



# BAHIA PAPAGAYO

GUANACASTE

COSTA RICA

Our story begins today



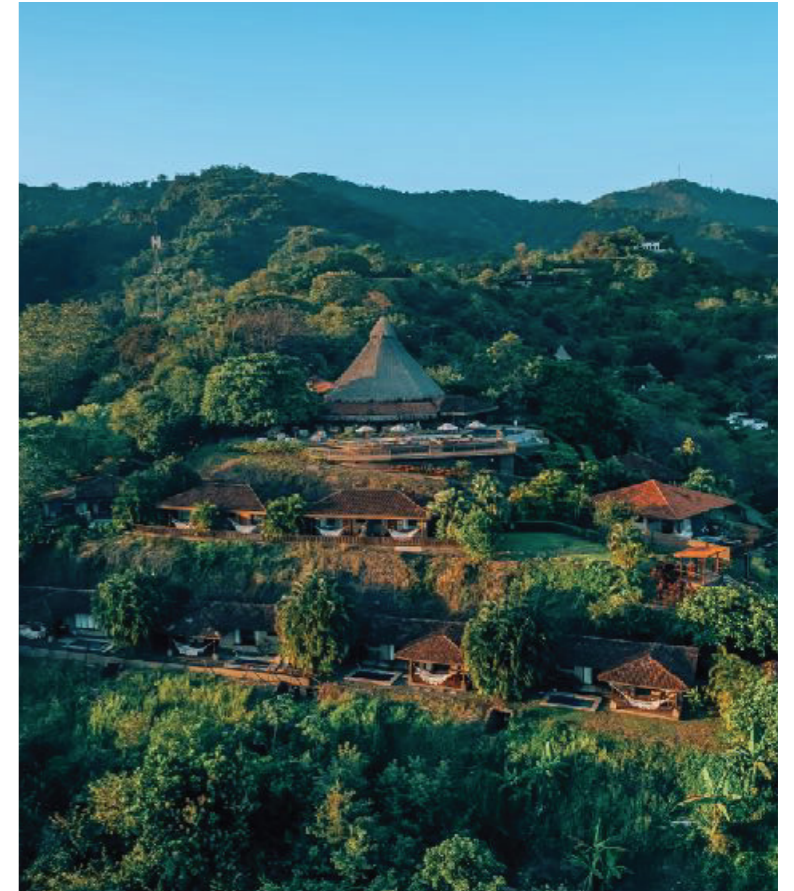
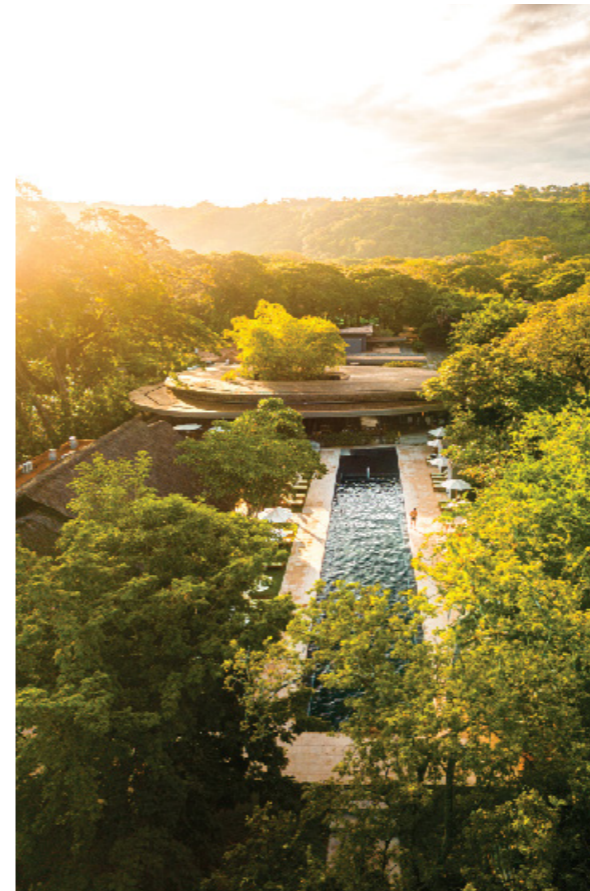
The background is a solid dark green color, overlaid with a pattern of various abstract shapes in a lighter, muted green. These shapes include circles, spirals, wavy lines, and organic, hand-drawn forms, creating a textured and artistic backdrop.

# Development Team

# Enjoy Group

Founded in 1973, the Enjoy Group has established a reputation for experiential hospitality that enhances the quality of life.

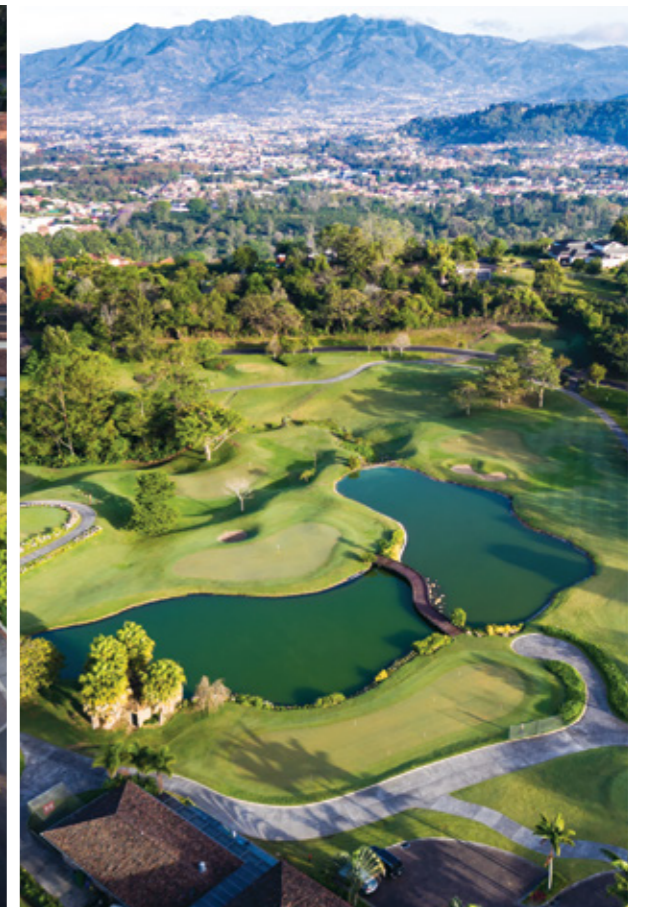
Today, the firm now specializes in development and management of projects in the tourism sectors of Costa Rica and greater Central America in multiple verticals, including hotels, gastronomy, infrastructure, communities, and more. In addition to strong financial returns, Enjoy Group also measures the success of each project in terms of ethics and transparency, sustainable supplier management, employee and family welfare, social and community protection, and environmental advocacy and responsibility.





For more than 50 years, Grupo Laguna has been a leader in development and construction, property management, remodeling, landscape, and infrastructure projects within Costa Rica.

At the heart of the company's approach is a commitment to sustainability, social wellness, and creating a positive impact in the communities surrounding their work. To date, the firm has successfully development more than 7 million square meters of real estate, all infused with innovative technologies, superior market quality, and respect for the land and its people.





# Development Team



Enjoy Group  
Development Team



Grupo Laguna  
Development Team



Gensler Inc.  
Masterplan and Architecture



Garnier Arquitectos  
Villa Architecture



Blueprint Global  
Sales and Marketing Management





At more than 320 acres and 1.5 miles of beachfront, Bahia Papagayo is a beachtown designed for discerning tastes. While it's close to some of the most prestigious branded resorts in the country, the mood here is more authentic, more in touch with the real Costa Rica, and more focused on the enjoyment of everyday experiences done exceptionally well.

Only 30% of the total property will ever be developed, ensuring that the natural beauty of the landscape remains intact for generations, and that residents and guests continue to feel the calm and relaxation of leaving the rest of the world outside. Even within Bahia Papagayo, great care and consideration have been taken to create residential experiences that are flexible in terms of rental potential and strong resale value so that your home with us is rewarding to own in every way possible.

320 Acre Community  
224 Acres of Protected Land  
1.5 Miles of Beachfront

Within 10 minute drive  
1 National Park  
6 Beaches





# Principles

# Our soulful community is rooted in the following principles



## CONNECTIVITY

Bahia Papagayo centers on mobilization around the bay by connecting with other projects and points of interest.



## WELLBEING

A relaxing and comforting place full of fun and adventurous experiences.



## INTEGRATION

Focusing on social, economic and environmental growth.



## SUSTAINABILITY

Conservation and regeneration a re-top priorities for the project.



## SENSORY DESTINATION

Centered on an authentic and immersive User Experience.



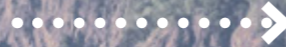


Community

COMMUNITY

# Strengthening our neighborhood

CONTEXT



DYNAMICS



IMPACT





Purpose

Create a unique destination that inspires authentic connection between the development, the community, and its surroundings, promoting economic and social growth that positions Bahia Papagayo as a vibrant and active destination





# The Magic of Papagayo

# The Magic of Papagayo

The Papagayo region in Guanacaste, will feature some of the world's most prestigious 5-star branded hotels and resorts. Bahía Papagayo is set to become a lively and captivating destination, offering owners and guests an authentic "Pura Vida" experience.

## CURRENTLY OPERATING

1. Four Seasons Resort and Residences
2. Exclusive Resorts
3. Nekajui, A Ritz-Carlton Reserve Resort and Residences
4. Andaz Resort and Residences
5. Papagayo Marina
6. Planet Hollywood Autograph Collection
7. Secrets® Papagayo
8. El Mangroove Hotel and Private Residences
9. Waldorf-Astoria Residences
10. Las Catalinas

## UNDER DEVELOPMENT

11. Zapotal Golf & Beach Club
12. St. Regis
13. One and Only



Touchdown to sand in 20 minutes.





# The Destination

THE DESTINATION



THE DESTINATION

Parcel 2  
42.40 Ha

Parcel 3  
12.45 Ha

Parcel 3B  
7.55 Ha







Parcel 4  
30.32 Ha

Parcel 5  
20.41 Ha

El Mangroove  
Autograph Collection



# Site Plan

-  Boulevard
-  Public Road
-  Landmark sites
-  Water Routes
-  Docks
-  Boardwalks



To Beach Hopping tours

To Peninsula Papagayo Marina

To Roca Bruja

To snorkeling & sunset tours

Sereno

El Mangroove®  
Autograph Collection  
Hotel

Sereno Estates

Marea Condos

Museo Condos

to Liberia Int. Airport

Brisa

Artesano

to Playa Hermosa

Valle Reserve

El Pueblo

Panamá Town

400 M



# The Destination

- ✓ Condominium residences
- ✓ Retail stores
- ✓ Amphitheater
- ✓ Farmer's market
- ✓ Museum (Chorotega history)
- ✓ Children's play areas
- ✓ Co-working facility
- ✓ Cafés
- ✓ Restaurants
- ✓ Event and entertainment park
- ✓ Community church
- ✓ Yoga decks
- ✓ Sand sidewalks and paths
- ✓ Walking, hiking and biking trails
- ✓ Art spaces
- ✓ Sports and athletic amenities
- ✓ Dock with water taxi service
- ✓ Multiple beach access points
- ✓ Beach club



El Mangroove®  
Autograph Collection Hotels

Parcel 1



# Character



### **Built Phase.**

The first phase of Bahia Papagayo, a luxury hotel with premium residences.



### **Luxury hospitality & residences.**

Homes with a homogeneous language, similar characteristics, contemporary architecture and a maximum of two floors.



### **Biophilic design.**

People are naturally drawn to features of the natural environment such as plants, animals and natural materials.



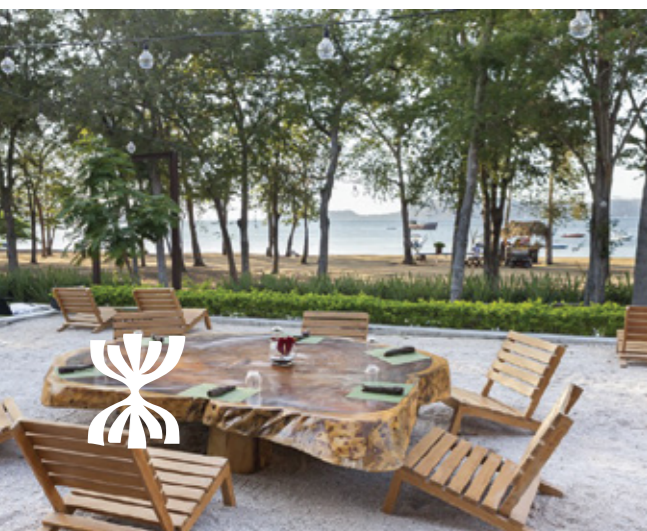
### **Harmony with the environment.**

Homes integrated into the landscape.

EL MANGROOVE  
GULF OF PAPAGAYO, COSTA RICA









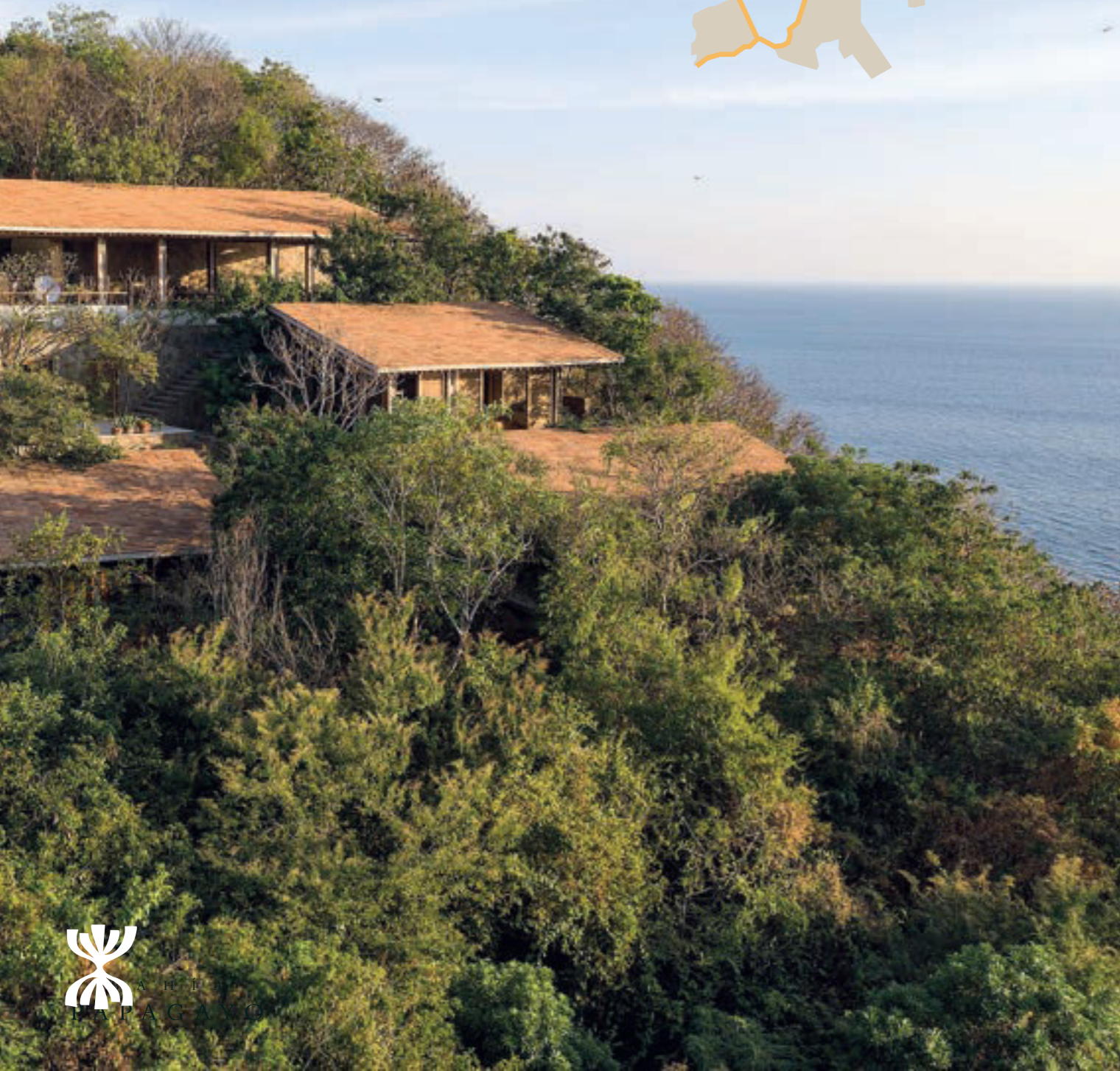
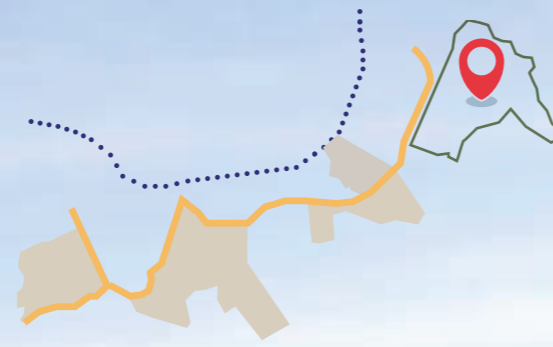


SERENO

Parcel 2

SERENO

# Parcel 2



### Luxury residential plots.

Homes with a homogeneous language, similar characteristics, contemporary architecture and a maximum of two floors.



### Biophilic design.

People are naturally drawn to features of the natural environment such as plants, animals and natural materials.



### Ecological corridors.

Green areas, sports fields, playgrounds and others.



### Active design

This promotes health and safety through an active life around sport and well-being.



### Harmony with the environment.

Homes integrated into the landscape.

SERENO

# Amenities



Art



Park



Nature Trails



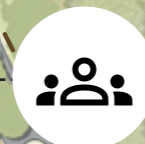
Yoga Decks



Sand Pads



Pebble Beach



Club



Spa



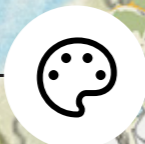
Paddle Court



Lap pool



Nature Trails



Art



Sand Pads



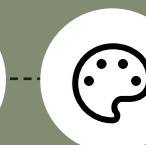
Nature Trails



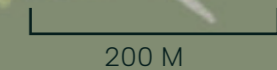
Pebble Beach



Park



Art



# SERENO RESERVE

Welcome to Sereno Reserve, an exclusive enclave within prestigious Bahía Papagayo community. Upon entering through a secure gate, you'll find two distinct offerings: Sereno Reserve Villas and Sereno Estates.

Sereno Reserve Villas feature luxurious two to four-bedroom residences, each thoughtfully designed with private gardens, carports, and individual pools. These fully-furnished villas provide an unparalleled level of privacy and comfort.

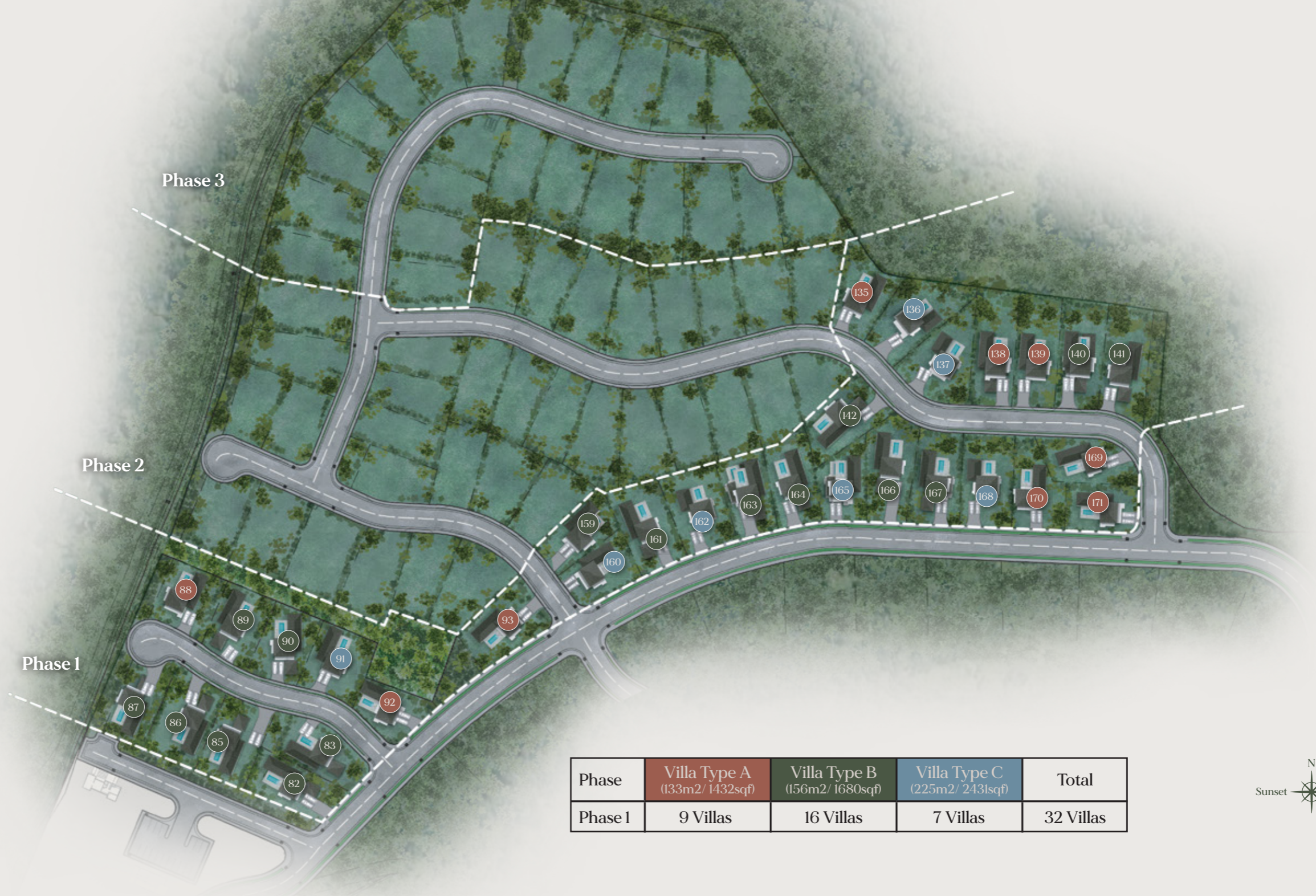
Residents of Sereno will enjoy access to a range of upscale shared amenities, including a resort-style community pool, state-of-the-art fitness center, elegant owner's lounge, scenic walking trails, tennis, pickleball and BBQ areas.

This blend of private luxury and communal conveniences ensures that Sereno is not just your home, but enhances your lifestyle.



# Sereno Reserve

	Type	Area (m2)	Area (sqft)
82	B	156	1680
83	B	156	1680
85	B	156	1680
86	B	156	1680
87	B	156	1680
88	A	133	1432
89	B	156	1680
90	B	156	1680
91	C	225	2431
92	A	133	1432
93	A	133	1432
135	A	133	1432
136	C	225	2431
137	C	225	2431
138	A	133	1432
139	A	133	1432
140	B	156	1680
141	B	156	1680
142	B	156	1680
159	B	156	1680
160	C	225	2431
161	B	156	1680
162	C	225	2431
163	B	156	1680
164	B	156	1680
165	C	225	2431
166	B	156	1680
167	B	156	1680
168	C	225	2431
169	A	133	1432
170	A	133	1432
171	A	133	1432



Phase	Villa Type A (133m2/ 1432sqft)	Villa Type B (156m2/ 1680sqft)	Villa Type C (225m2/ 2431sqft)	Total
Phase 1	9 Villas	16 Villas	7 Villas	32 Villas



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# Sereno – Entrance Security Checkpoint



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# Sereno - Club House



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# Sereno - Club House



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# Sereno- Club House



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SOLEA

# Parcel 3



### Hotels and Glamping.

Complete the program along with parking areas and services.



### Biophilic design.

People are naturally drawn to features of the natural environment such as plants, animals and natural materials.



### Ecological corridors.

Green areas, sports fields, playgrounds and others.



### Residential Compound.

Integrated into the landscape. As far as possible, and with a maximum of four floors.



### Leisure and fun.

The open esplanades allow the installation of equipment for events and ephemeral architecture.

SOLEA

# Amenities



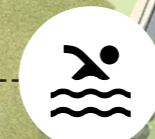
El Mangrove  
Autograph  
Collection



Dock



Fishing



Beach



Beach Access



Fishing



Nature Trails



Sand Roads



Beach Access



Park



Art



Sand Roads



Retail



Art



Sand Roads



Club



Pool



Nature Trails



Pebble Beach



Park



Art



200 M



# SOLEA

## PAPAGAYO

### SIGNATURE COLLECTION

Welcome to Solea Papagayo, a modern hillside retreat within the prestigious Bahía Papagayo community. Elevated above Bahía Culebra and surrounded by lush forest, Solea Papagayo offers a refined expression of coastal living in one of Costa Rica's most scenic bays.

Solea Papagayo features contemporary two and three - bedroom turnkey residences, each thoughtfully integrated into the natural mountainside with single -loaded architecture, floor - to - ceiling windows, and expansive balconies that frame uninterrupted views of the Pacific.

These fully furnished homes provide a seamless blend of comfort, style, and effortless connection with nature.

Residents of Solea Papagayo will enjoy access to an exclusive collection of amenities, including a resort - style pool, jacuzzi and cold plunge, a full spa, co-working spaces, a modern fitness center, and elevated decks and treehouse - inspired BBQ areas. This harmony of modern design, ocean views, and community conveniences ensures that Solea is not just your home - it elevates the way you live.



# MASTER PLAN

## LEGEND

- 01 - MAIN ENTRANCE WITH SECURITY BUILDING
- 02 - ACCESS PLAZA
- 03 - WELCOME CENTER
- 04 - BACK OF HOUSE BUILDINGS
- 05 - PICKLE BALL COURT
- 06 - WEST VEHICLE PARKING (PHASE 1)
- 07 - RESIDENTIAL BUILDINGS PHASE 1
- 08 - GOLF CARTS PARKING
- 09 - MAIN CLUB HOUSE
- 10 - TREE HOUSES
- 11 - EATS VEHICLE PARKING (PHASE 2)
- 12 - RESIDENTIAL BUILDINGS PHASE 2
- 13 - SECONDARY CLUB HOUSE
- 14 - BAHÍA PAPAGAYO PUBLIC PARK
- 15 - LOOKOUT DECK
- 16 - GENERAL PUBLIC LOOKOUT



SOLEA  
PAPAGAYO  
SIGNATURE COLLECTION



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SOLEA  
PAPAGAYO  
SIGNATURE COLLECTION



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PAPAGAYO  
SIGNATURE COLLECTION



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SOLEA  
PAPAGAYO  
SIGNATURE COLLECTION

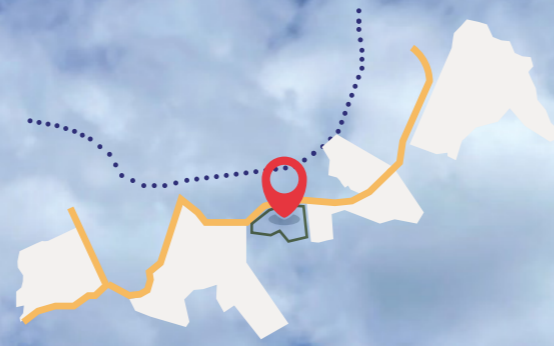


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ARTESANO

# Parcel 3B



## **Ocean-view condos**

Ocean-view condos with unparalleled views



## **Biophilic design.**

People are naturally drawn to features of the natural environment such as plants, animals and natural materials.



## **Active design.**

This promotes health and safety through an active life around sport and well-being.



## **Harmony with the environment.**

Homes integrated into the landscape.



## **Convenience Retail**

Commercial uses in a dynamic and walkable environment.



THE  
PANGLOSS

ARTESANO

# Amenities



Spa



Yoga Decks



Club



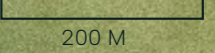
Park



Art



Nature Trails



ARTESANO

PARCEL 3





EL PUEBLO

# Parcel 4



### **Destination.**

As the central focus of the district's activities, it is a strong community attractor.



### **RDE (Retail, Dining & Entertainment)**

area focused on entertainment, culinary experiences, hospitality products and mixed use axis.



### **Mixed use.**

Inclusion of hotel, commercial, residential and office uses in a dynamic and walkable environment.



### **Residential Compound.**

Integrated into the landscape, as far as possible, and with a maximum of four floors.

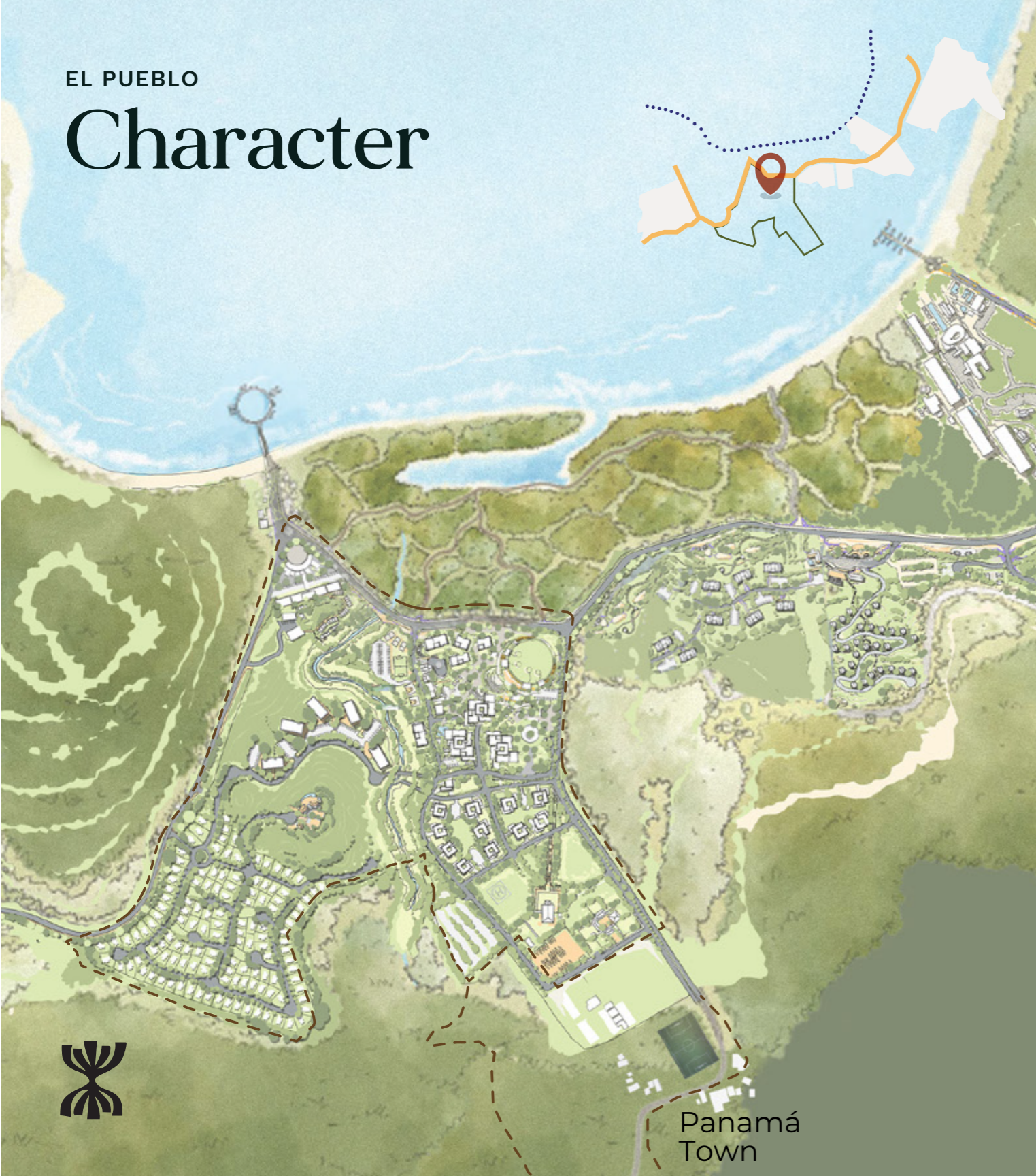


### **Ecological corridors.**

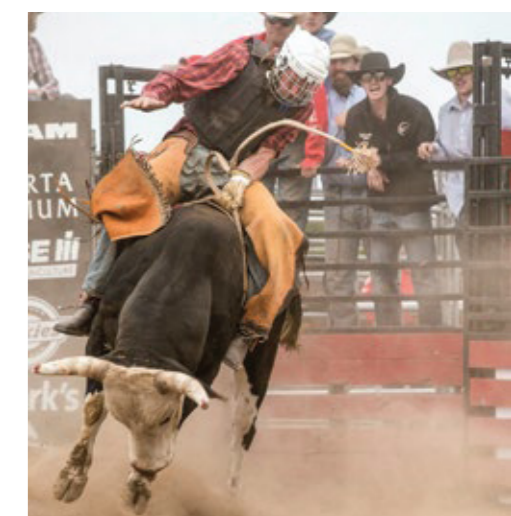
Green areas, sports fields, playgrounds and others.

EL PUEBLO

# Character



Bahía Papagayo Town.  
Chapel and town plaza  
Services and institutions  
Residential and Retail  
Town Center.  
Convenience retail  
Food park  
Beach Town  
Gastronomic park  
Condo Hotel  
Hill-top Restaurant  
Pool club  
Biological Corridors.  
Residential compound



EL PUEBLO

# Amenities



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# El Pueblo

Commercial Area

Marea Condos

Hotel

Skate Park

Sports Facilities

Plaza

Commercial Area

Commercial Area

Main Plaza

Commercial Area

Museo Condos

Museo



# El Pueblo



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# El Pueblo



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# El Pueblo: Main Plaza



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# El Pueblo: Museo Commercial Area



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# El Pueblo: Museo Commercial Area



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# MUSEO CONDOS

Introducing our Museo Condos an exciting residential offering at the heart of Manglar Village. Positioned in the epicenter of this vibrant neighborhood, these condos provide an unparalleled urban and walkable living experience.

Museo Condos are designed for those who thrive in a lively environment. Residents will find themselves surrounded by an array of shops, services, restaurants, cafés, and a co-working space, all just steps away from their front door. This prime location allows for a seamless blend of leisure amenities making it easy to enjoy one of the dynamic lifestyle offerings that Bahia Papagayo will offer.



# Museo Condos



AI OCEAN



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# Museo Condos



MARA OCEAN



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# Museo Condos



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# Museo Condos



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# Museo Condos Rooftop Pool



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# MAREA CONDOS

Introducing our Marea Condos that were designed for those seeking a blend of comfort, relaxation, and sunset views over Playa Panamá. Perfect for individuals or couples looking to embrace beachside living with access to social activities and leisure.



# Marea Condos



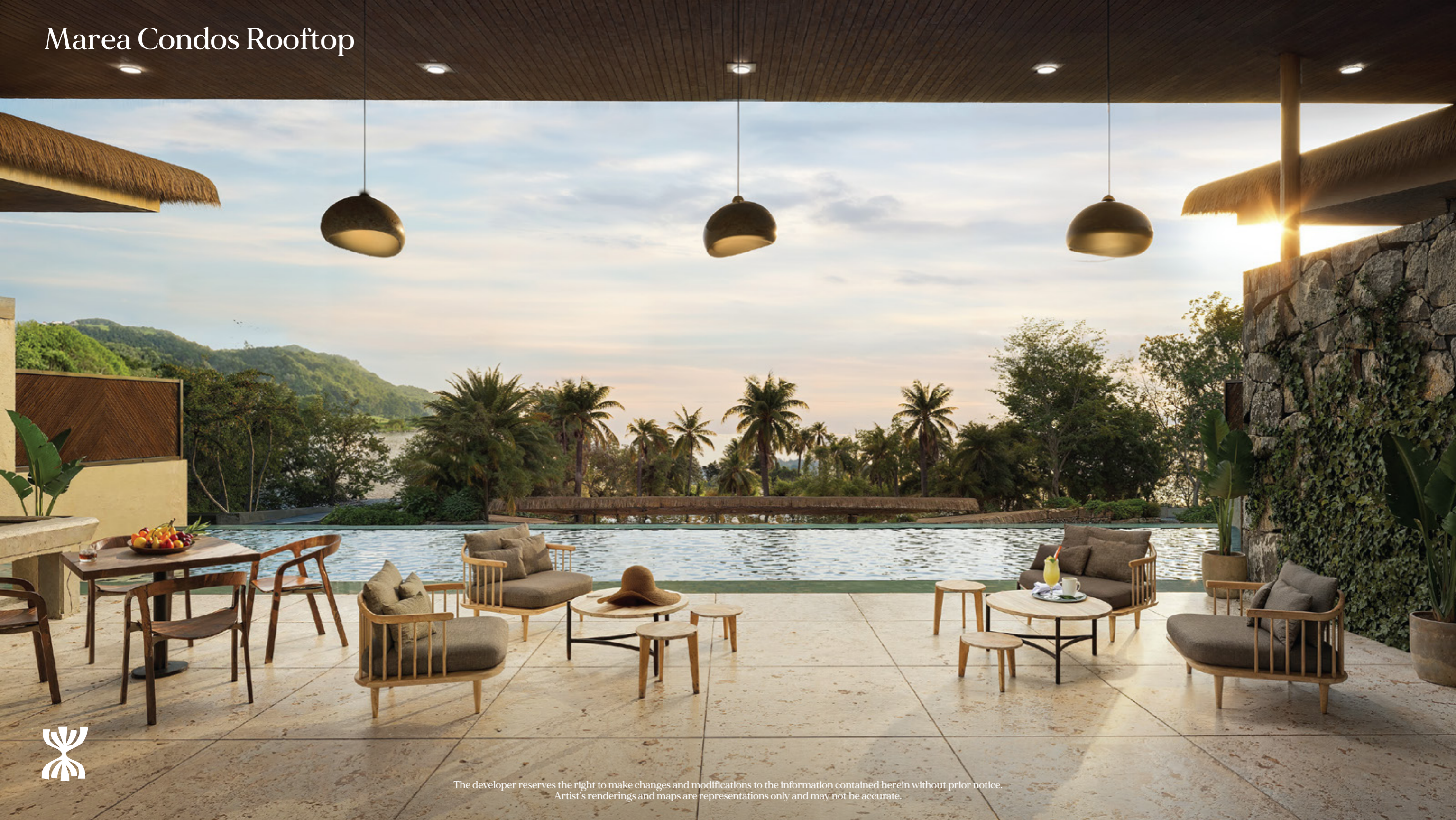
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# Marea Condos



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# Marea Condos Rooftop



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# Marea Condos



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# Marea Commercial Area



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**Destination.**

As the central focus of the district's activities, it is a strong community attractor.



**Commercial podium.**

Promotion of the local economy as a catalyst for public space.



**Mixed use.**

Inclusion of hotel, commercial, residential and office uses in a dynamic and walkable environment.



**Take advantage of the surroundings.**

The views of its privileged location for the benefit of hotel and residential uses.



**Ecological corridors.**

Green areas, sports fields, playgrounds and others.

PARCEL 5

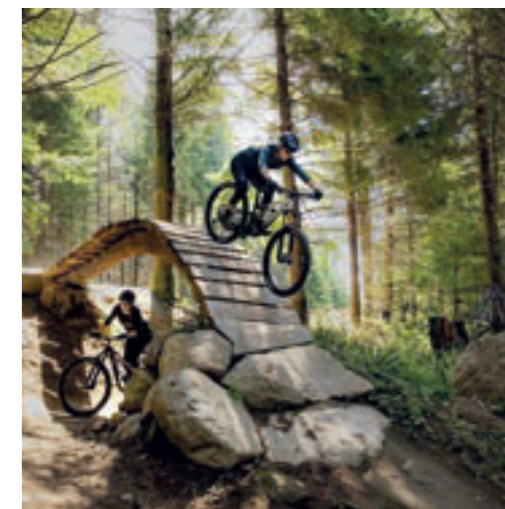
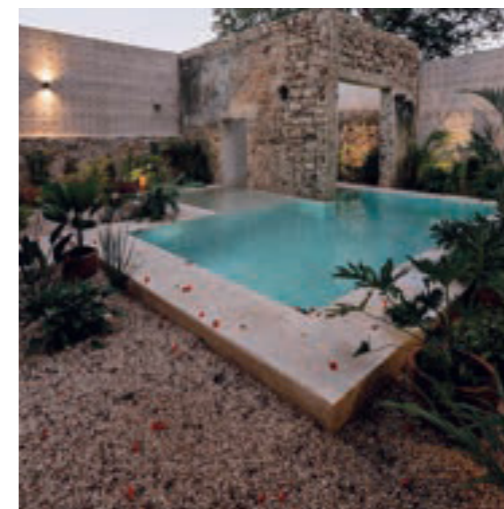
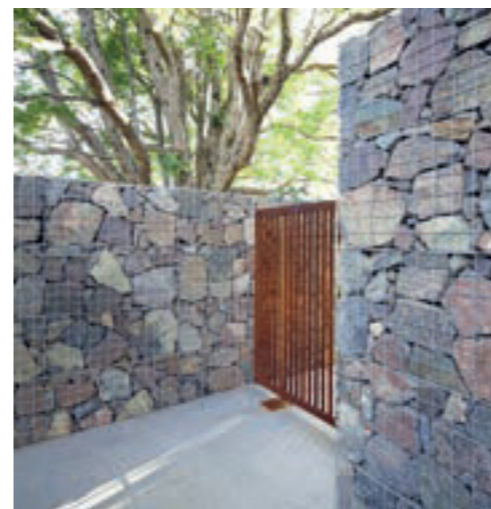
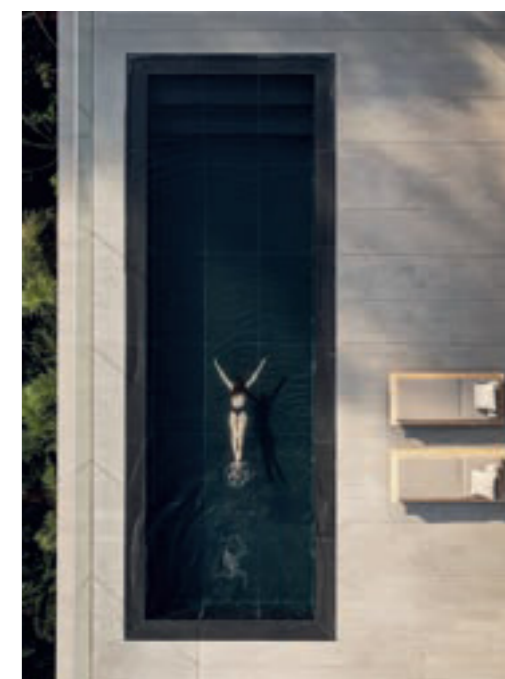
# Character



200 M



Residential and Retail  
Town Center.  
Convenience Retail  
Food park  
Beach Town  
Gastronomic park  
Condo Hotel  
Hill-top Restaurant  
Pool club  
Biological Corridors.



PARCEL 5

# Amenities



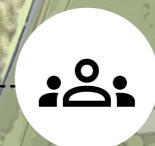
Yoga Decks



Restaurant



Nature Trails



Club



Pool



Boutique Hotel



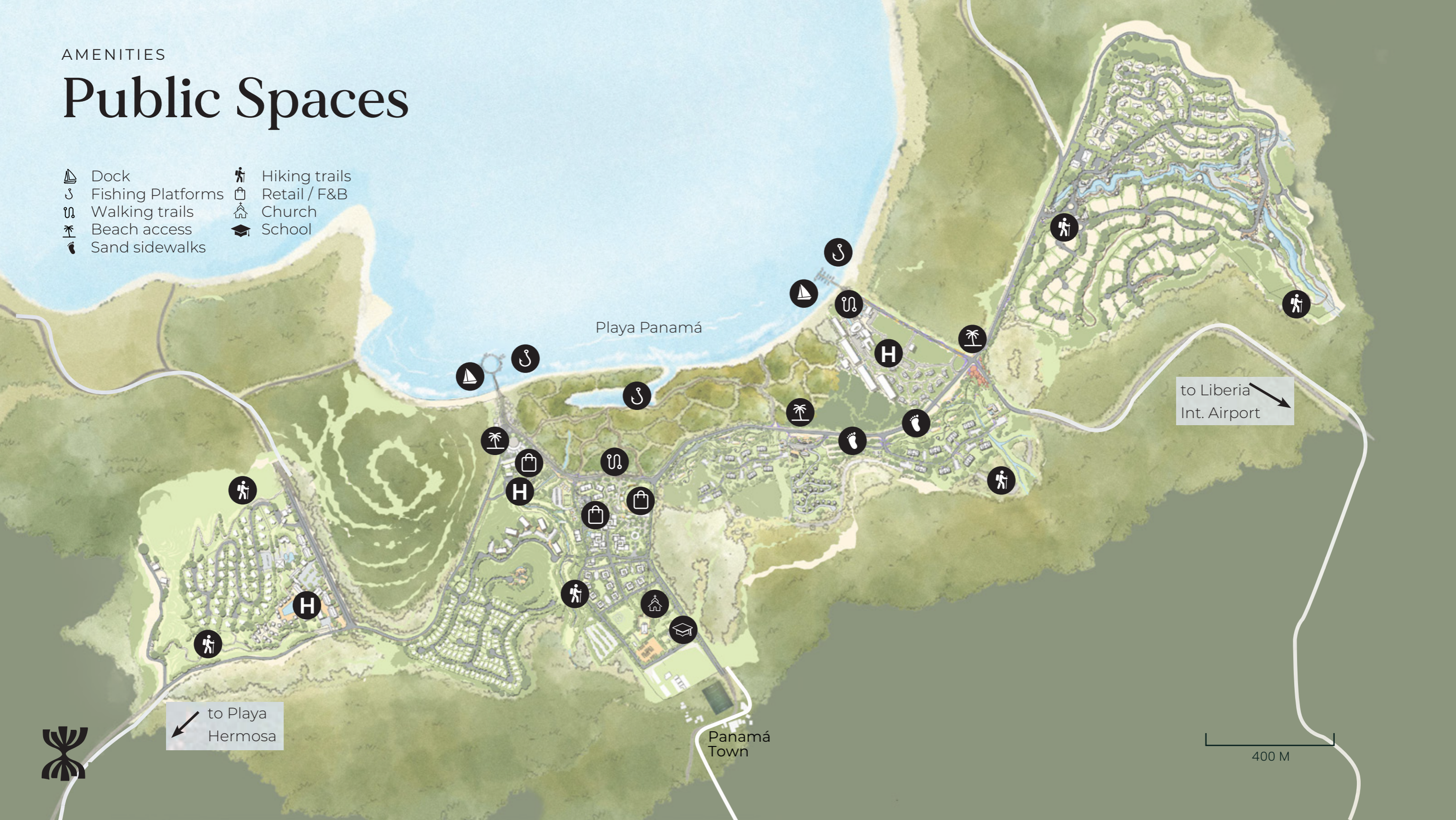
PARCEL 5



AMENITIES

# Public Spaces

- |   |                   |   |               |
|---|-------------------|---|---------------|
|  | Dock              |  | Hiking trails |
|  | Fishing Platforms |  | Retail / F&B  |
|  | Walking trails    |  | Church        |
|  | Beach access      |  | School        |
|  | Sand sidewalks    |   |               |



Playa Panamá

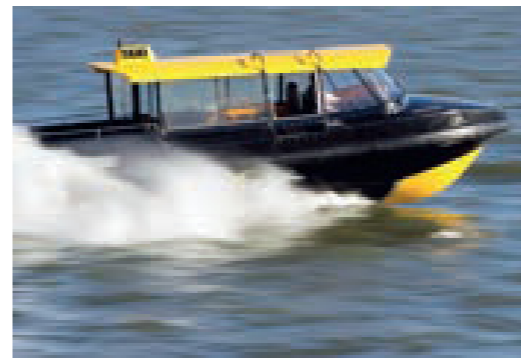
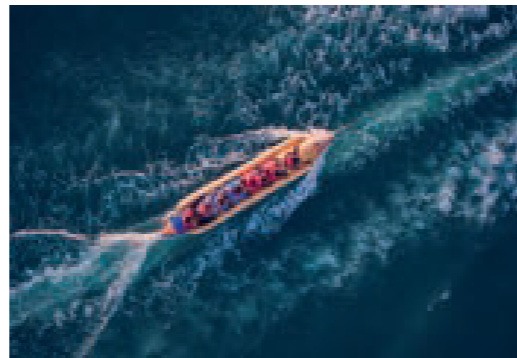
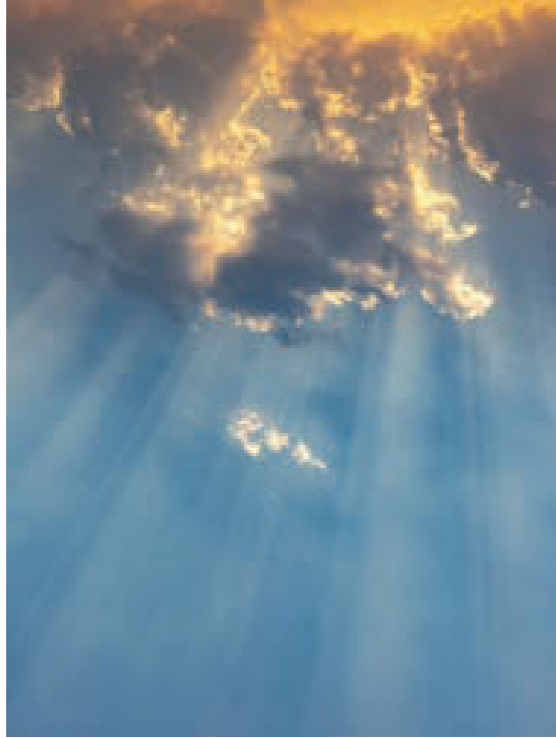
to Liberia  
Int. Airport

to Playa  
Hermosa

Panamá  
Town

400 M







Let's create Bahía Papagayo  
together