



BAHIA PAPAGAYO

GUANACASTE

COSTA RICA

Our story begins today



The background is a solid dark green color, overlaid with a dense pattern of various abstract shapes in a lighter, muted green and brownish-grey. These shapes include circles, spirals, wavy lines, and organic, hand-drawn-like forms. The text "Development Team" is centered in a white, serif font.

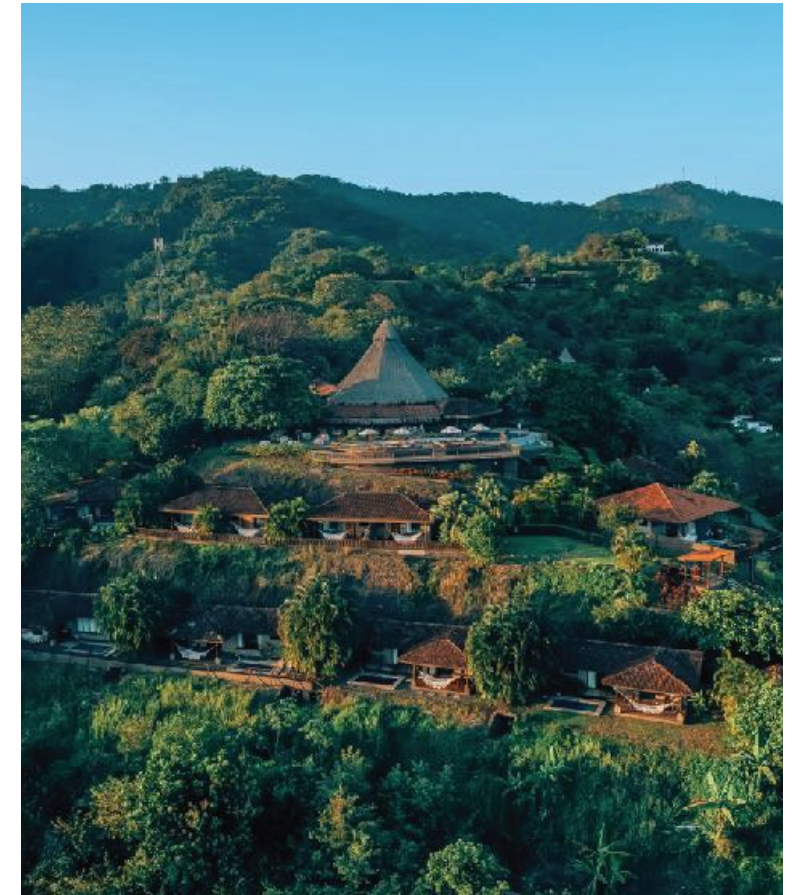
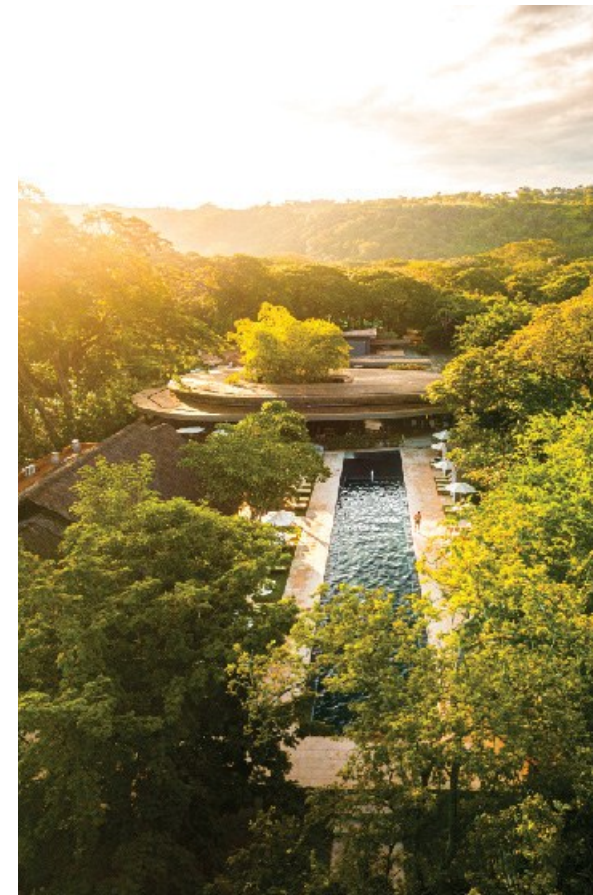
Development Team



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.



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Development Team



Enjoy Group
Development Team



Grupo Laguna
Development Team



Inforest
Environmental Consultants



Gensler
Master Planning
& Architecture



Garnier
Architecture



Qualified
MEP Engineering Design



Sismocon
Structural Engineering
Design



CZ
Structural Engineering
Design



HVYT
MEP Engineering
Design





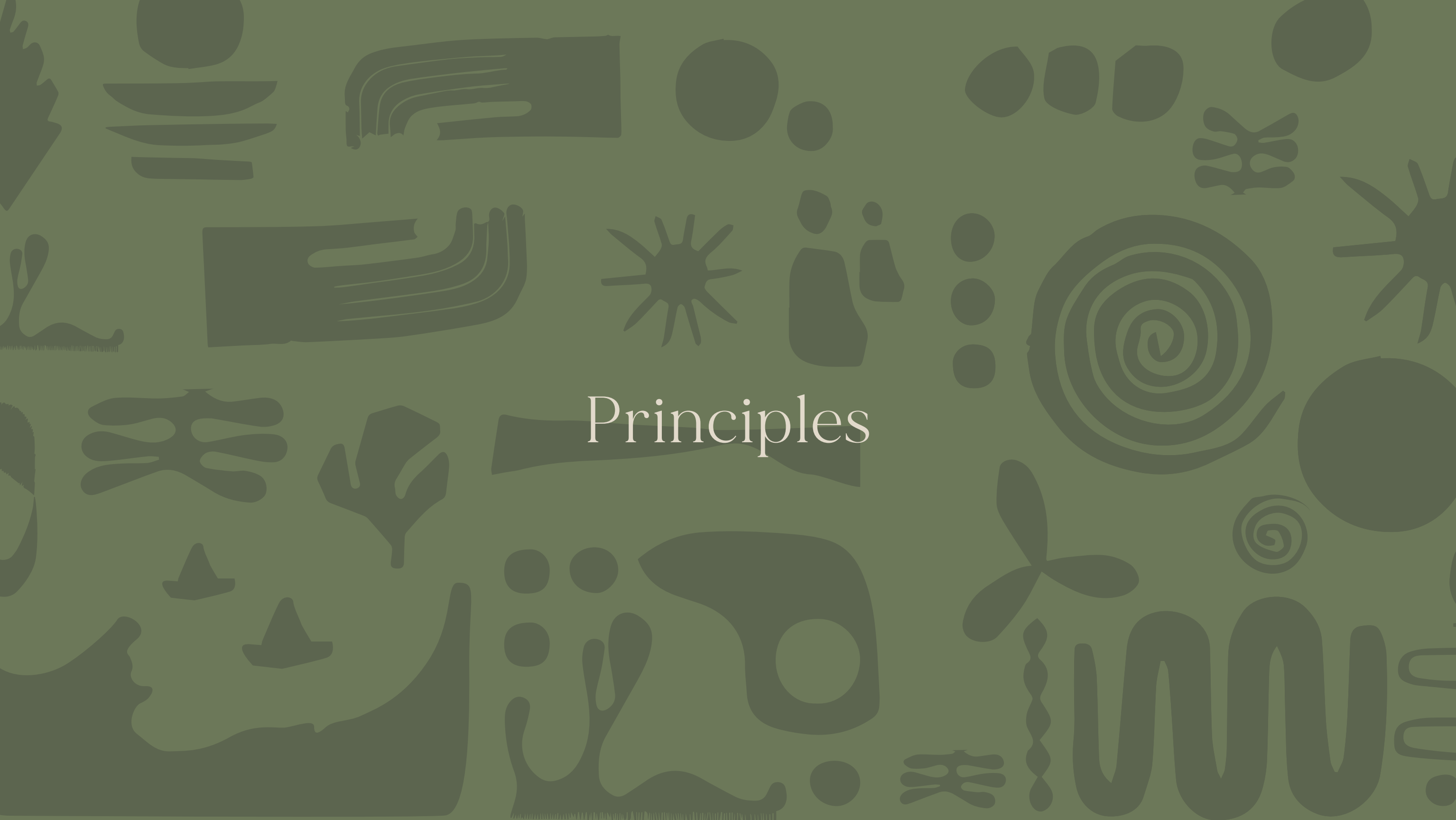
At more than 320 acres and 1.5 miles of beachfront, Bahia Papagayo is a beachtown designed for discerning tastes. While it's close to some of the most prestigious branded resorts in the country, the mood here is more authentic, more in touch with the real Costa Rica, and more focused on the enjoyment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



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Principles

PRINCIPLES



Conectivity

We integrate nature, community, and infrastructure through sustainable design.



Wellbeing

We promote holistic well-being by balancing people, nature, and the built environment.



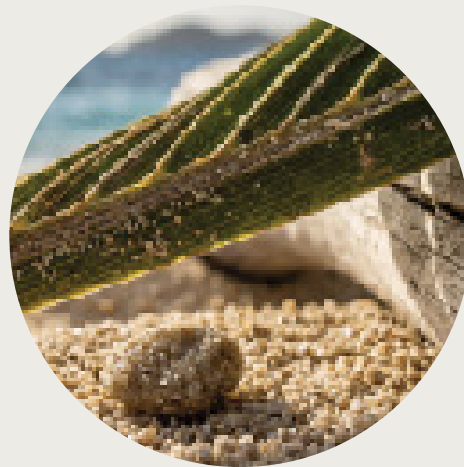
Integration

We strengthen community connections through collaboration and inclusive development.



Sustainability

We protect natural resources while supporting sustainable social and economic growth.



Sensory Destination

We create meaningful experiences that connect people with the essence of Guanacaste.





Juntos
desde * la raíz



Vision

To become a **national benchmark in regenerative tourism and sustainability**, demonstrating that development can coexist harmoniously with nature while creating well-being for all.

Context

- Framework of the **Golfo de Papagayo Tourism Development Zone (Law No. 6758 and Executive Decree No. 44448).**
- Environmental and social commitments established with the Costa Rican Tourism Board (**ICT**), **SETENA, SINAC, and the Municipality of Carrillo.**
- Global and national sustainability trends, including the Sustainable Development Goals (SDGs), regenerative tourism, and carbon neutrality.



The Bahía Papagayo General Sustainability and Community Plan directly impacts 14 of the 17 SDGs. This alignment reinforces the project’s commitment to a responsible, inclusive, and regenerative development model for Guanacaste and Costa Rica.



Strategic Pillars

- 1. ENVIRONMENTAL SUSTAINABILITY 2. COMMUNITY DEVELOPMENT 3. SUSTAINABLE URBAN DESIGN**
4. RESPONSABLE TOURISM 5. GOVERNANCE AND TRANSPARENCY

At Bahía Papagayo Development, we are committed to creating a responsible development model where tourism, environmental conservation, and community well-being coexist in harmony. Guided by sustainability, innovation, and collaboration, our 2025–2030 Sustainability and Community Plan reflects our long-term commitment to protecting Guanacaste's natural heritage while creating lasting value for present and future generations.



The background is a dense, abstract pattern of various shapes. It includes circles, spirals, wavy lines, and organic, hand-drawn forms. The colors are muted greens, browns, and tans, creating a textured, artistic feel.

Purpose



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 background is a dense, abstract pattern of various shapes in shades of green and brown. The shapes include circles, spirals, wavy lines, and organic, hand-drawn forms. The overall effect is a textured, layered composition that serves as a backdrop for the central text.

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 background is a dense, abstract pattern of various shapes in shades of green and brown. The shapes include circles, spirals, wavy lines, and organic, hand-drawn forms. The overall effect is a textured, layered composition. The text "The Destination" is centered in the middle of the image in a white, serif font.

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



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 Spiritual Center
- ✓ 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

EL MANGROOVE AUTOGRAPH COLLECTION

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 AUTOGRAPH COLLECTION



EL MANGROOVE AUTOGRAPH COLLECTION



EL MANGROOVE AUTOGRAPH COLLECTION



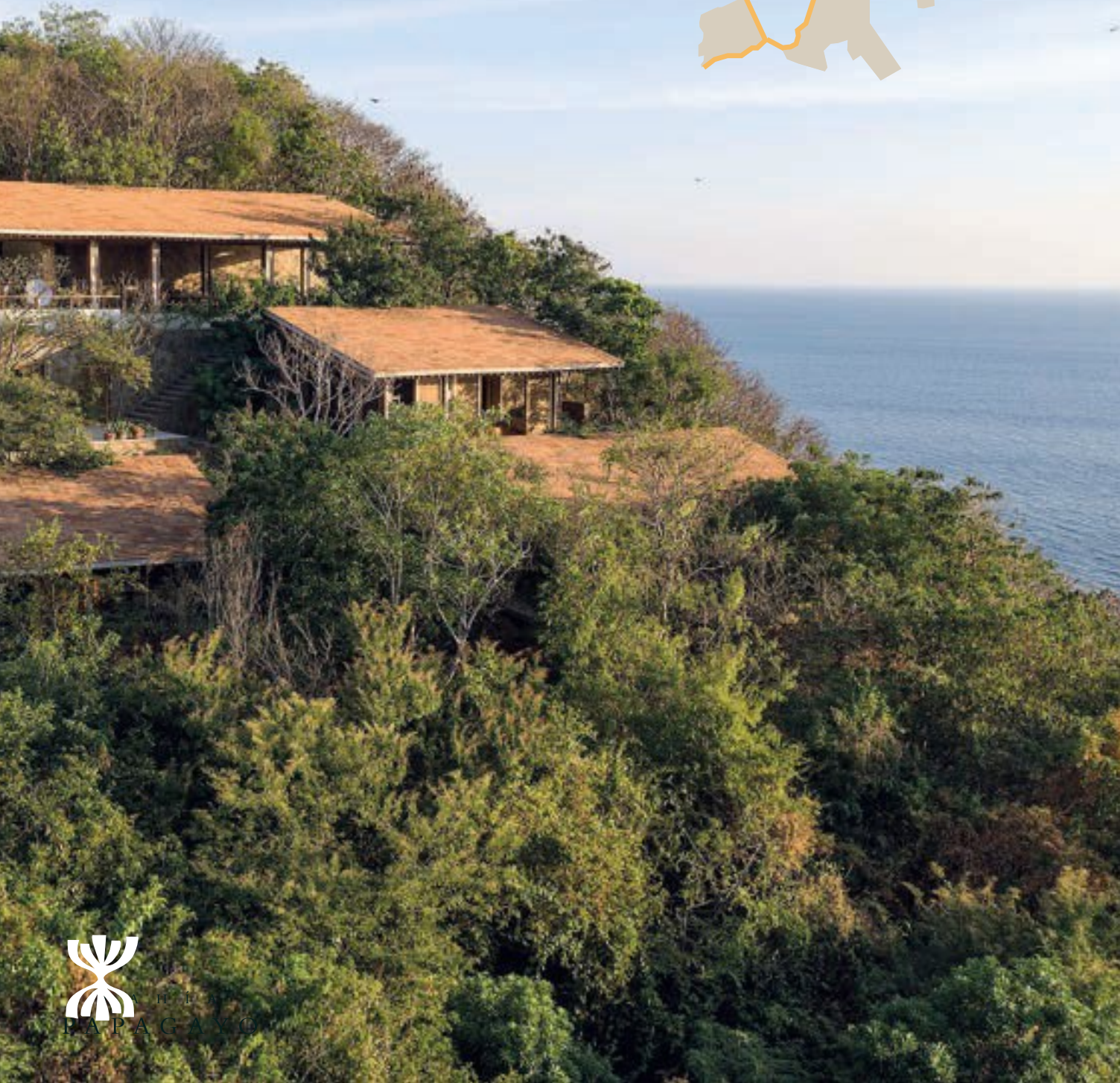


SERENO

Parcel 1

SERENO

Parcel 1



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



Sereno
Reserve



Sereno
Estates



Nature Trails



Yoga Decks



Sand Pads



Pebble Beach



Club



Paddle
Court



Lap pool



Nature Trails



Art



Sand Pads



Nature
Trails



Park



Art



Sereno – Entrance Security Checkpoint



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Sereno – Club House



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Sereno – Club House



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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	27 Villas	41 Villas	20 Villas	88 Villas



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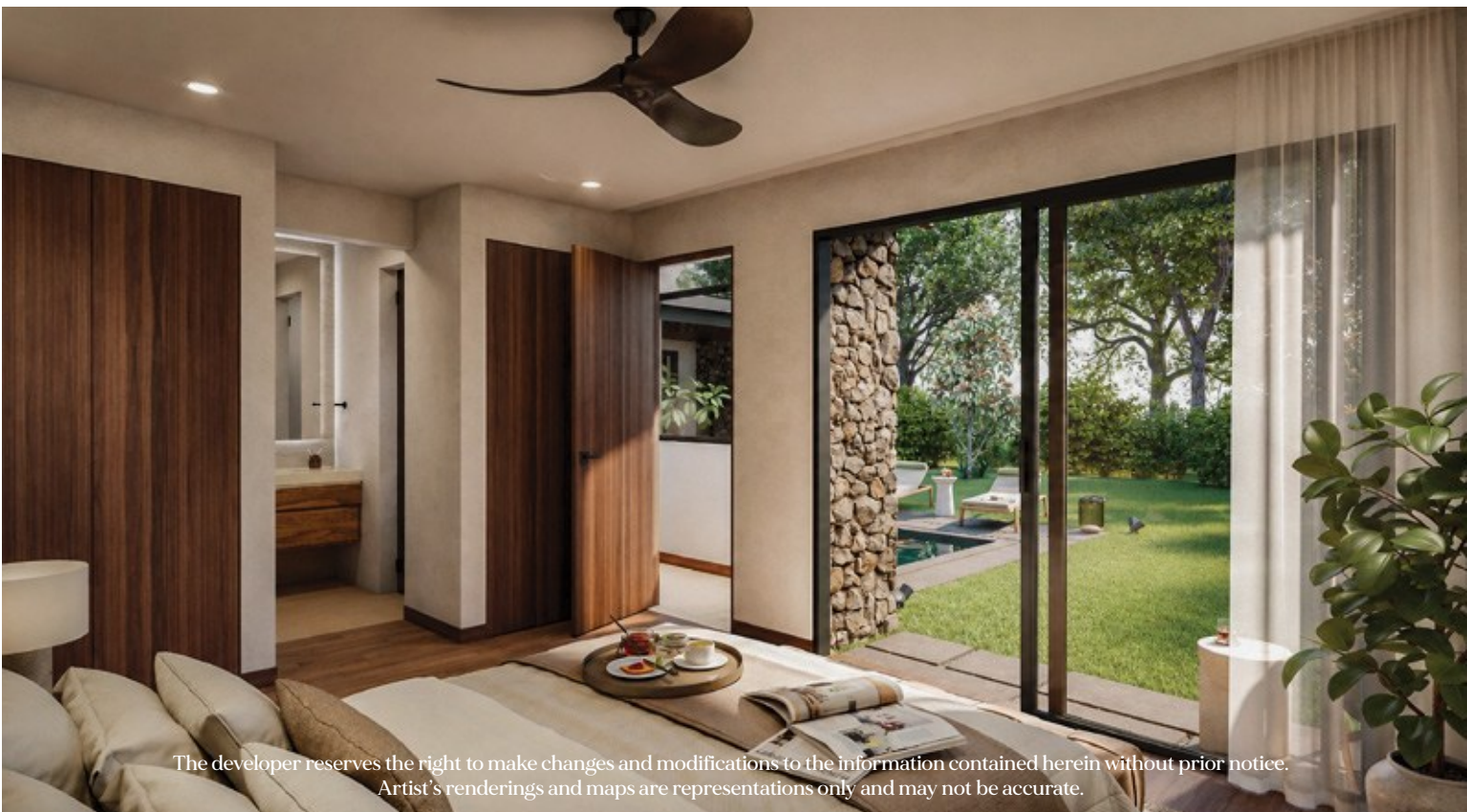


Sereno Reserve



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SOLEA PAPAGAYO

Parcel 3



Residential Compound.

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



Leisure and fun.

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

SOLEA PAPAGAYO

Amenities



El Mangroove
Autograph
Collection



Dock



Fishing



Beach



Beach Access



Nature Trails



Fishing



Beach Access



Art



Sand Roads



Nature Trails



Park



Art



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 - BAHÍA PAPAGAYO PUBLIC PARK
- 12 - LOOKOUT DECK
- 13 - GENERAL PUBLIC LOOKOUT



SOLEA

PAPAGAYO
SIGNATURE COLLECTION



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SOLEA

PAPAGAYO
SIGNATURE COLLECTION



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SOLEA

PAPAGAYO
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SOLEA
PAPAGAYO
SIGNATURE COLLECTION





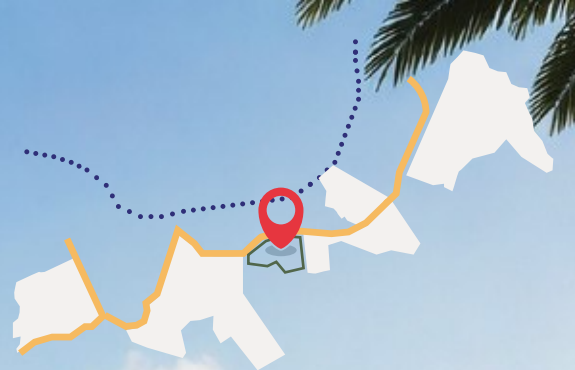
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ARTESANO

Parcel 3B



Ocean-view condos.

Ocean-view condos with unparalleled views



Ocean-view club.

A place where ocean views, unforgettable sunsets, and world-class amenities come together.



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.



PARCEL 3B

Character

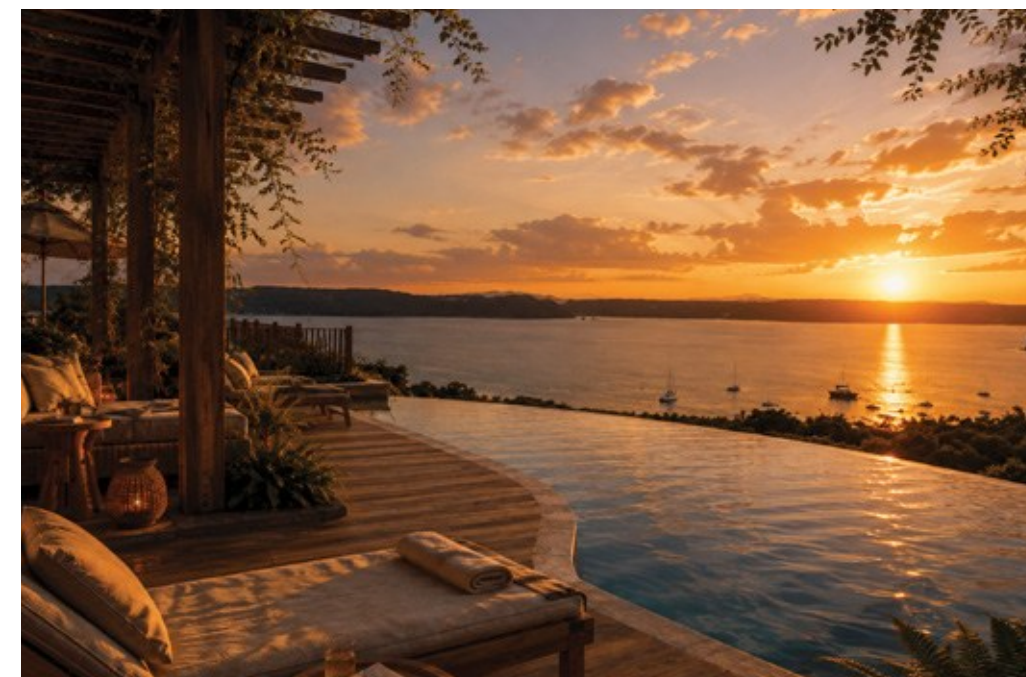


Ocean Club

Private Parking

Private Club House

Residential Buildings



Residential Buildings



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Ocean Club



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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.



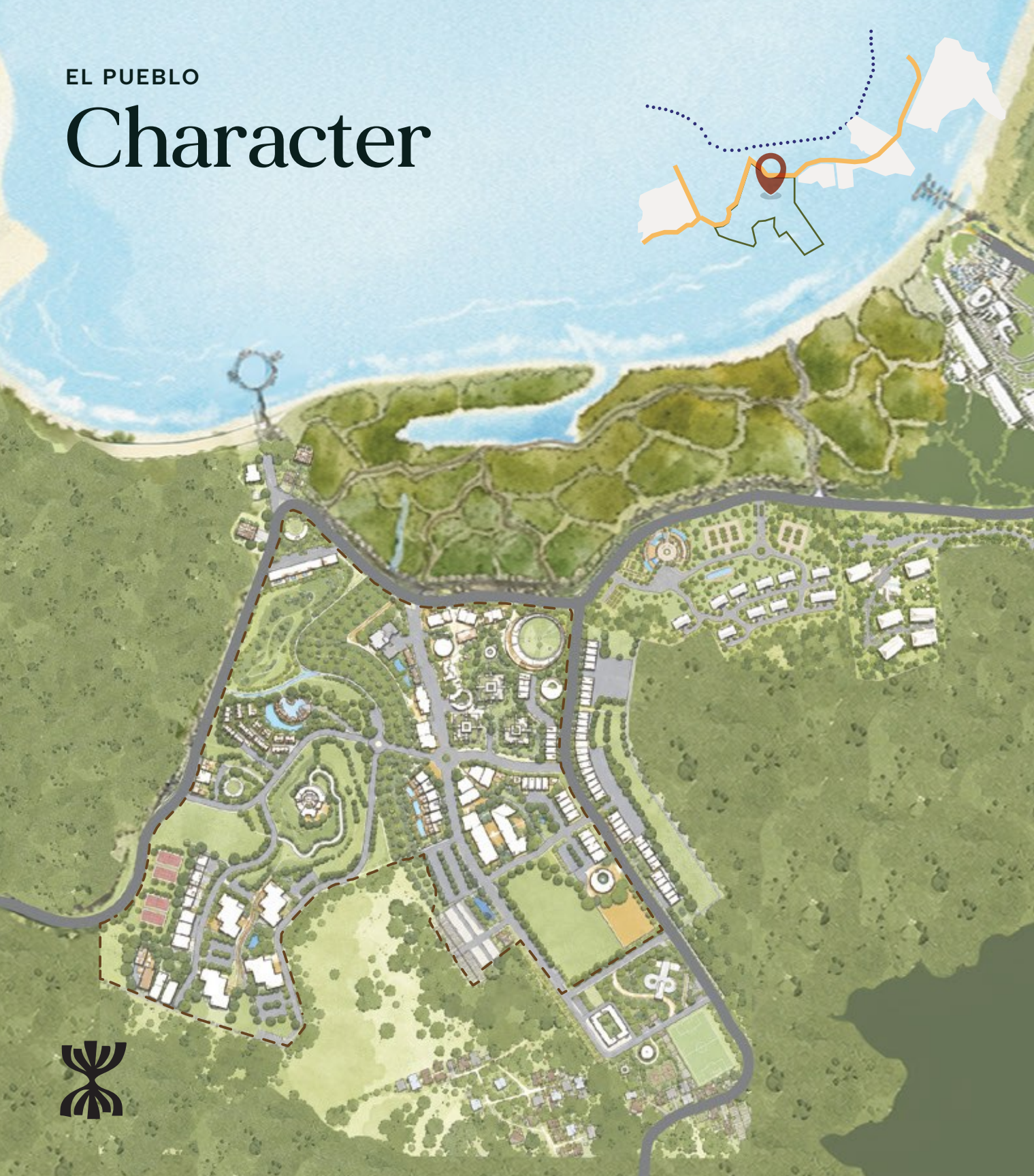
Ecological corridors.

Green areas, sports fields, playgrounds and others.

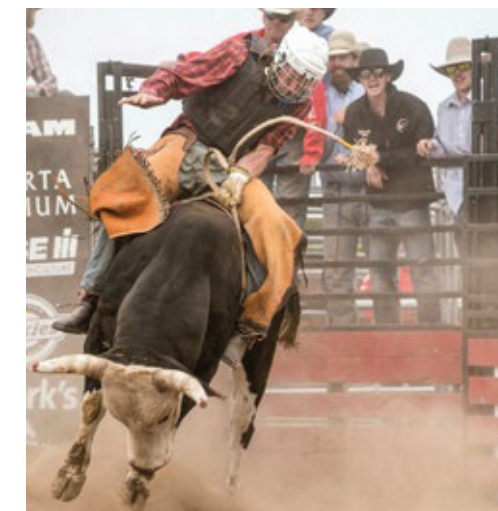


EL PUEBLO

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



Marea Condos
24 Residences

Museo Condos
48 Residences

Water Activities



Retail



F&B



Park



Entertainment



Club



Pool



Sports



Hotel



Retail



Amphitheater



F&B



Mangrove Path



Artisan
Fishing



Farmers
Market



Clinic



Cowork



Museum



Park



Church



School

Panamá
Town



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El Pueblo



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El Pueblo



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El Pueblo – Main Plaza



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El Pueblo – Museum



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El Pueblo



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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



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Museo Condos



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MAREA CONDOS

Introducing our Marea Condos that were designed for those seeking a blend of confort, 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



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Marea Condos



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Marea Condos



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BRISA

Parcel 5



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.

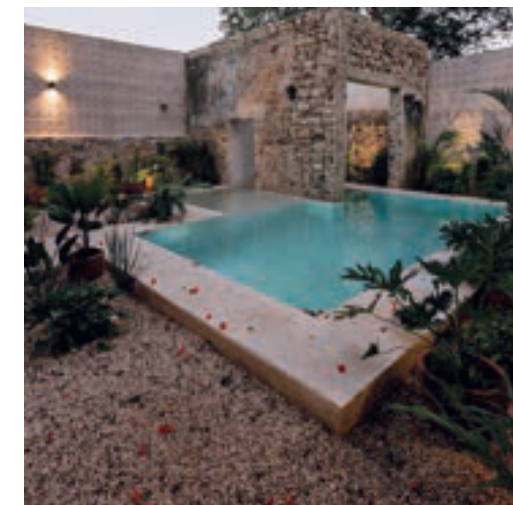
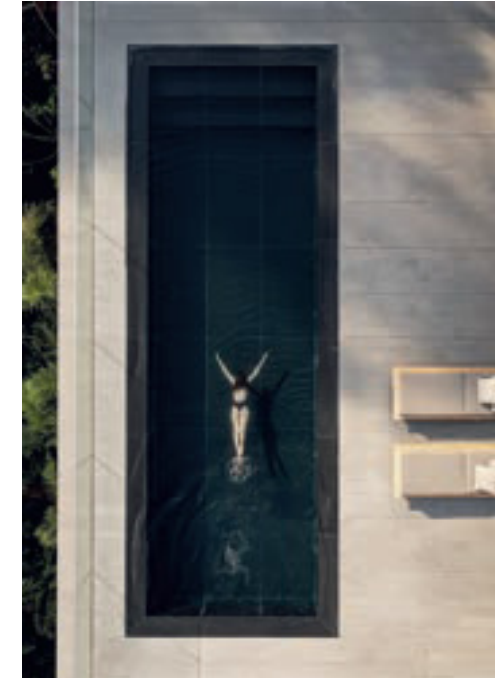
Green areas, sports fields, playgrounds and others.

PARCEL 5

Character



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



Nature Trails



Tennis



Club



Pool



PARCEL 5



The background is a solid dark olive green. It is populated with numerous abstract, organic shapes in a slightly lighter shade of green. These shapes include circles, spirals, wavy lines, and irregular blobs, creating a textured, almost cellular or topographical appearance. The shapes are scattered across the entire frame, with some being larger and more prominent than others.

Let's create Bahía Papagayo
together