

FAQ

WHERE IS BAHIA PAPAGAYO LOCATED?

Bahía Papagayo is located just 20 minutes from Liberia International Airport (LIR) in Guanacaste, within the highly desirable Papagayo region of northern Costa Rica.

The 320-acre community is set in Playa Panamá, overlooking Papagayo Bay.

WHY IS THE PAPAGAYO REGION SO SPECIAL?

The Papagayo region is one of the most exclusive resort destinations in the world, with an unmatched concentration of luxury branded hotels and residences (open, announced, and anticipated) including:

- Four Seasons
- Ritz-Carlton
- Andaz (Hyatt)
- St. Regis
- Waldorf Astoria
- One&Only
- Six Senses
- Destination Land (Zapotal Golf & Beach Club)

Costa Rica is globally recognized as a top eco-tourism destination and an increasingly popular market for luxury real estate investment, thanks to its safety, natural beauty, strong accessibility, welcoming culture, and laid-back lifestyle.

Guanacaste is the country's fastest-growing province for luxury resort development, due in part to its proximity to Liberia International Airport. Bahía Papagayo is only 20 minutes away, making it the closest beach community to an international airport in Costa Rica.



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WHO ARE THE DEVELOPERS?

Bahía Papagayo is a joint venture between two of Costa Rica's most respected and experienced family groups: Enjoy Group (Pacheco family) and Grupo Laguna (Terán family).

- Enjoy Group contributes deep expertise in hospitality and gastronomy, with 7 hotels and 19+ restaurants across Costa Rica.
- Grupo Laguna brings extensive real estate development and construction experience, with 70+ completed projects and over 53 years of design and building expertise.

Together, they form a highly capable team with the vision and track record to deliver a world-class destination.

- Enjoy Group: www.enjoygroup.net
- Grupo Laguna: www.grupolaguna.cr



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HAVE SALES STARTED?

Yes. Phase 1 sales launched in September 2024, featuring 72 condominium residences and 32 villas. El Mangroove Autograph Collection (Marriott) is also part of Phase 1 and currently has three remaining built and branded residences available.

Phase 2 sales launched in February 2026, featuring 48 ocean-view condominium residences and 22 villas.

WHEN DOES CONSTRUCTION START?

Phase 1 construction is anticipated to begin in Q1 2026, once 50% of villa and condo inventory is sold.

WHEN IS COMPLETION?

Phase 1 is expected to be completed in Q2–Q3 2027, including the first 32 villas and 72 condos.

HOW MANY PHASES ARE THERE?

There are currently 9 phases planned over approximately 7 years. Actual timing will be guided by sales velocity and market demand.

HOW MANY HOMES WILL THERE BE IN TOTAL?

The community is expected to include approximately 650 residences, including lots, single-family homes, townhomes, and condominiums.



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WHAT IS THE DEPOSIT STRUCTURE FOR CONDOS AND FOR VILLAS?

Product	Deposit Schedule
SERENO RESERVE (Villas)	15% at signing 15% at 60 days 10% at 120 days 10% at 180 days 50% at closing
MUSEO/MAREA CONDOS	10% at signing 10% at 60 days 10% at 120 days 15% at 180 days 55% at closing
SOLEA PAPAGAYO	15% at signing 15% upon land-clearing milestone 10% upon construction commencement milestone 10% upon ceiling completion milestone 50% at closing

WHAT ARE THE HOA FEES?

HOA fees vary by residence type and size:

- SERENO: \$680–\$950/month (depending on lot size)
- MUSEO/MAREA: \$360–\$575/month (depending on home size)
- SOLEA: \$750–\$975/month (depending on home size)

Full details on what is included can be found at:

www.bahiapapagayo.com/virtual-toolkit/

ARE PETS ALLOWED?

Yes. Owners may have up to two small pets (dogs or cats). Not permitted: poison dart frogs, snakes, or iguanas.

If an owner chooses to rent their unit, renters are not permitted to bring pets.



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ARE RENTALS ALLOWED?

Yes. There are no rental restrictions. Owners may rent using the platform of their choice (Airbnb, VRBO, or a local property management company).

In addition, the Developer (through Enjoy Group) will offer an official rental program. Program details will be available approximately 6 months prior to completion.

WILL THERE BE FIBER CABLE INTERNET?

Yes. The community will be equipped with fiber optic infrastructure. Owners may choose their preferred cable TV and internet provider. Costa Rica offers multiple national provider options.

WHAT IS THE WATER SOURCE?

The project is fully permitted for potable water through Costa Rica's national water system, AyA (Acueductos y Alcantarillados), for the complete master plan.

WHAT TYPE OF WARRANTY IS INCLUDED?

FF&E (Furnishings, Fixtures & Equipment): Warranty is provided in accordance with the supplier's coverage. Appliances include a 1-year manufacturer warranty.

Construction Warranty: In accordance with Costa Rican law, a 1-year construction warranty applies. In addition, the College of Engineers and Architects provides an additional 5-year warranty tied to the licensed Technical Director responsible for construction oversight, covering negligence.



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WHAT IS THE PAPAGAYO CONCESSION?

The Papagayo Concession was created by the Costa Rican government in the early 1980s to protect this uniquely valuable region. It provides important safeguards for purchasers that are not commonly found elsewhere in the country.

DO FOREIGNERS HAVE THE SAME RIGHTS WITH THE PAPAGAYO CONCESSION AS NATIONALS?

Yes. Foreigners have the same ownership rights as Costa Rican nationals within the Papagayo Concession.

WHAT TYPE OF RETAIL AND COMMERCIAL BUSINESSES WILL BE IN THE VILLAGE?

The Village will be a vibrant town center designed as the social and commercial hub of the Papagayo area. It will include:

- Coffee shops
- Gourmet market and grocery store
- Professional offices
- Artisan boutiques featuring local crafts
- Ice cream shop
- Open Park land
- Skatepark
- Pickleball, tennis, and basketball courts
- A wide variety of food & beverage options, from grab-and-go to fine dining

Additional planned features include a co-working space, an outdoor event venue, and a museum honoring the indigenous Chorotega heritage of the region.



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