

301-A Leora Pacifico – For Sale

Tamarindo, Guanacaste, Costa Rica
4-Bedroom Residential Condominium

THE
GREENE
GROUP S.A.

Location: Tamarindo, Guanacaste, Costa Rica
Unit Type: Four-Bedroom, 3-Bath Condominium
Size: 2,012 Square Feet, 205 Square Meters
Year Built: 2008
Monthly Fees: Maintenance \$325, Taxes \$112, Electric \$200,
Water \$35, Cable TV \$30

Property Description:

This ultra-luxurious custom-designed suite offers every comfort in a tropical setting. It is both an ideal getaway home and a great investment opportunity. This unit will be delivered fully furnished.

Complex Details:

- 2 ½ acre low-density site in the center of Tamarindo and walking distance to the beach.
- Four stylishly appointed, elevated Colonial Buildings
- Elegant fencing with 24/7 security & controlled access
- Lush professional landscaped tropical gardens
- Rancho-Style Clubhouse, Private Cabanas, Mini-Gym, Wi-Fi
- Outdoor barbeque area, Bocce and horseshoe game area
- Custom-designed swimming pool and outdoor Jacuzzi
- Stand-by emergency generator, 100,000 gallon water reserve

Neighborhood Description:

- Taxis, Rental Cars, and Shuttle Buses all in town
- Just a 50 minute ride from the Liberia International Airport
- Walking distance to beach, shops, restaurants & nightlife
- Access to all activities: golf, tennis, boating, fishing, surfing, swimming, diving, snorkeling, hiking, and horseback riding

Sale Price: \$475,000 US

(Price Includes All Furnishings)



For Further Information, Please Contact Our Exclusive Sales Team:

U.S. Office: Brooklyn, New York
350 Livingston Street, 1st Floor
Tel: 718-687-4200
Fax: 718-935-1822

Costa Rica: San Jose
#35-10th Av. 35th St., Suite 201
Tel: 506-2234-2906
Fax: 506-2225-9714

Costa Rica: Tamarindo
Leora Pacific, #101
Tel: 506-8392-8947
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All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All information must be immediately verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY ALL INFORMATION HEREIN.

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4-Bedroom Residential Condominium

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General Construction

- Elevator access
- Quality block construction w steel stud gypsum walls
- Concrete foundation and floor slab
- Engineered roof trusses
- 9 to 11 foot ceilings with tray ceilings in bedrooms & step ceilings in both bar and living room areas
- 8 foot solid mahogany entry doors
- Window and sliding door frames of PVC
- 8 foot windows with 4 sliding windows
- Exterior stucco walls
- Secure 24 hr parking
- Built to anti-seismic specifications
- On site fresh water reservoir
- Environmentally friendly waste water treatment plant with recycled water irrigation
- Generator for back up electricity
- Colonial style tile roof
- Smoke detectors with fire system
- Aluminum gutters
- Wrought iron exterior railings

Interior

- Designer cherry-wood kitchen cabinets
- Granite counter tops
- 8 ft interior solid mahogany doors
- 6 inch solid wood base boards
- Lockout feature
- Separate central air conditioning controls
- Spacious bedrooms with walk in closets

•Kitchen

- Frigidaire stainless steel appliances
- Refrigerator / freezer 26” cubic ft side by side w/ ice maker
- Built-in professional series microwave with exhaust fans
- Stove has ceramic smooth top cooking surface
- Dishwasher with stainless steel food disposer
- Waste King Gourmet sink disposer
- Kohler satin finished sink faucet with pull-out spray
- Standard offset undermount stainless steel, extra deep sink

Kitchen, Cont’d

- Slide-out garbage bin and towel holder
- Kitchen cabinets include walk-in pantry, corner “lazy susan”, & broom closet.

Kitchenette / Bar

- All stainless-steel compact appliances
- Under-counter refrigerator / freezer
- Separate ice making machine, Wine cooler
- Four burner stove complete with oven
- Stainless steel undermount standard size sink w/
- Kohler satin finished faucet & convenient spray

Utilities

- Frigidaire extra large stacking washer and dryer
- Pre-wired phone, cable TV, & high speed internet
- PVC water and sewer lines into home
- PVC water lines under foundation
- Chandelier in dining room
- Indirect recessed lights w/ dimmer switches
- Lighting in exterior entry way
- 40 gallon water heater

Master Bathroom

- Jacuzzi tub with frameless shower doors
- Double sinks in vanity are undermounted
- Porcelain bath features
- Lighted magnifying make-up mirror
- Cherry cabinets with granite counter tops
- Standard deluxe toilet with push-button flush
- Designer towel bar and tissue holder
- Bath exhaust fan, Adjustable vanity lights
- Beveled glass mirrors

Secondary Guest Bath

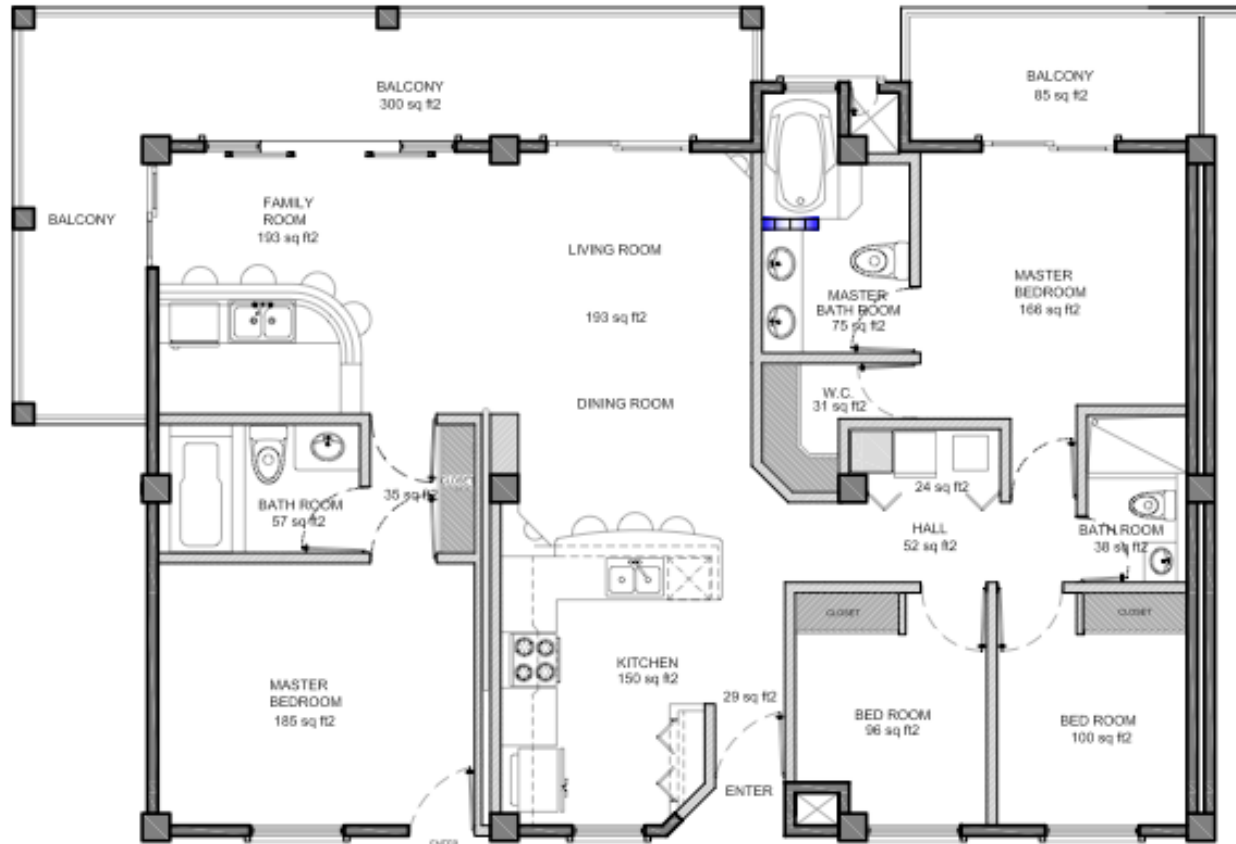
- Frameless tiled shower with tempered glass
- Standard deluxe model toilet
- Cherry cabinets with undermounted sink
- Granite countertops
- Beveled glass mirrors, Adjustable vanity lights

301-A Leora Pacifico – For Sale

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4-Bedroom Residential Condominium

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4-Bedroom Residential Condominium

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