

RANCHO VILLA REAL

BULLETIN



November 2007

UPCOMING EVENTS

Club Rancho
Groundbreaking
(December)

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*By the developers
of El Tesoro*

WELCOME TO RANCHO VILLA REAL!

Rancho Villa Real is a country, ranch-style residential community development which has evolved in response to the rapid growth in the resort and residential marketplace along the west coast of Costa Rica. With more and more high density developments emerging on or near the ocean, without privacy, space, nor respect for the environment, we searched for nearby development property with proximity to all of the surrounding beachfront activities, shopping and personal services.

We discovered the Rancho site, just a 5 minute drive away, which offers an environmentally sustainable setting, where we could

design a community plan to provide security; complete infrastructure, including a sewage treatment plant; and all the amenities that would be expected in higher priced beachfront properties.



**The main entrance to
Rancho Villa Real**

Rancho Villa Real is totally accessible by paved roads and is situated approximately half-way between the two prominent resort/

development areas of the Tamarindo Beach area and Hacienda Pinilla, but has substantially lower land prices.

Therefore, the site is strategically positioned to attract home purchasers who may find the housing prices at the two neighboring resort areas a bit out of reach, or perhaps in areas that are too busy with the real estate boom underway. The Rancho Villa Real project offers mid-range pricing, in a peaceful country and forested setting, with all of the expected condominium services, amenities and management, similar to what is found in higher-end resorts.

THANKS FOR JOINING US AT OUR GRAND OPENING CELEBRATION!

On November 15th we celebrated the grand opening of Rancho Villa Real. Over 80 agents, community figures and friends joined us for a wonderful evening of music, food and drinks.

We had a great time meeting you all and look forward to sharing our exciting new project. Call us to arrange for a tour of the project so you can see what Rancho Villa Real is all about.



What a party animal!

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

FEATURES OF RANCHO VILLA REAL

- Rancho Villa Real is set on 135.8 acres;
- Total community is 324 units, including 42 in the Escondido wooded hillside lots and 282 in the lower condominium area;
- Escondido Domain consists of 42 lots at a minimum of 5,000m2 (1.24 Acres) for single detached residential dwellings located on wooded, estate type lots;
- Condominium area includes 282 condominium units including 36 single-detached homes on 1/2 acre lots; 168 multiple-attached units at 8 u.p.a; and 78 multiple-attached units at 10 u.p.a, balancing out to 5.87 units per acre overall;
- Main entry road with curbed borders, interlocking brick surface, landscaped median islands enhanced with buffer plantings;
- Entry gate facilities, including electronic entry gates, guard house, walls, entrance structure and complementary landscaping;
- Paved collector road system with storm water drainage, landscaped

median islands, boulevard plantings and low-level street lighting;

- Club Rancho, a common area clubhouse including gym facilities, change rooms/ washroom facilities, bar, lounge, outdoor swimming



Club Rancho

pool, Jacuzzi, patio area, covered and open observation deck, management office and parking areas;

- Underground services & utilities to each development block including, water, sanitary sewers, electrical, telephone, cable TV and internet;
- Sewage treatment plant providing an environmentally sensitive system of sanitary sewage disposal for all units within the Master Condominium domain;
- Underground irrigation system providing grey-water irrigation to

all green areas within the Master Condominium domain;

- Sidewalk system along one side of the paved collector road leading from the front entry to the south termination of the main road; and along the side of Parque Mango leading to the Escondido entry gates;
- Sendero Chorotega, a natural park trail system extending from the front entry leading to the water feature, the central park area and Club Rancho facility;
- Parque Mango, a 1.5 acre, centrally located common area park property, including natural open space, landscaping, trails connected to various areas of the community; and space for future recreational needs;
- Buffer areas including native trees and vegetation to provide natural area separations between the various development enclaves
- Perimeter fencing enclosing the entire Rancho Villa Real Community;
- Shuttle Service provided for all Rancho community residents to area village services and amenities;

WHERE ARE WE LOCATED?

Rancho Villa Real is just 5 minutes from Tamarindo. We're located on the south side of Villa Real, on the main road headed towards Hacienda Pinilla.

Our sales center is located in the business plaza (where El Gollo is located) across the road from the main entrance to the project.

For further information about Rancho Villa Real, visit our sales center or contact us at:

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