwest region of Guanacaste Province celebrates a rich fusion of Costa Rican history, heritage and natural beauty. With its subtropical climate, scenic beaches, the region is known as the “Gold Coast.” El Mangroove's lush bay-front setting, facing the Papagayo Peninsula across Culebra Bay, is the closest beach resort to Liberia International Airport (20 minute drive); its unique location and accessibility making one of the most desirable luxury resort and residential destinations in Costa Rica.

## EL MANGROOVE AUTOGRAPH COLLECTION® RESIDENCES

Serene and sophisticated, each two-, three- and four-bedroom private residence offer locally-inspired style with distinctive artwork, elegant fabrics and comfortable furnishings. Each residence offers open-air living with large sliding glass doors that lead to spacious outdoor terraces, an inviting private plunge pool and rooftop gathering room. Expansive master suites include a luxurious bathroom featuring double sinks, oversized shower and most will also feature an outdoor stand-alone deep soaking tub. Each residence remains connected to its lush natural surroundings with the use of locally-sourced natural materials inside and out.

## AUTOGRAPH COLLECTION® HOTELS

Driven by the knowledge and vision to go beyond the commonplace, an Autograph Collection® hotel is handpicked from the world's most unique boutique hotels. Each one is chosen for its founder's passion, the thoughtfulness of its design, its inherent craft, and its connection



with the locale. An Autograph Collection hotel aims to showcase some of the most beautifully orchestrated hotel experiences the world has to offer and each is inspired by unique perspectives on design, culture and hospitality.

## RESIDENCES OFFERING

Starting at \$1,795,000 USD

## FEATURES & AMENITIES

- ***Bearth Renaissance Spa*** offers multiple treatment rooms, outdoor shower and spa, four private outdoor cabanas for massage, couples massage room with a private sanctuary, dipping pool and shower.
- ***Azul Ocean Adventures*** provides guided ocean excursions from deep sea fishing expeditions, relaxing sunset cruises, nighttime stand-up-paddle boarding, snorkeling and whale watching; plus a variety of equipment rentals including kayaks, SUP's and snorkeling gear.
- ***Wyl Fitness Center*** offers treadmills, stationary bike, Precor machines, free weights, TRX, universal weight machine and yoga classes.

## FEATURES & AMENITIES - CONTINUED

- ***Gyve Boutique*** features unique Costa Rican-inspired designer clothing, accessories, and jewelry.
- ***Guppies: Kids Adventure Club*** provides outdoor activities, arts and crafts for younger guests.
- Bicycles for exploring the area.

- Oceanview pool with private cabanas.
- Destination paths and boardwalks, making the resort entirely walkable.
- Costa Rican flora and fauna around every corner - from colorful birds to monkeys swinging through the canopy of Centennial, Guanacaste and Cenisaro trees.

## RESORT SERVICES

- Professional Concierge services that coordinate off-site expeditions, restaurant reservations, spa treatments and much more.
- 24-hour airport shuttle transportation to Liberia International Airport. Conference rooms available for private functions or business meetings.
- 24-hour in-room dining.

## ON-PROPERTY DINING

- ***Matiss*** restaurant features beach casual, modern cuisine and is open daily from 10:00 a.m. - 6:30 p.m. with stunning views of the ocean and breathtaking sunset over the bay.
- ***MaKoko*** restaurant offers a morning breakfast buffet and contemporary evening menu specializing in farm-to-table and ocean-to-table cuisine.
- Four additional family-focused pools with overwater boardwalks and a zero-entry splash pool.
- A third resort restaurant, ***MaLu***, featuring a fresh take on Mediterranean cuisine, a wood-fired pizza oven and casual dining.
- Open-air event space for meetings or private events.





VILLA #1  
**SOLD**

VILLA #3  
**SOLD**

VILLA #8  
**SOLD**

VILLA #11  
**SOLD**

VILLA #13  
**SOLD**

VILLA #12  
**SOLD**

VILLA #2  
**AVAILABLE**  
2 Bedrooms  
\$1,795.000

VILLA #5  
**SOLD**

VILLA #10  
**AVAILABLE**  
3 Bedrooms  
\$1,895.000

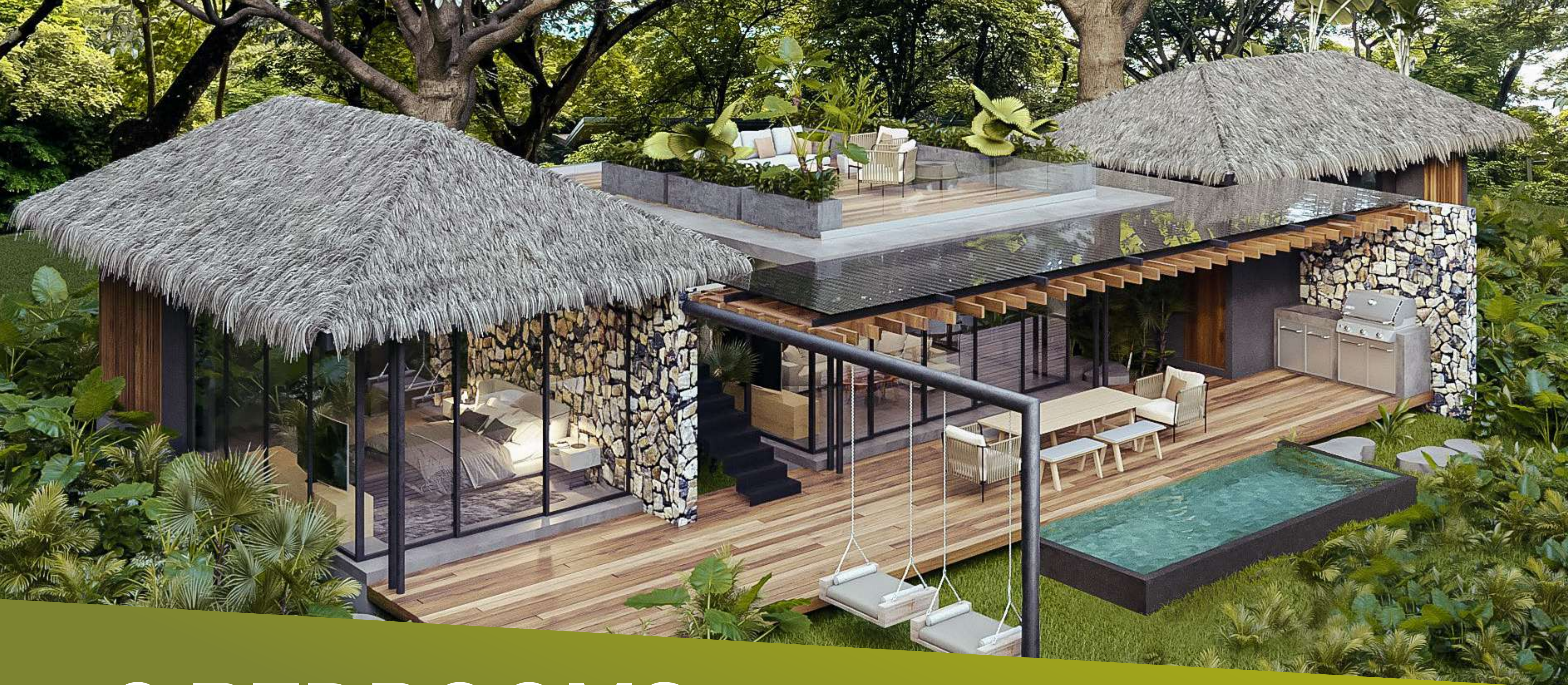
VILLA #4  
**RESERVED**

VILLA #9  
**SOLD**

VILLA #6  
**SOLD**  
SOLD MARCH  
2024

VILLA #7  
**SOLD**  
SOLD APRIL  
2024



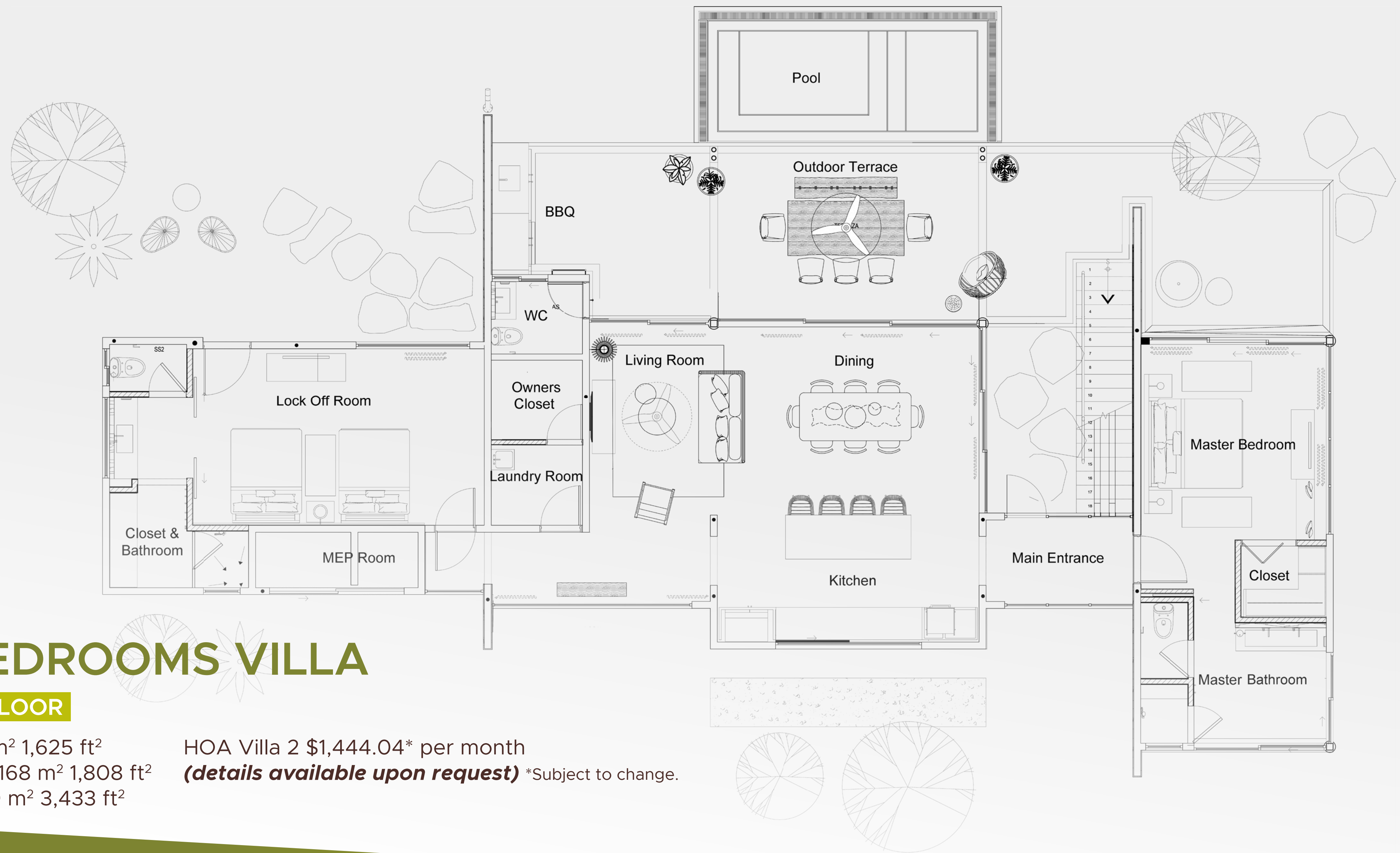


# 2 BEDROOMS VILLA

EL MANGROVE

AUTOGRAPH COLLECTION®  
RESIDENCES





## 2 BEDROOMS VILLA

### MAIN FLOOR

**A/C** 151 m<sup>2</sup> 1,625 ft<sup>2</sup>

**Exterior** 168 m<sup>2</sup> 1,808 ft<sup>2</sup>

**Total** 319 m<sup>2</sup> 3,433 ft<sup>2</sup>

HOA Villa 2 \$1,444.04\* per month

**(details available upon request)** \*Subject to change.

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## 2 BEDROOMS VILLA

SECOND FLOOR

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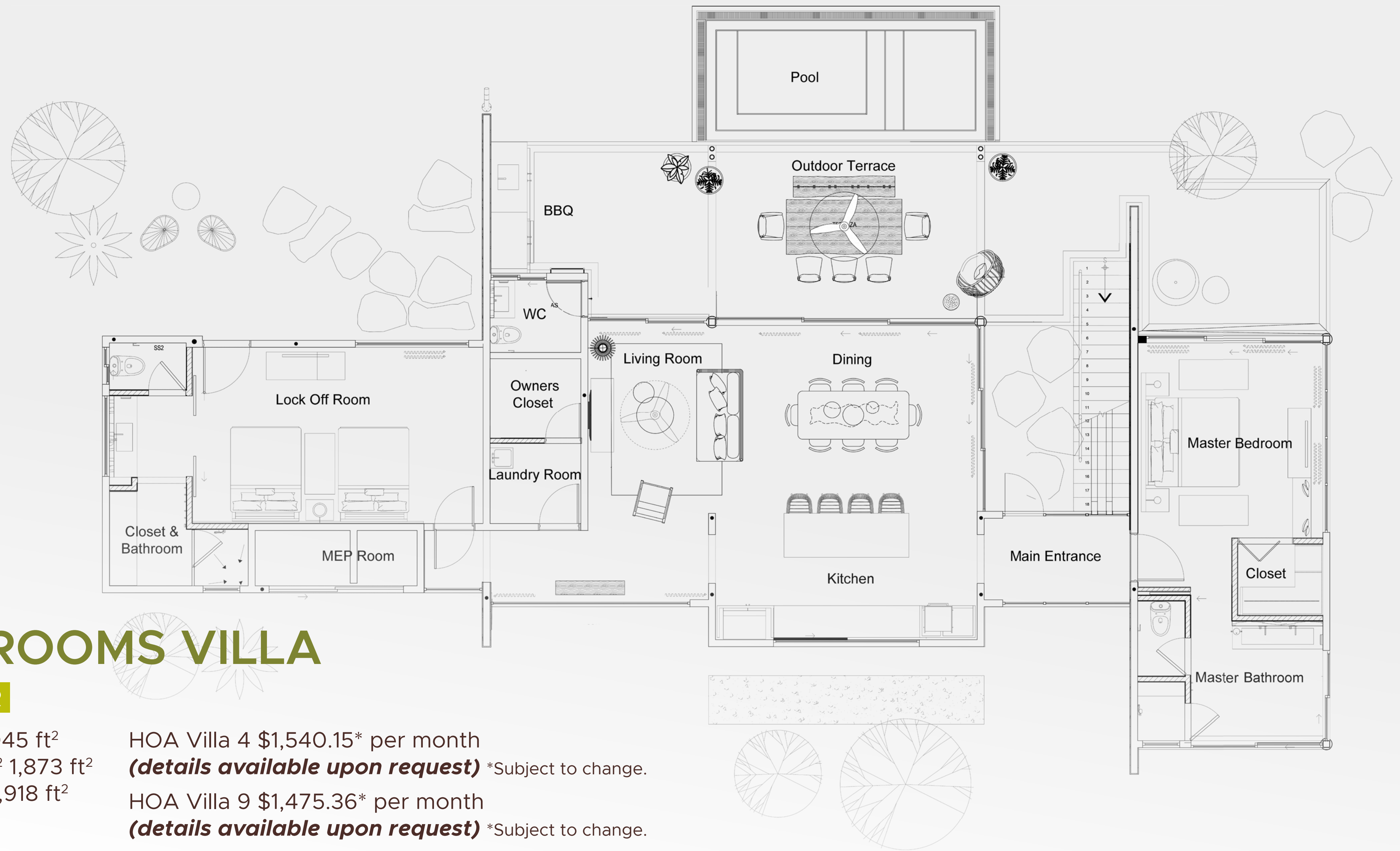


# 3 BEDROOMS VILLA

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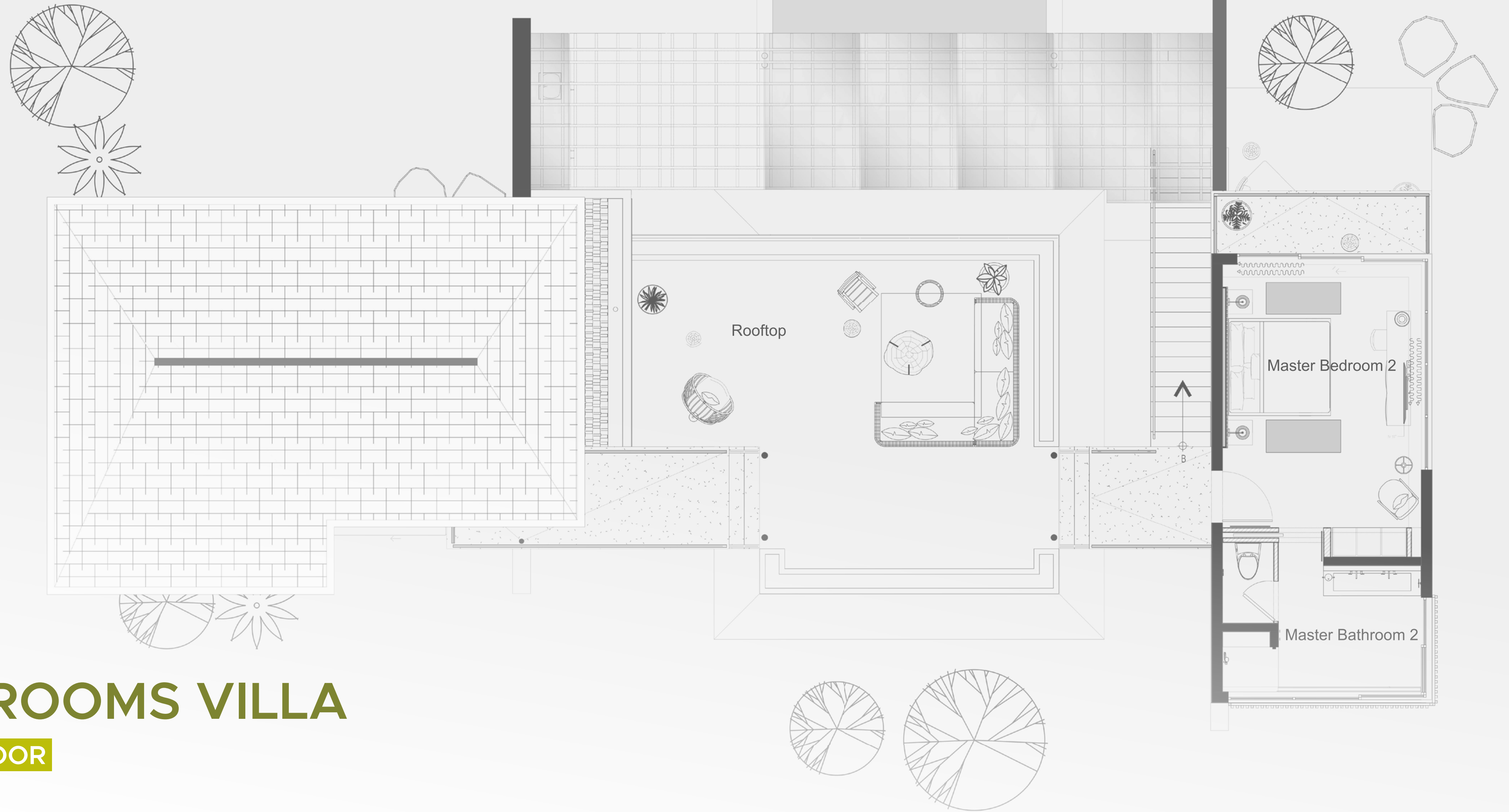
## 3 BEDROOMS VILLA

### MAIN FLOOR

A/C 190 m<sup>2</sup> 2,045 ft<sup>2</sup>  
 Exterior 174 m<sup>2</sup> 1,873 ft<sup>2</sup>  
 Total 364 m<sup>2</sup> 3,918 ft<sup>2</sup>

HOA Villa 4 \$1,540.15\* per month  
**(details available upon request)** \*Subject to change.  
 HOA Villa 9 \$1,475.36\* per month  
**(details available upon request)** \*Subject to change.





# 3 BEDROOMS VILLA

SECOND FLOOR

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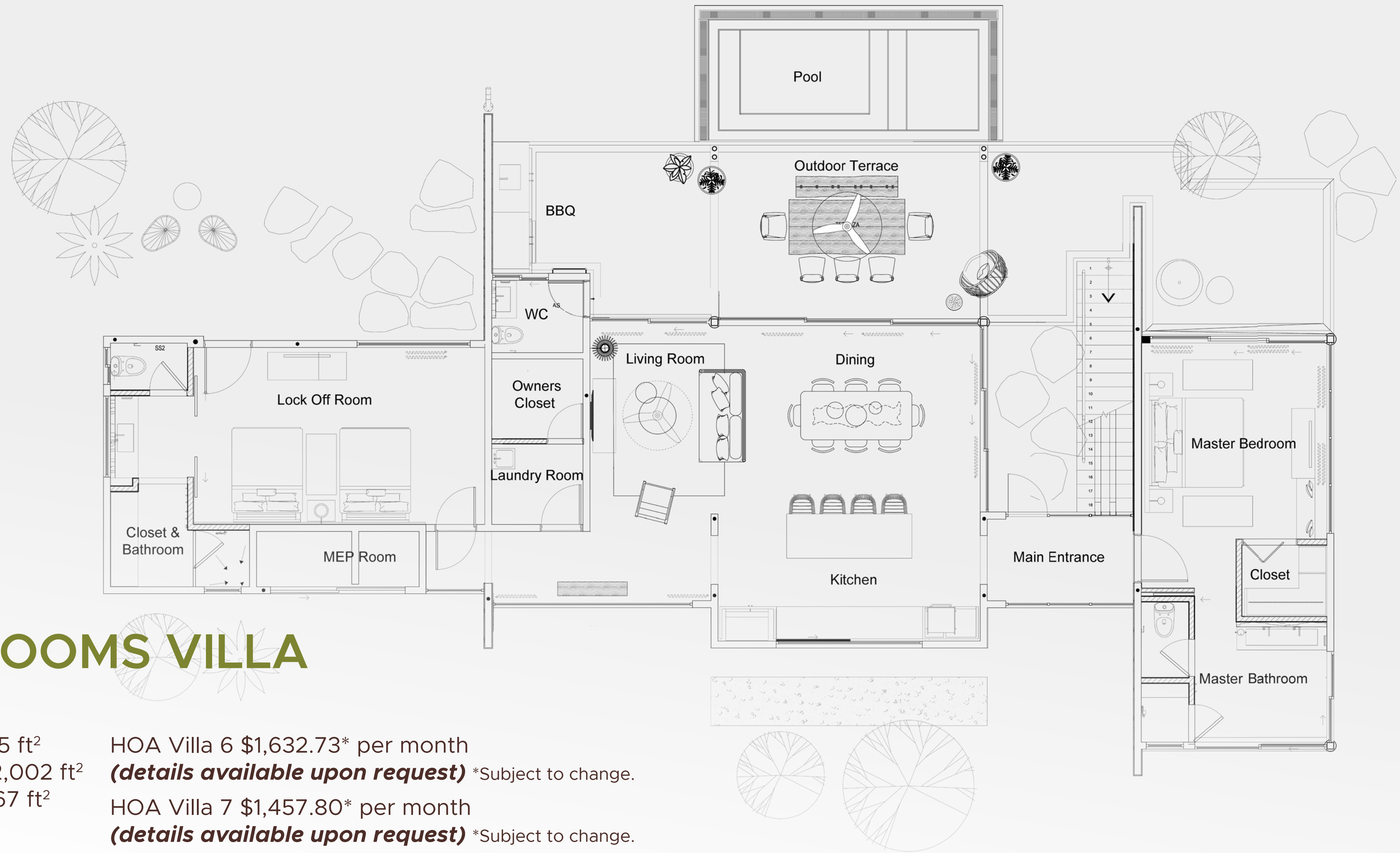


# 4 BEDROOMS VILLA

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RESIDENCES





## 4 BEDROOMS VILLA

### MAIN FLOOR

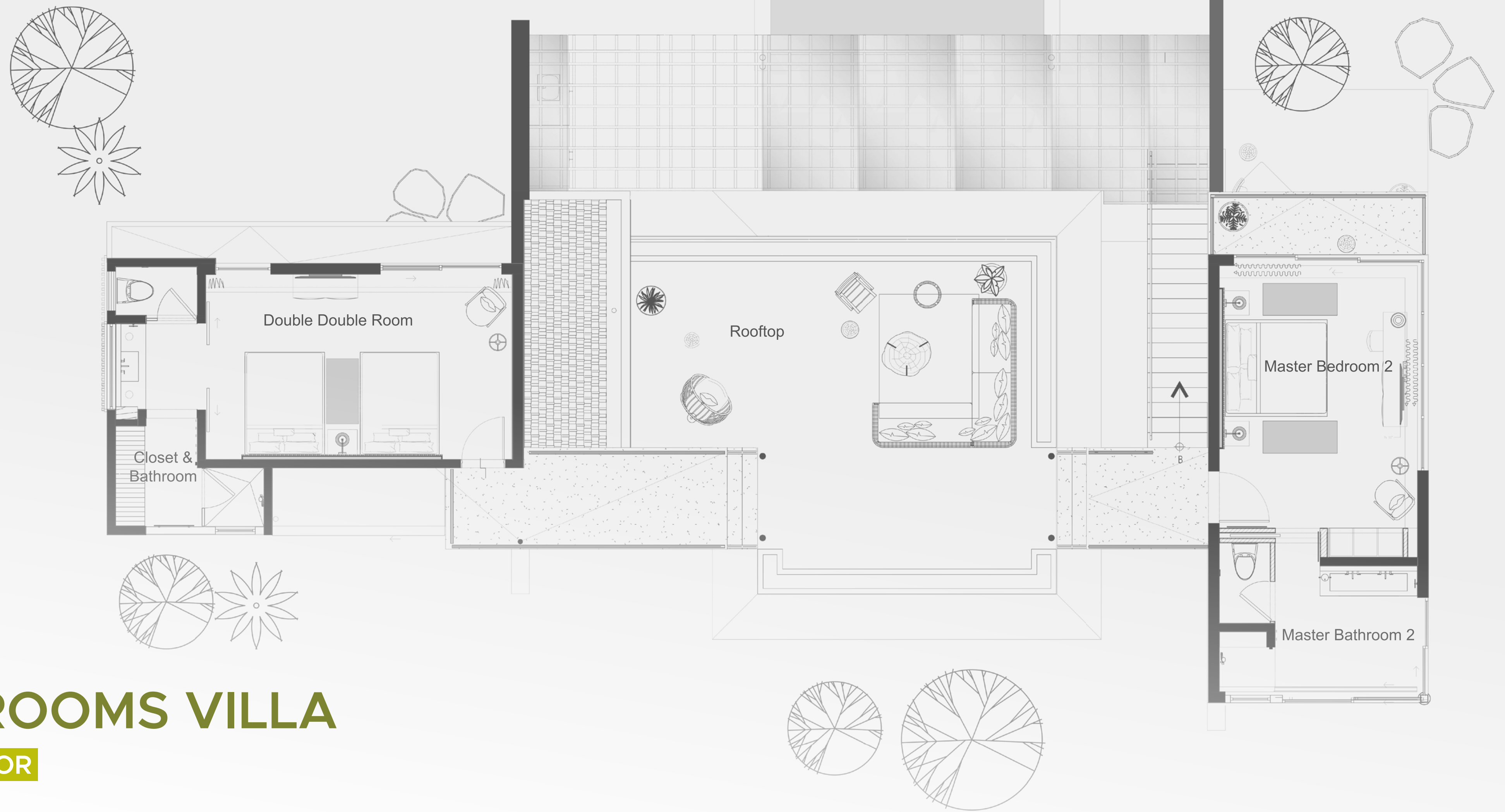
A/C 229 m<sup>2</sup> 2,465 ft<sup>2</sup>  
 Exterior 186 m<sup>2</sup> 2,002 ft<sup>2</sup>  
 Total 415 m<sup>2</sup> 4,467 ft<sup>2</sup>

HOA Villa 6 \$1,632.73\* per month  
**(details available upon request)** \*Subject to change.  
 HOA Villa 7 \$1,457.80\* per month  
**(details available upon request)** \*Subject to change.

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# 4 BEDROOMS VILLA

SECOND FLOOR

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# 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.



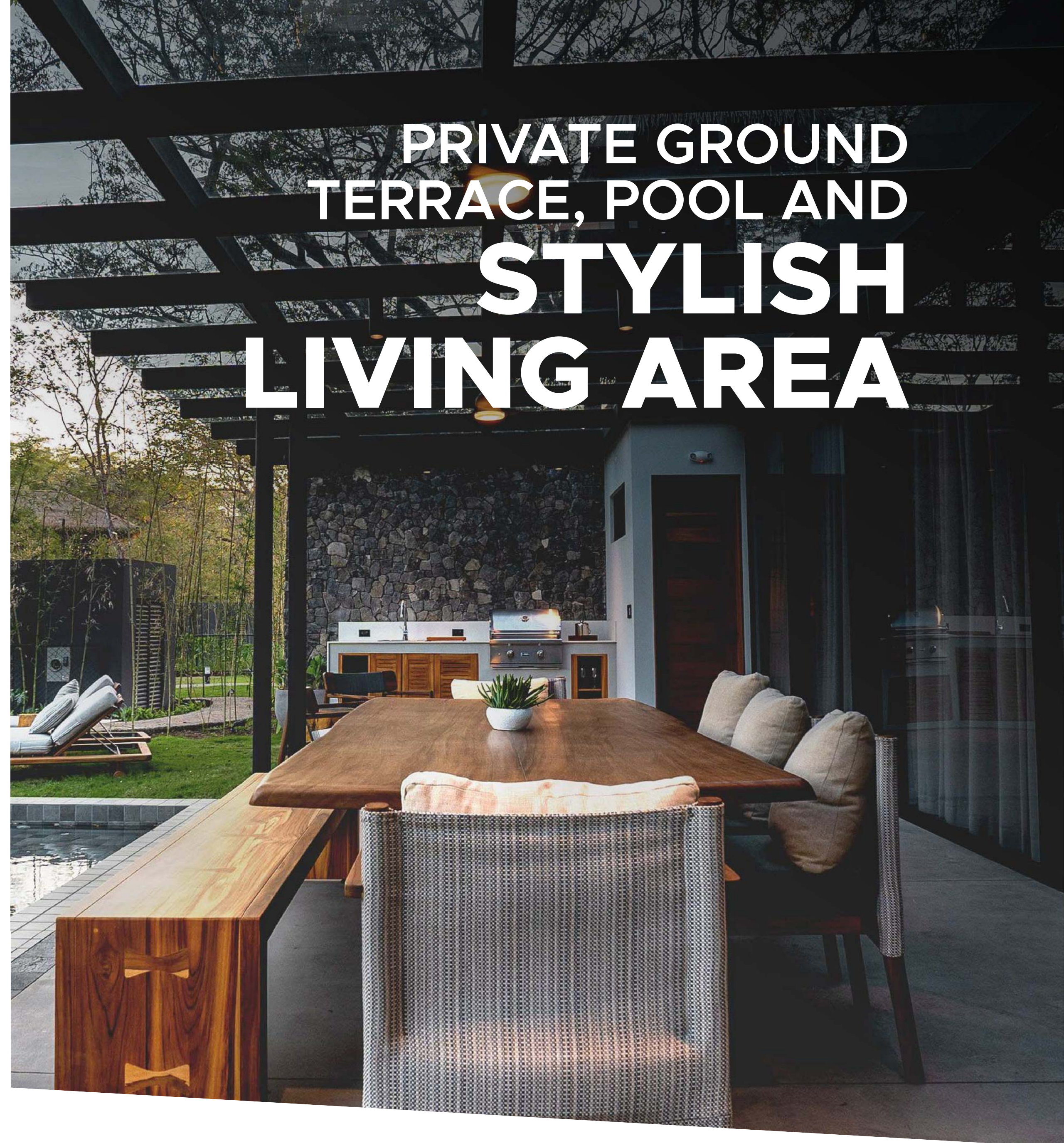
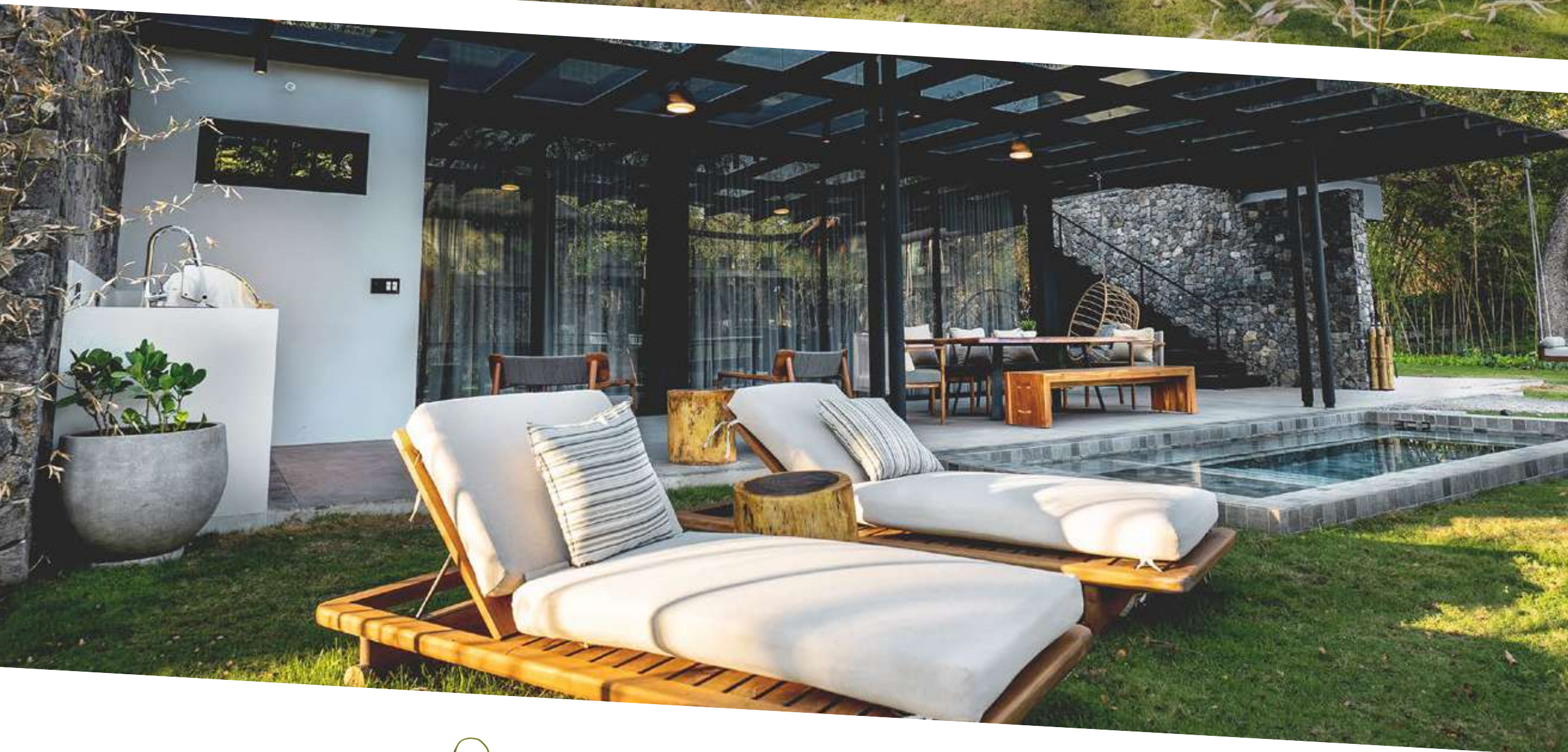
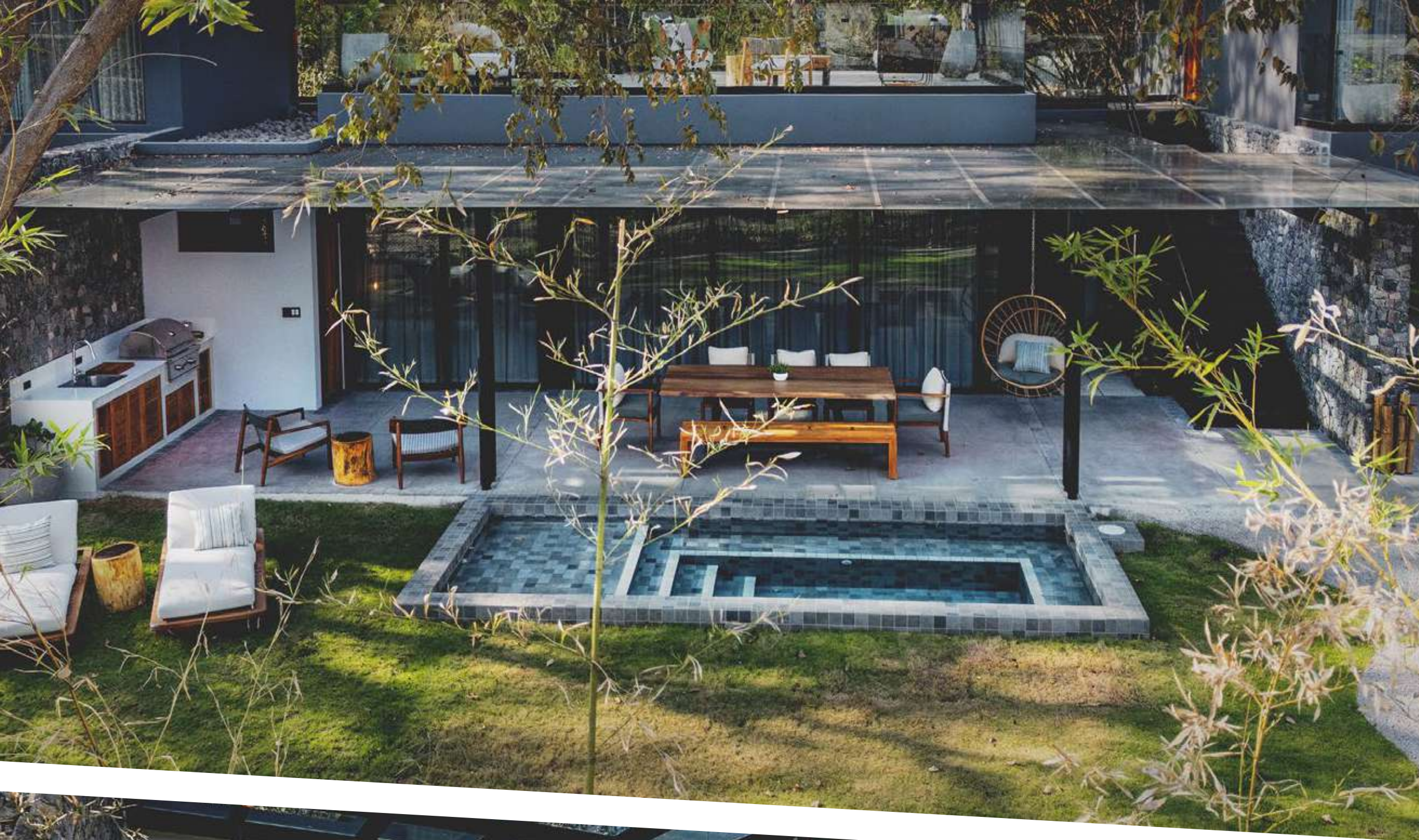


**DIVE INTO  
THE BEAUTY**

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# PRIVATE GROUND TERRACE, POOL AND STYLISH LIVING AREA

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A modern dining room with a large glass table, leather chairs, and a kitchen island. The room features a dark grey wall, a large window with white curtains, and a concrete floor. The dining table is set with white plates, glasses, and cutlery. The kitchen island has a white countertop and a sink. The overall aesthetic is contemporary and sophisticated.

# INDULGE IN SPACIOUS DINING EXPERIENCE

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DISCOVER YOUR  
CULINARY EXCELLENCE IN THIS  
**GOURMET KITCHEN**





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# PRIMARY BEDROOM WITH WALK-IN AND PRIVATE TERRACE

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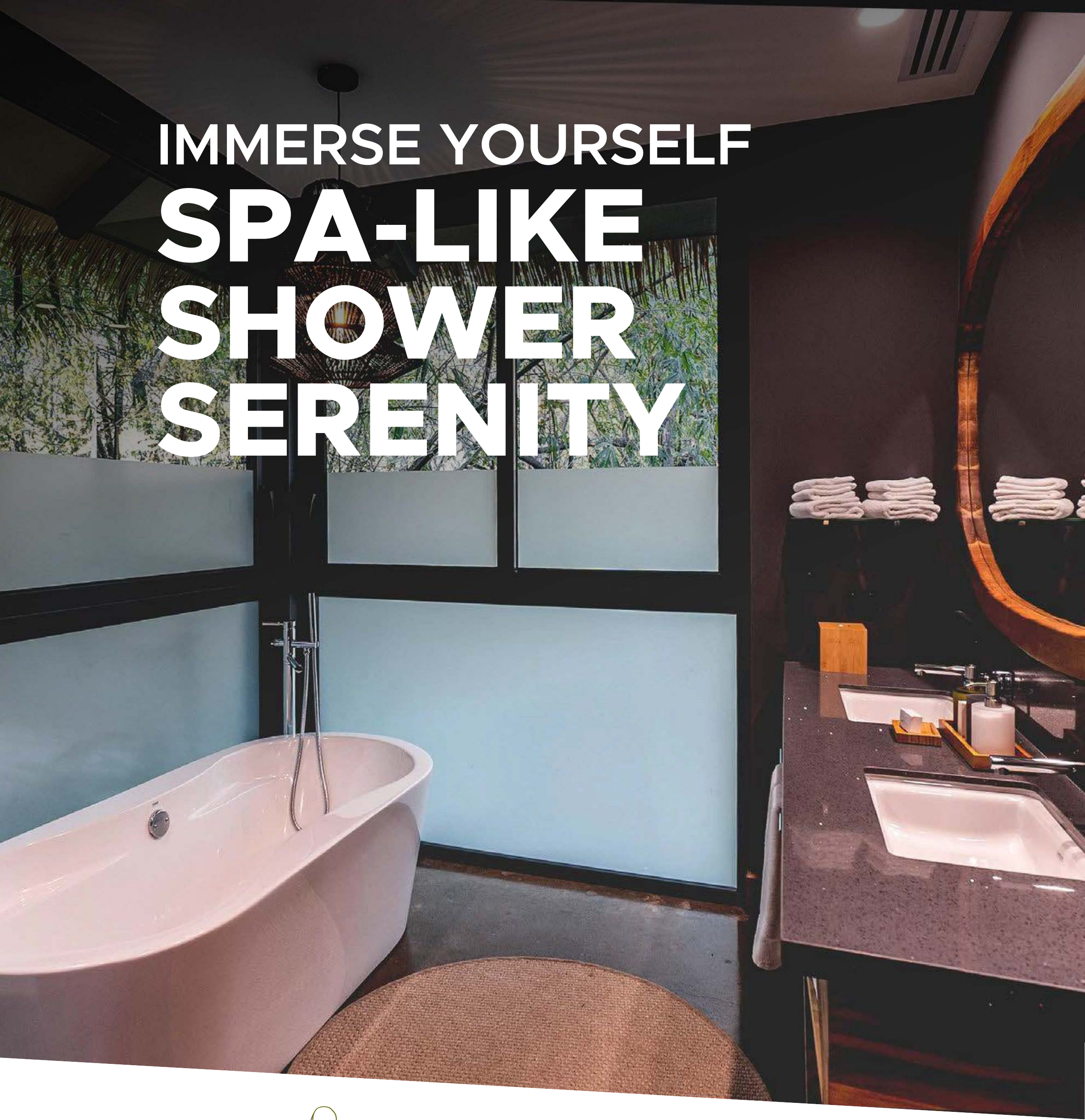
# LOCK-OFF SECOND BEDROOM



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A high-angle photograph of a modern rooftop terrace. On the left, a structure with a thick thatched roof made of dried palm fronds extends over a section of the terrace. The terrace floor is paved with light-colored rectangular tiles. A glass railing with black metal posts runs along the edge of the terrace. In the center, there is a black metal sofa with white and green cushions, a round wooden coffee table, and a white ottoman. To the right, another black metal sofa with white and green cushions is visible. A large, light-colored concrete planter with a small plant sits on the terrace. In the background, a building with a warm, glowing interior light is visible. The overall atmosphere is modern and sophisticated.

# ELEVATE YOUR EXPERIENCE WITH YOUR ROOFTOP TERRACE

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# PREMIUM OWNERS' **AMENITIES**

150-METER SAND BEACH OF CULEBRA BAY

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# LUXURY AND AMENITIES AWAIT

Indulge in luxury at El Mangroove, where bay-front elegance meets culinary excellence. With three restaurants, a pristine beach, ocean-view pool, spa, fitness center, boutique, and kids club, every moment is tailored to perfection. Experience the addition of family pools and the Mediterranean-inspired Malu restaurant, complete with a wood-fired pizza oven.

Experience El Mangroove – where luxury knows no bounds.



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POOL WITH PRIVATE CABANAS





*MA KOKO*

**COSTA RICAN  
DISHES  
WITH INNOVATIVE FLAVORS  
AND REFRESHING DRINKS**

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**Matis**  
beach food & drinks

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**MALU**  
MEDITERRANEAN TASTE





*BEARTH*  
RENAISSANCE SPA

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An aerial photograph of a resort complex nestled within a dense, lush green forest. In the center, a long, rectangular swimming pool is flanked by a light-colored stone deck. Several lounge chairs and white patio umbrellas are arranged along the pool's edge. A person is visible walking on the deck. Above the pool, a large, modern building with a curved, flat roof and a central circular courtyard is partially visible, surrounded by more trees. The overall atmosphere is serene and tropical.

# AN INVITATION TO DISCOVER

EL MANGROVE

AUTOGRAPH COLLECTION®  
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# PURE DISCOVERY

## PURA VIDA LUXURY

An Invitation to Discover El Mangroove Autograph Collection® Residences Gulf of Papagayo, Costa Rica.

### EXPERIENCE THE EL MANGROOVE LIFESTYLE

Just 15 minutes from the Liberia International Airport on the calm, inviting waters of Culebra Bay, El Mangroove offers you an exclusive opportunity to experience the pura vida luxury of being an Autograph Collection® residence owner — a taste of the Costa Rican “good life”.

#### *Discovery Experience Includes:*

- Three days, Two Nights Accommodations at ElMangroove, a Marriott Autograph Collection Hotel at \$199/night low season and \$299/night high season. Please call for details.
- Two Complimentary Diners for Two at one of ElMangroove’s onsite restaurants: Makoko, Malu and Matiss.
- His & Hers Spa Experience at Bearth Spa.
- Half-day Boat Charter for Fishing, Snorkeling or Sunset Cruise.
- A Private Real Estate Tour of the Future Site of the ElMangroove Autograph Collection Residences.
- Let your imagination wander as you immerse yourself in the stunning visuals that adorn these pages, each frame capturing the essence of the truly unforgettable experience.

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