



RANCHO VILLA REAL BULLETIN

December 2007

UPCOMING EVENTS

Club Rancho
Groundbreaking
(January)

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*By the developers
of El Tesoro*

WHY RANCHO VILLA REAL?

With so many projects on the market, you may be asking yourself, "How can the market sustain another project, especially when it's slow?" That's a legitimate question. So to be successful in this type of market, you have to be offering something unique, something different from what's already out there... and Rancho Villa Real certainly does.

When the Canadian developers of El Tesoro began spending time in the Tamarindo community, a couple of things happened. First, they fell in love with the area and began working on the breathtaking mountain top community, El Tesoro. Second, they noticed that a large segment of the marketplace was being driven out of Tamarindo. As the popularity of Tamarindo increased, so did the real estate prices. The rising property values drove many potential buyers to other more affordable beach communities along the coast. Let's face it, not every buyer can afford to spend a million dollars on a dream home in Costa Rica.

With this observation in mind Rancho Villa Real was conceived. The vision was to create a gated community just 5 minutes from Tamarindo with all of the comforts and amenities of a higher-end resort, but more affordable as to appeal to a wider demo-

ESCONDIDO DOMAIN
TOTAL AREA - 61.17 acres
42 UNITS
GROSS DENSITY: 0.68 UPA

MASTER CONDOMINIUM DOMAIN
TOTAL AREA - 70.127 acres (283,794.32 m²)
282 UNITS
GROSS DENSITY: 4.02 UPA

TOTAL RANCHO VILLA REAL COMMUNITY
TOTAL AREA - 131.297 acres
TOTAL UNITS: 324 UNITS
OVERALL GROSS DENSITY: 2.46 UPA



graphic. With a variety of property types offered at Rancho, there is something for everyone. Enforceable CC&R's ensures that the quality of the project will be upheld and buyers' investments will be protected. The master plan, carefully crafted by a former city planner, was created to be functional, fun and rewarding for all its residents.

Not only does Rancho offer buyers more affordable prices, but it offers more land. Many people are attracted to Costa Rica because of its peace and tranquility. They want to have their breath taken away by the

marvels of nature, to be part of something unique and special. Living in the middle of a pochteo forest, or perched high atop a wooded hillside overlooking the ocean and valley is not something you can do just anywhere, but you can at Rancho.

We say Rancho is "a touch of country just a breeze to the beach". People want to have privacy and enjoy the natural beauty of Costa Rica, but they also want to be close enough to restaurants and services and take part in the Tamarindo lifestyle. So if you're still asking yourself "Why Rancho?", that's why... it's the best of both

A Touch of Country... Just a Breeze to the Beach

FEATURED PROPERTY: LOT 66



Phase I Escondido

Lot size:

5,602 sq. meters/ 1.38 acres

Pad Size:

485 sq. meters/ 5,220 sq. feet

Dimensions:

54m x 105m

Features:

Natural ravine, teak and pochote trees

View:

Ocean and valley

Lot price:

\$185,000

WHY WE LIKE IT

Located within Escondido, lot 66 is one of the most unique in Phase I. A dramatic sweeping driveway leads up to the building pad which offers beautiful views of the valley and ocean below. Close proximity to the future clubhouse, Parque Mango and walking trails make it conveniently located within the project. A natural ravine and elevated building pad provide privacy and tranquility.

F.Y.I.

To clearly distinguish the lots, boundaries are marked with wooden signs like the one to the right which are visible from the road. Property lines are kept clear and are marked with white stakes, making easy to tell where one property ends and the other begins.



Sales Office located across the road from the main entrance.

WANT A TOUR OF RANCHO?

We encourage you to come out and see the project for yourself. After all, seeing is believing! Contact us to set up a private tour or stop by our sales office. We are here to answer your questions and help you understand what Rancho is all about.

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