



Offered by
IQ LUXE

*This document contains preliminary presale information that is subject to change and supersedes any previous version (June 7, 2025)

YOUR TURN-KEY PRIVATE ESCAPE WITH BUILT-IN RETURN ON INVESTMENT



Invest in the opportunity of a lifetime with Mono Luxe Villas condotel. Located in the heart of Tamarindo, Costa Rica, this property offers owners exclusive use of their condo and managed services to maximize rental revenue. With a prime beach location and membership to Mono Loco Beach Club included, this is a sound investment with favorable high-yield returns.



Building 1 Exterior





Building 2 Exterior

OWN IN PARADISE, COSTA RICA'S TOP VACATION DESTINATION...

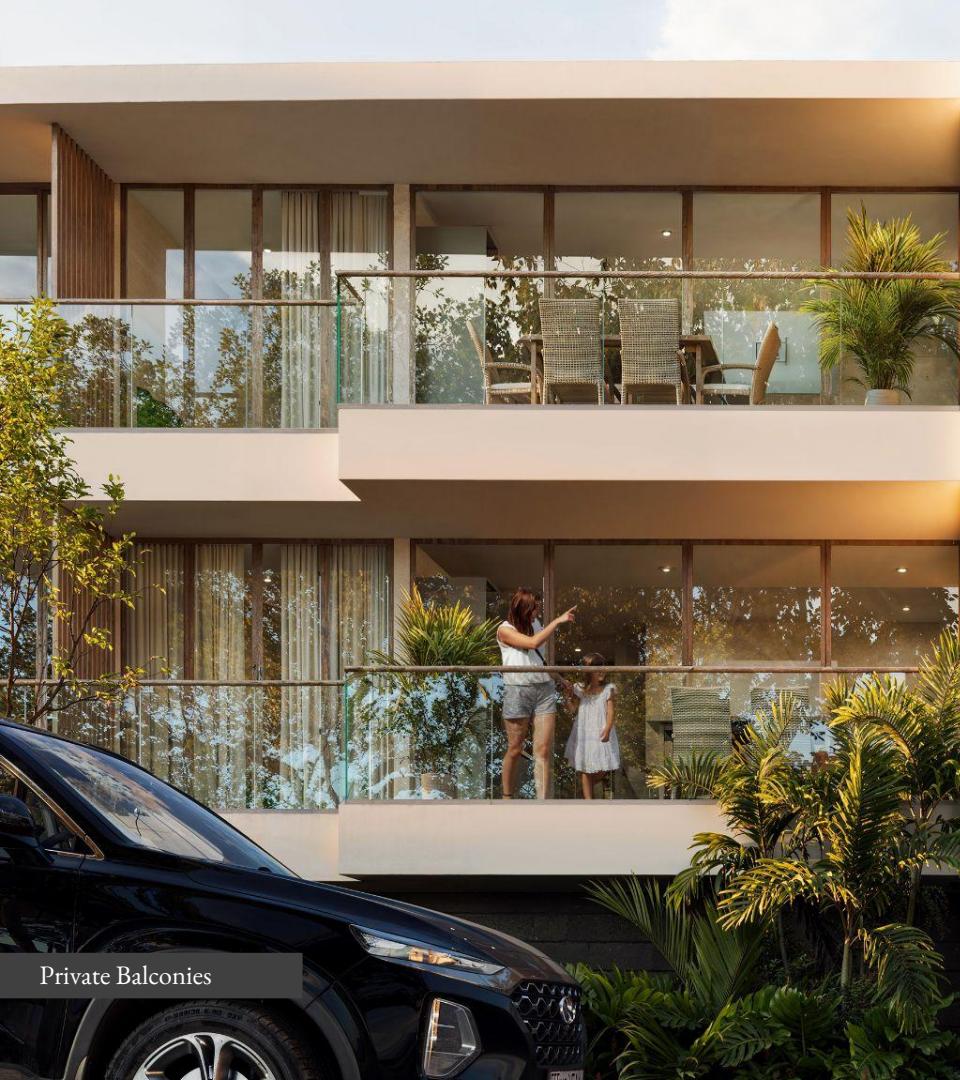
TAMARINDO

- Completion and soft opening Fall 2025
- 42 Units - 2 and 3-bedroom options
- Configurable bedroom suites for rentals of 1, 2 and 3-bedroom options
- Private Mono Loco Beach Club membership included
- Full titled ownership rights (no land lease)
- Estimated 12 to 15% ROI annually
- Professionally managed - turnkey
- Fully furnished
- Underground parking





Building 1 Lobby



Private Balconies





Bedroom Concepts





Kitchenette Concept



Living Room Concept



Project Overview

Pricing Details

Secure your slice of paradise with Mono Luxe Villas and take advantage of exclusive early investment benefits and enjoy \$50,000 below market value. Don't miss out on this limited opportunity to elevate your lifestyle in Costa Rica's most luxurious beachfront community.

Unit #	Building	Floor	Pre-Sale Price USD	Premier Reserve Discount	Market Price	Income Share %	Interior Sq Ft	Exterior Sq Ft	Potential View	Status
1	1	1	\$1,019,000	\$50,000	\$1,069,000	3.23%	1,052	248	Ocean Facing	Sold
2	1	1	\$709,000	\$50,000	\$759,000	2.08%	696	150	Ocean Facing	Sold
3	1	1	\$709,000	\$50,000	\$759,000	2.08%	696	150	Ocean Facing	
4	1	1	\$979,000	\$50,000	\$1,029,000	3.09%	862	275	Ocean Facing	
5	1	1	\$709,000	\$50,000	\$759,000	2.08%	696	150		Sold
6	1	1	\$709,000	\$50,000	\$759,000	2.08%	696	150		Sold
7	1	1	\$709,000	\$50,000	\$759,000	2.08%	696	150		
8	1	1	\$709,000	\$50,000	\$759,000	2.08%	696	150		
9	1	1	\$999,000	\$50,000	\$1,049,000	3.16%	1,055	222		
10	1	1	\$699,000	\$50,000	\$749,000	2.04%	696	150		Sold
11	1	1	\$699,000	\$50,000	\$749,000	2.04%	696	150		Sold
12	1	1	\$699,000	\$50,000	\$749,000	2.04%	696	150		Sold
13	1	1	\$699,000	\$50,000	\$749,000	2.04%	696	150		Sold
14	1	2	\$1,049,000	\$50,000	\$1,099,000	3.35%	1,052	248	Ocean Facing	Sold
15	1	2	\$749,000	\$50,000	\$799,000	2.23%	696	150	Ocean Facing	Sold
16	1	2	\$749,000	\$50,000	\$799,000	2.23%	696	150	Ocean Facing	Sold
17	1	2	\$1,009,000	\$50,000	\$1,059,000	3.20%	862	275	Ocean Facing	Sold
18	1	2	\$749,000	\$50,000	\$799,000	2.23%	696	150		Sold
19	1	2	\$749,000	\$50,000	\$799,000	2.23%	696	150		
20	1	2	\$749,000	\$50,000	\$799,000	2.23%	696	150		
21	1	2	\$749,000	\$50,000	\$799,000	2.23%	696	150		

Unit #	Building	Floor	Pre-Sale Price USD	Premier Reserve Discount	Market Price	Income Share %	Interior Sq Ft	Exterior Sq Ft	Parking	Potential View	Status
22	1	2	\$1,029,000	\$50,000	\$1,079,000	3.27%	1,055	222	S22		Sold
23	1	2	\$739,000	\$50,000	\$789,000	2.19%	696	150	S23		Sold
24	1	2	\$739,000	\$50,000	\$789,000	2.19%	696	150	S24		Sold
25	1	2	\$739,000	\$50,000	\$789,000	2.19%	696	150	S25		Sold
26	1	2	\$739,000	\$50,000	\$789,000	2.19%	696	150	S26		Sold
27	1	3	\$1,129,000	\$50,000	\$1,179,000	3.64%	1,052	248	S27	Ocean Facing	Sold
28	1	3	\$819,000	\$50,000	\$869,000	2.49%	696	150	S28	Ocean Facing	Sold
29	1	3	\$819,000	\$50,000	\$869,000	2.49%	696	150	S29	Ocean Facing	Sold
30	1	3	\$1,089,000	\$50,000	\$1,139,000	3.49%	862	275	S30	Ocean Facing	Sold
1	2	1	\$709,000	\$50,000	\$759,000	2.08%	643	121	S01		Sold
2	2	1	\$699,000	\$50,000	\$749,000	2.04%	598	157	S02	Ocean Facing	Sold
3	2	1	\$709,000	\$50,000	\$759,000	2.08%	690	130	S03	Ocean Facing	Sold
4	2	1	\$709,000	\$50,000	\$759,000	2.08%	675	129	S04	Ocean Facing	Sold
5	2	1	\$709,000	\$50,000	\$759,000	2.08%	675	129	S05	Ocean Facing	Sold
6	2	1	\$709,000	\$50,000	\$759,000	2.08%	675	129	S06	Ocean Facing	Sold
7	2	2	\$749,000	\$50,000	\$799,000	2.23%	643	121	S07		Sold
8	2	2	\$739,000	\$50,000	\$789,000	2.19%	598	157	S08	Ocean Facing	Sold
9	2	2	\$749,000	\$50,000	\$799,000	2.23%	690	130	S09	Ocean Facing	Sold
10	2	2	\$749,000	\$50,000	\$799,000	2.23%	675	129	S10	Ocean Facing	Sold
11	2	2	\$749,000	\$50,000	\$799,000	2.23%	675	129	S11	Ocean Facing	Sold
12	2	2	\$749,000	\$50,000	\$799,000	2.23%	675	129	S12	Ocean Facing	Sold

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Building 1 - Parking

Building 1 Parking

A mixture of subterranean parking garage and street facing private garages for each unit.

Access the condotel through subterranean entries and staircases.



Building 1 - 1st Floor

Building 1 Ground Floor

Features 13 units -
(3) 3-bedroom and
(10) 2-bedroom units
with accessible
balconies.

Condotel lobby with
full time frontdesk,
concierge and security
staff.



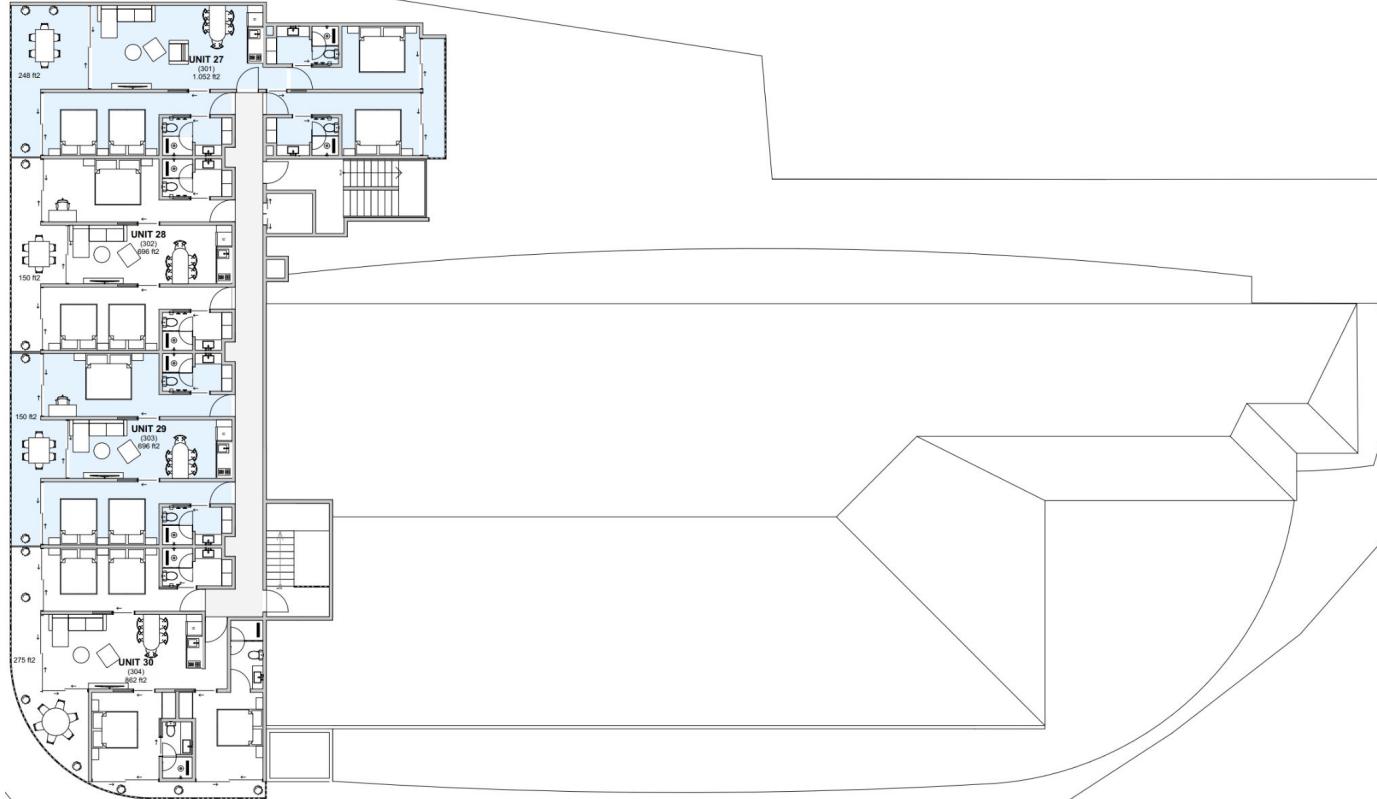
Building 1 - 2nd Floor

Building 1 2nd Floor

Features 13 units -
(3) 3-bedroom and
(10) 2-bedroom units
with accessible
balconies.

Common area private
lobby.

Some units are
expected to have
partial ocean views.

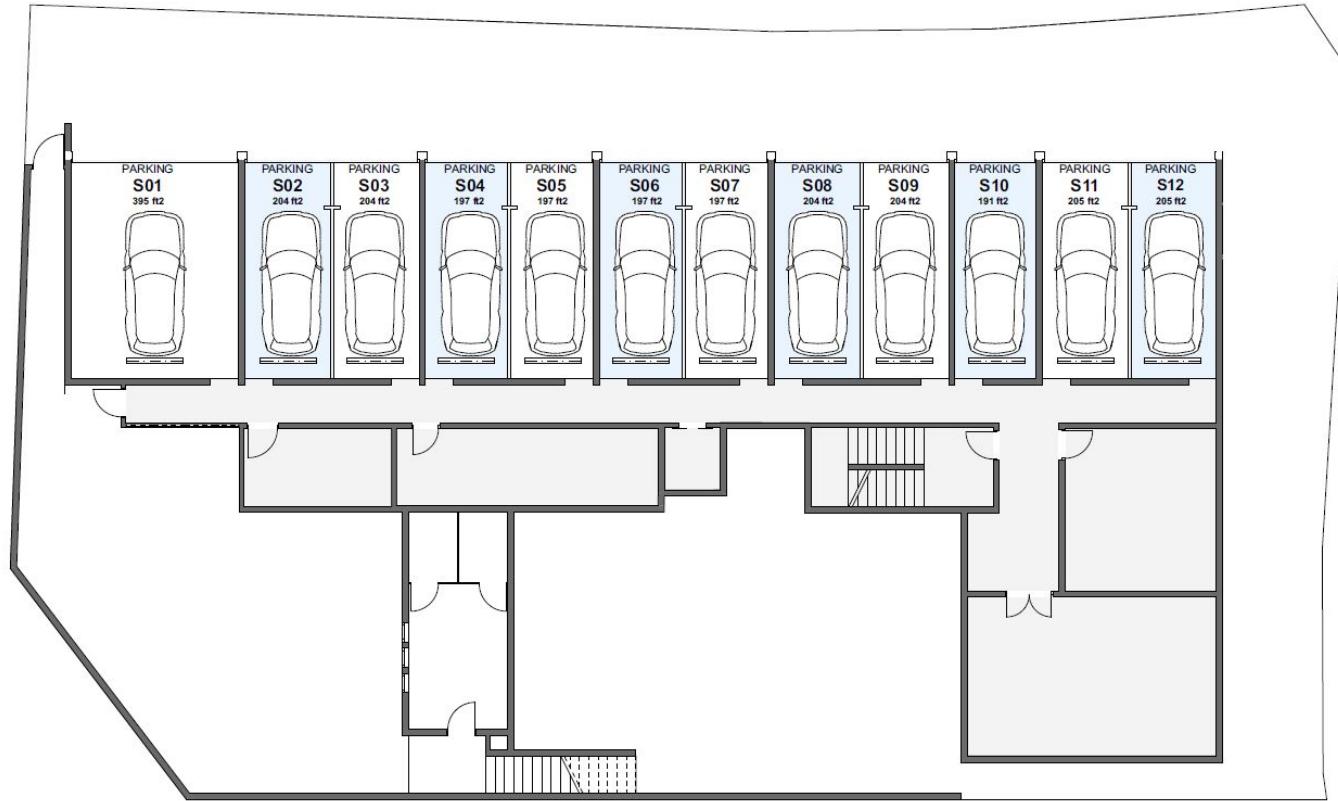


Building 1 - 3rd Floor

Building 1 3rd Floor

Features 4 units -
(2) 3-bedroom and
(2) 2-bedroom units
with accessible
balconies.

Some units are
expected to have
partial ocean views.



Building 2 - Parking

Building 2 Parking

Street facing private garages for each unit.

Access the condotel through subterranean entries and staircases.



Building 2 - 1st Floor

Building 2 Ground Floor

Features 6 2-bedroom units with accessible balconies.

Common area with lounge and BBQ features.



Building 2 - 2nd Floor

Building 2 2nd Floor

Features 6 2-bedroom units with accessible balconies.

Some units are expected to have partial ocean views.



Mono Loco Beach Club



View From Beach Club



A map of North America illustrating flight routes originating from Liberia, Costa Rica. The map shows major cities in the United States and Canada, with lines connecting them to Liberia. The cities include San Jose, Nosara Beach, and Liberia in Costa Rica; and Seattle, San Francisco, Los Angeles, Denver, Calgary, Minneapolis, Chicago, Atlanta, Dallas-Fort Worth, Houston, Charlotte, Miami, and Montreal, Toronto, Boston, New York City, Philadelphia, and Baltimore in North America.

A UNIQUE DESTINATION THAT IS CLOSER THAN YOU THINK

Tamarindo is easily accessible with direct flights from 25 major cities and 41-miles away from the newly built and expanded Liberia International Airport.

DOWNTOWN TAMARINDO

MONO LUXE VILLAS

MONO LOCO BEACHCLUB

CASA LINDA

SUNSET BEACHFRONT
LUXURY VILLAS



IQ LUXE

YOUR EXPERIENCED COSTA RICA DEVELOPMENT PARTNER

Quality Construction

Five Year Warranty. High quality construction methods and materials. Safety standards that typically outperform USA quality and standards.

Fully-Funded

Our projects are largely self-funded. Construction financing (if required) is available. Financing options for purchasers / owners through 3rd party financial partners.

Experience

Decades of high-end residential and commercial projects completed. Over 1 million square feet developed and managed. Profitable model – an investment that owners can enjoy.

Sustainability

We carefully consider social and environmental impacts of our projects. Best efforts are maintained to protect nature and to preserve and promote clean beaches. We hire locals.