

**BAHIA
PAPAGAYO**

GUANACASTE

COSTA RICA

A wide-angle photograph of a calm sea under a clear, light blue sky. In the distance, a range of green, hilly islands stretches across the horizon. The water is a deep, dark blue. In the lower-left foreground, a small sailboat with a single mast is visible, along with the bow of another boat. The overall atmosphere is peaceful and suggests a tropical or island setting.

Our story begins today

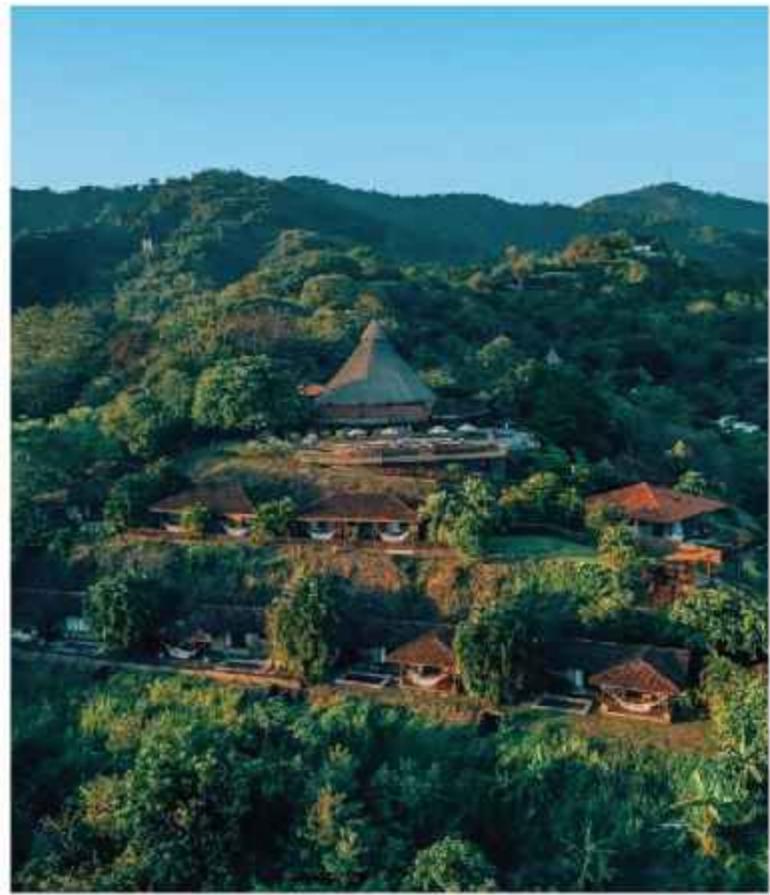
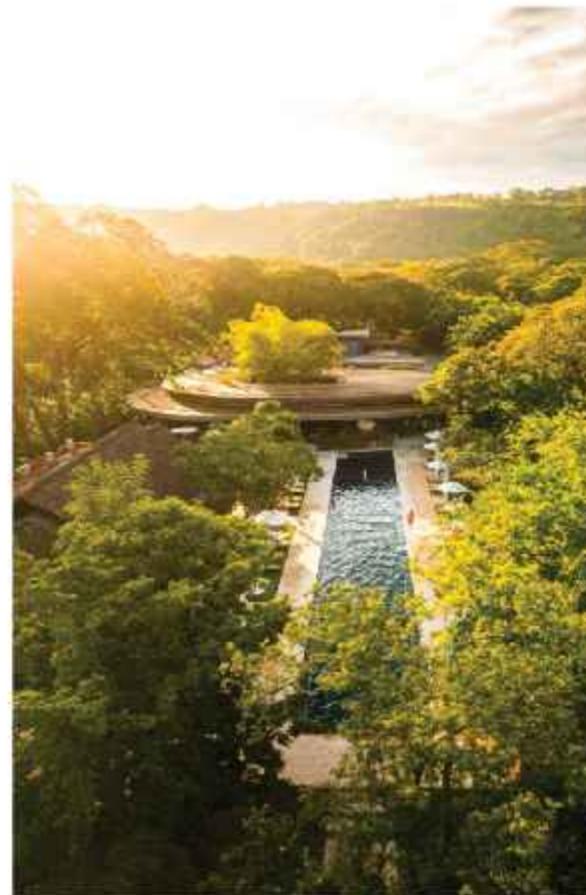


Development Team

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.





GRUPO LAGUNA

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 developed 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

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 top priorities for the project.



SENSORY DESTINATION

Centered on an authentic and immersive User Experience.



Community

Strengthening our neighborhood



CONTEXT

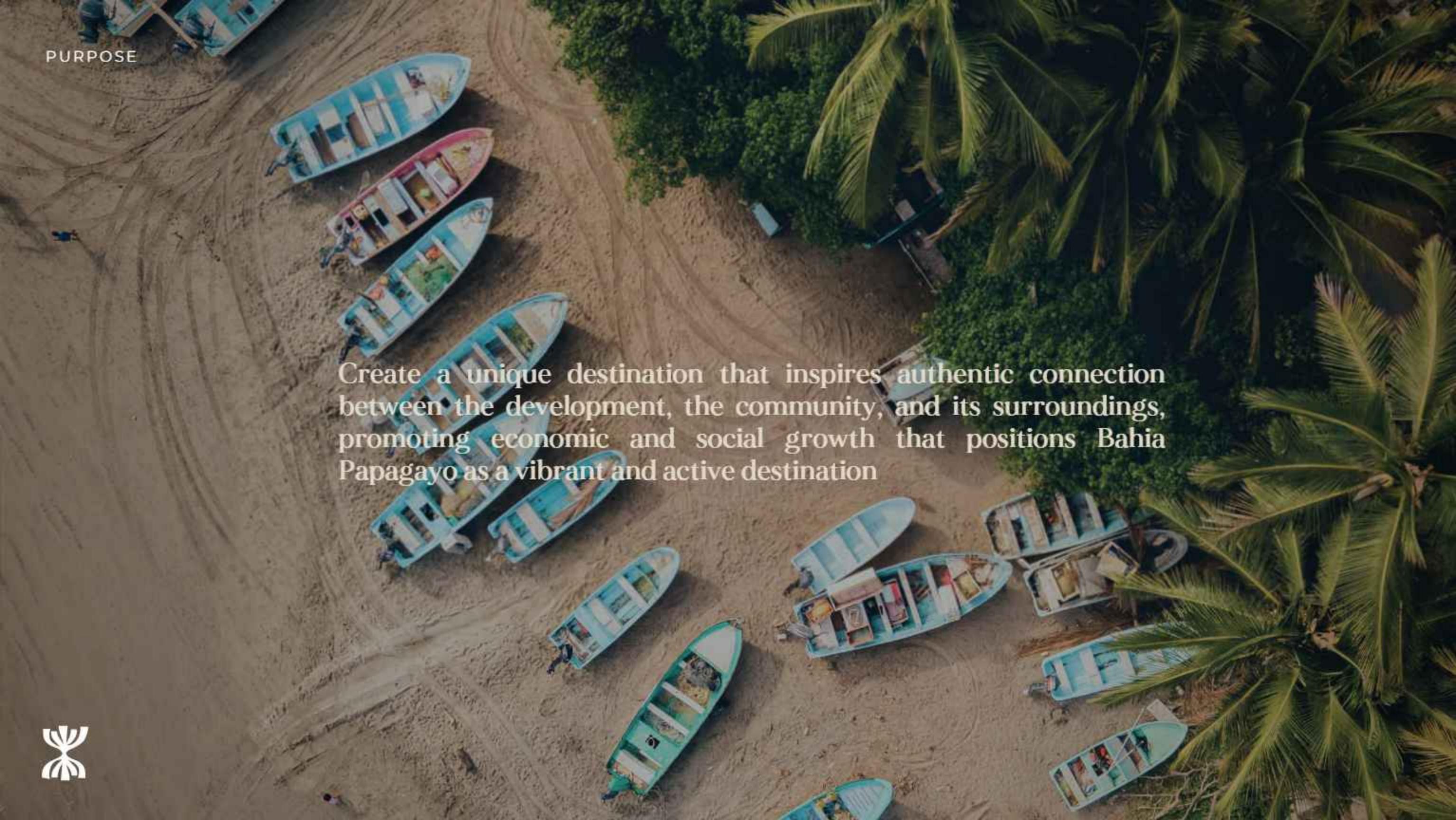
DYNAMICS

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. Andaz Resort and Residences
4. Papagayo Marina
5. Planet Hollywood Autograph Collection
6. Secrets® Papagayo
7. El Mangrove Hotel and Private Residences
8. Las Catalinas
9. Nekajui, A Ritz-Carlton Reserve Resort and Residences
10. Waldorf-Astoria Residences

UNDER DEVELOPMENT

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

Gulf of Papagayo



A high-angle, aerial photograph of a desert landscape. A winding, light-colored road cuts through the sandy terrain. In the distance, a range of mountains is visible under a clear, light blue sky.

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 Mangrove
Autograph Collection



Site Plan

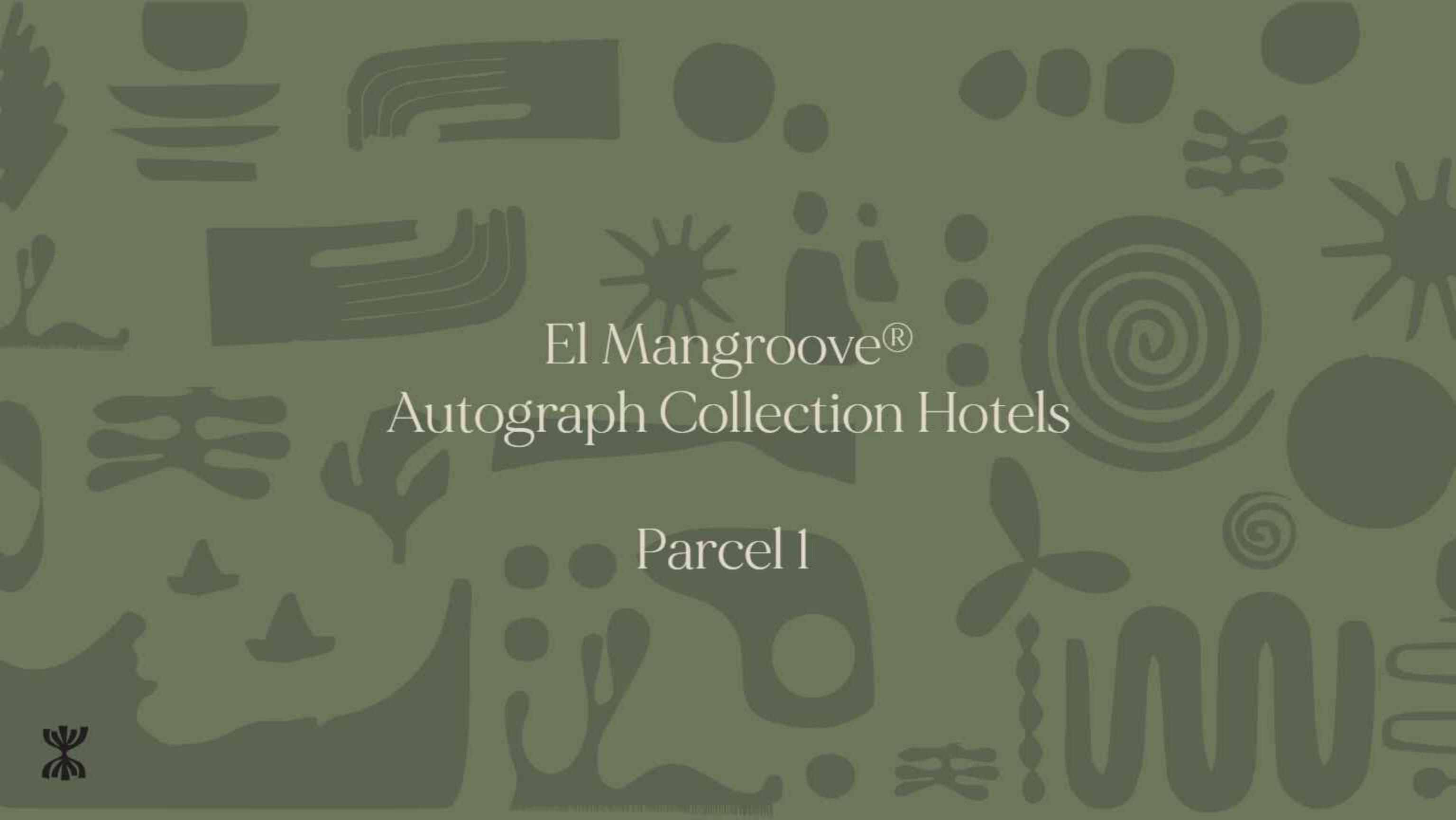
- Boulevard
- Public Road
- Landmark sites
- Water Routes
- Docks
- Boardwalks



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 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



A background collage of various tropical and nautical icons in a light beige color, including palm trees, coconuts, a sun, a lighthouse, a boat, and a compass rose.

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.

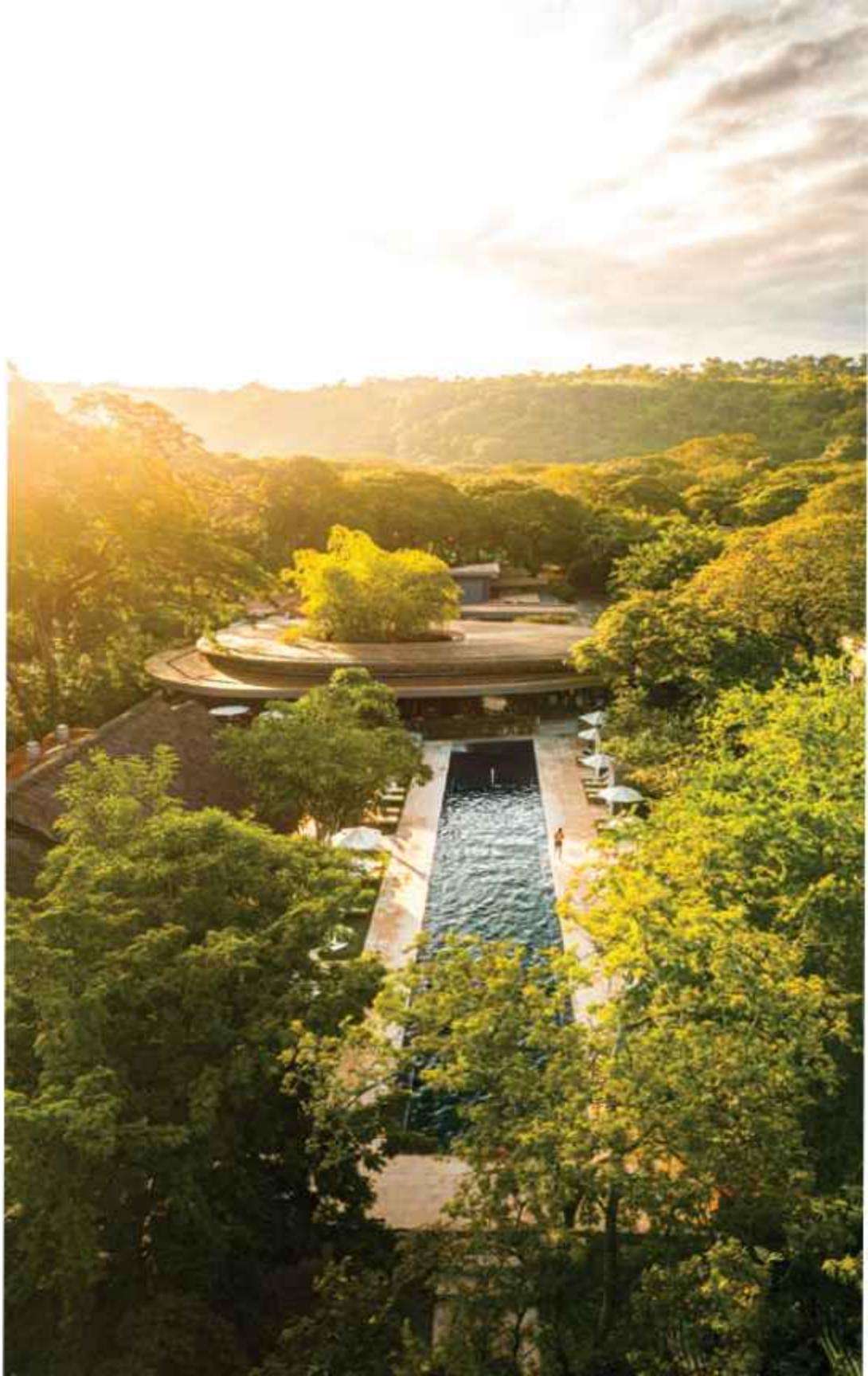
Homes integrated into the landscape.

EL MANGROOVE
GULF OF PAPAGAYO, COSTA RICA







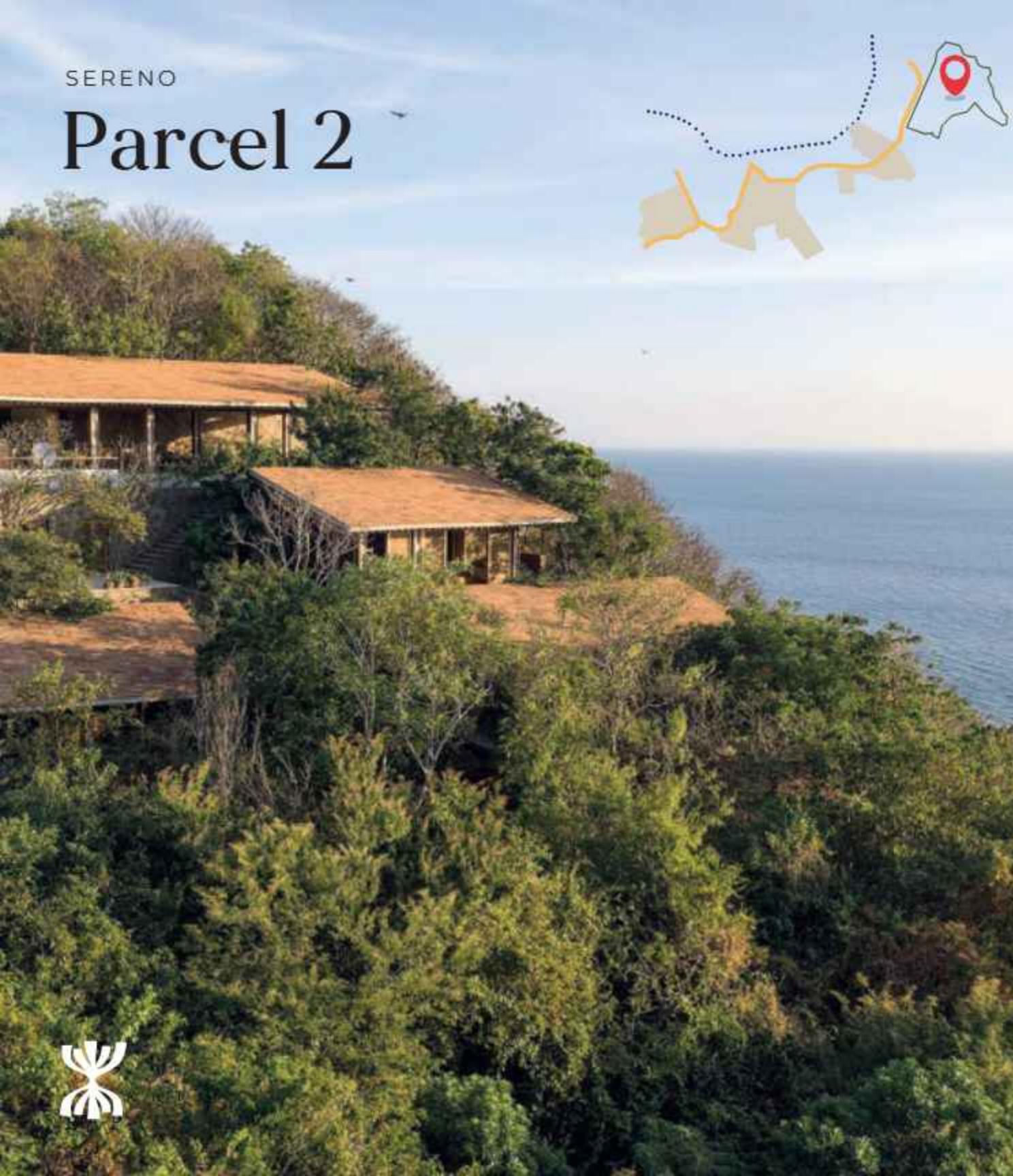




Parcel 2

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



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 (m ²)	Area (sqf)
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



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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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Sereno Villas



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Sereno Villas



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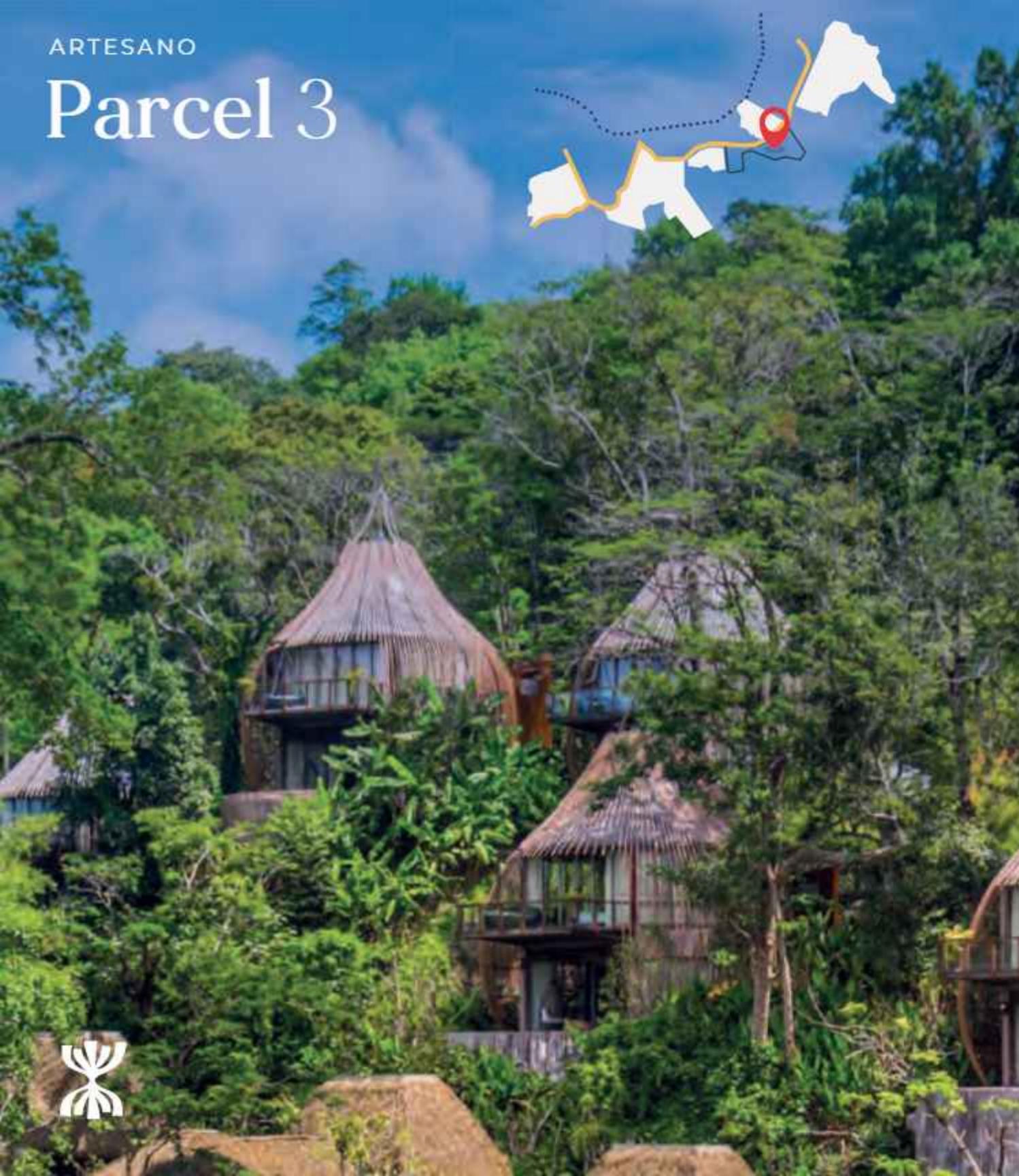
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Parcel 3

Parcel 3



Hotels and Camping.

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.

Amenities



PARCEL 3



Artesano

Parcel 3B

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.



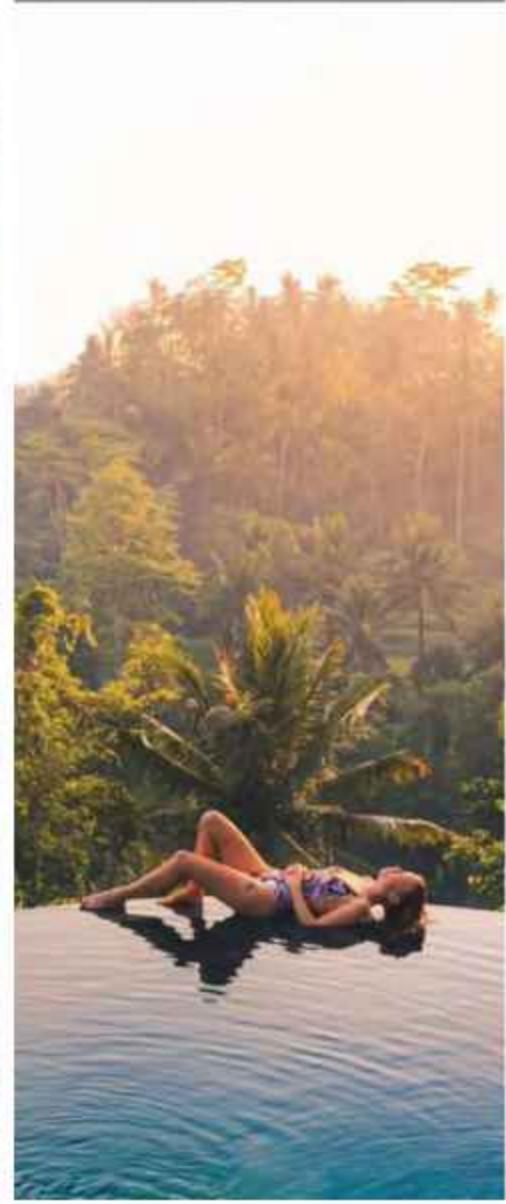
Harmony with the environment.

Homes integrated into the landscape.

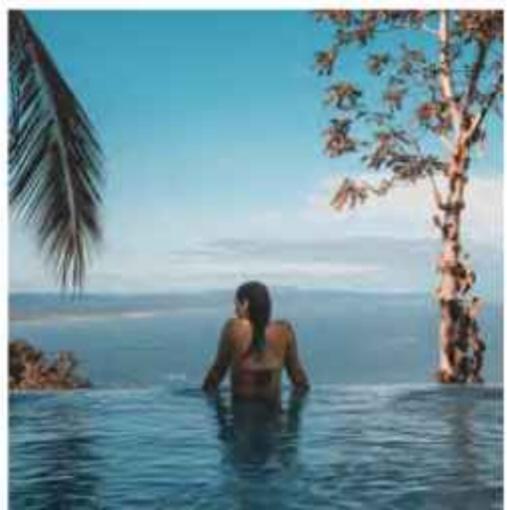


Convenience Retail

Commercial uses in a dynamic and walkable environment.



Oceanview Condos
Active living amenities
Yoga decks
Convenience Stores
Wellness Spots



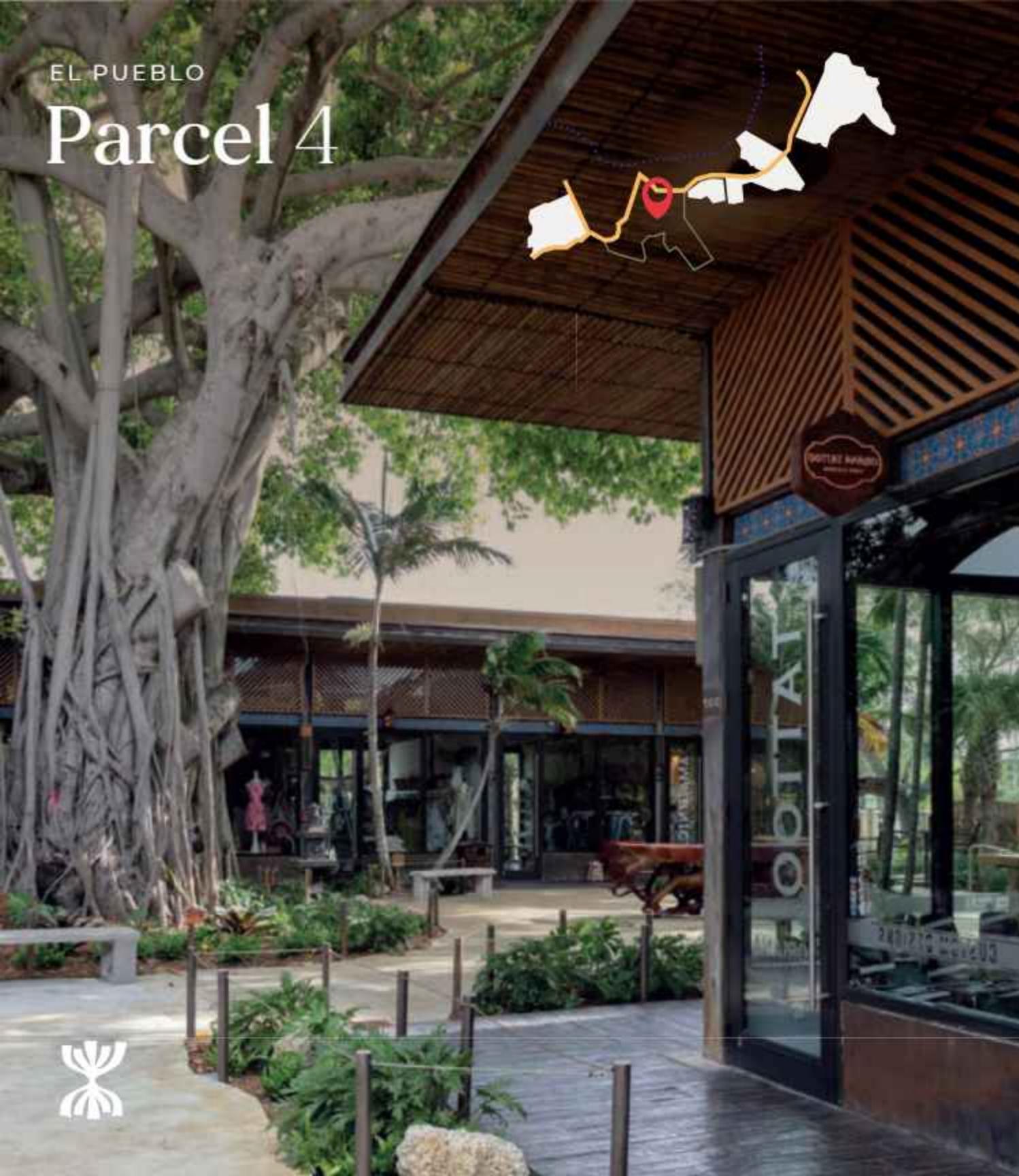
Amenities





Parcel 4

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.

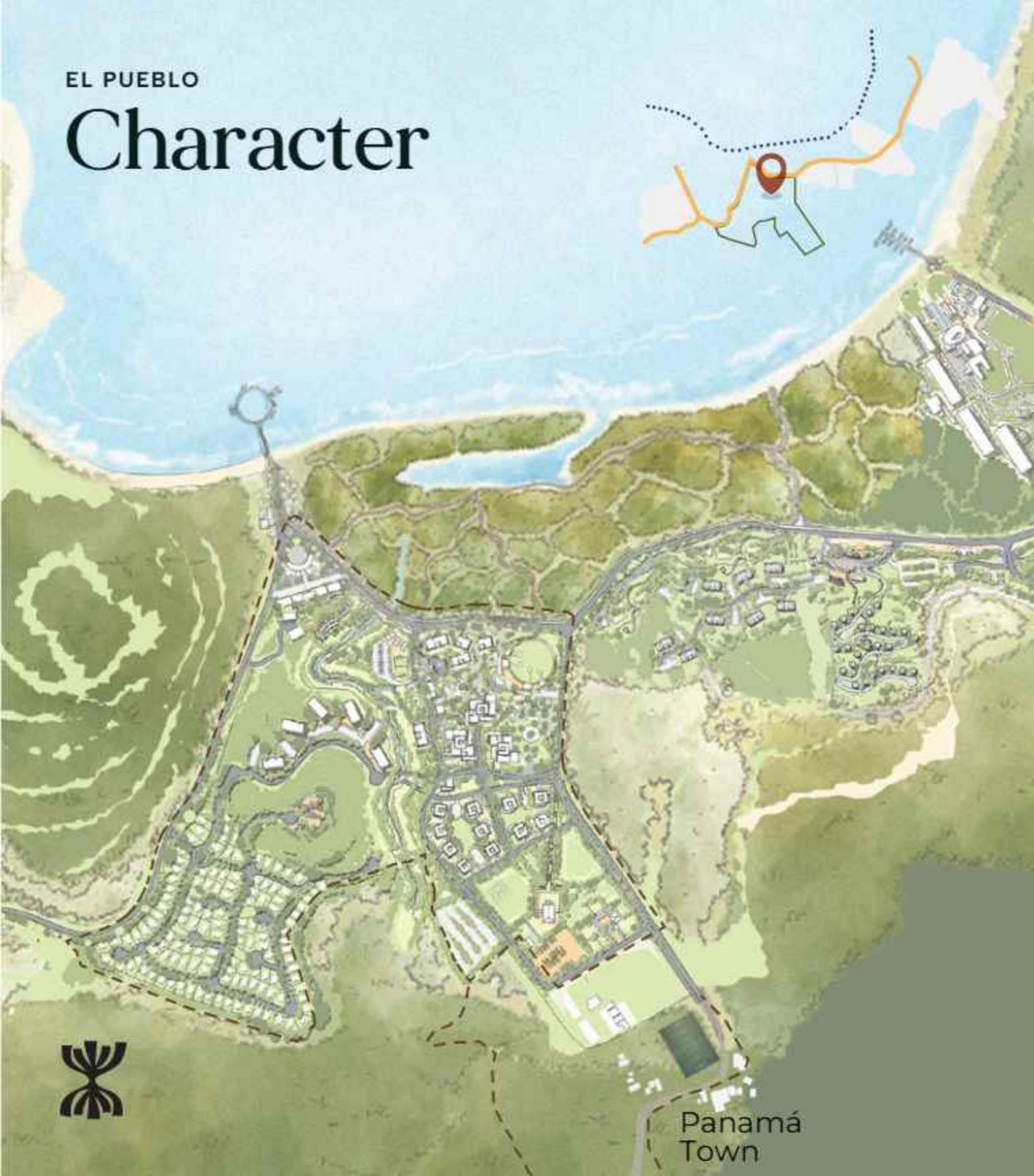


Ecological corridors.

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



Amenities



El Pueblo



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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Los representantes de ventas y los comisionados tienen derechos de información y pueden tener precios.



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



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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A wide-angle photograph of a tropical coastline at sunset. The sky is a warm, golden-orange. In the foreground, the sandy beach meets the ocean. Several small boats are scattered across the water. In the background, there are several hills and mountains covered in green vegetation. The overall atmosphere is peaceful and scenic.

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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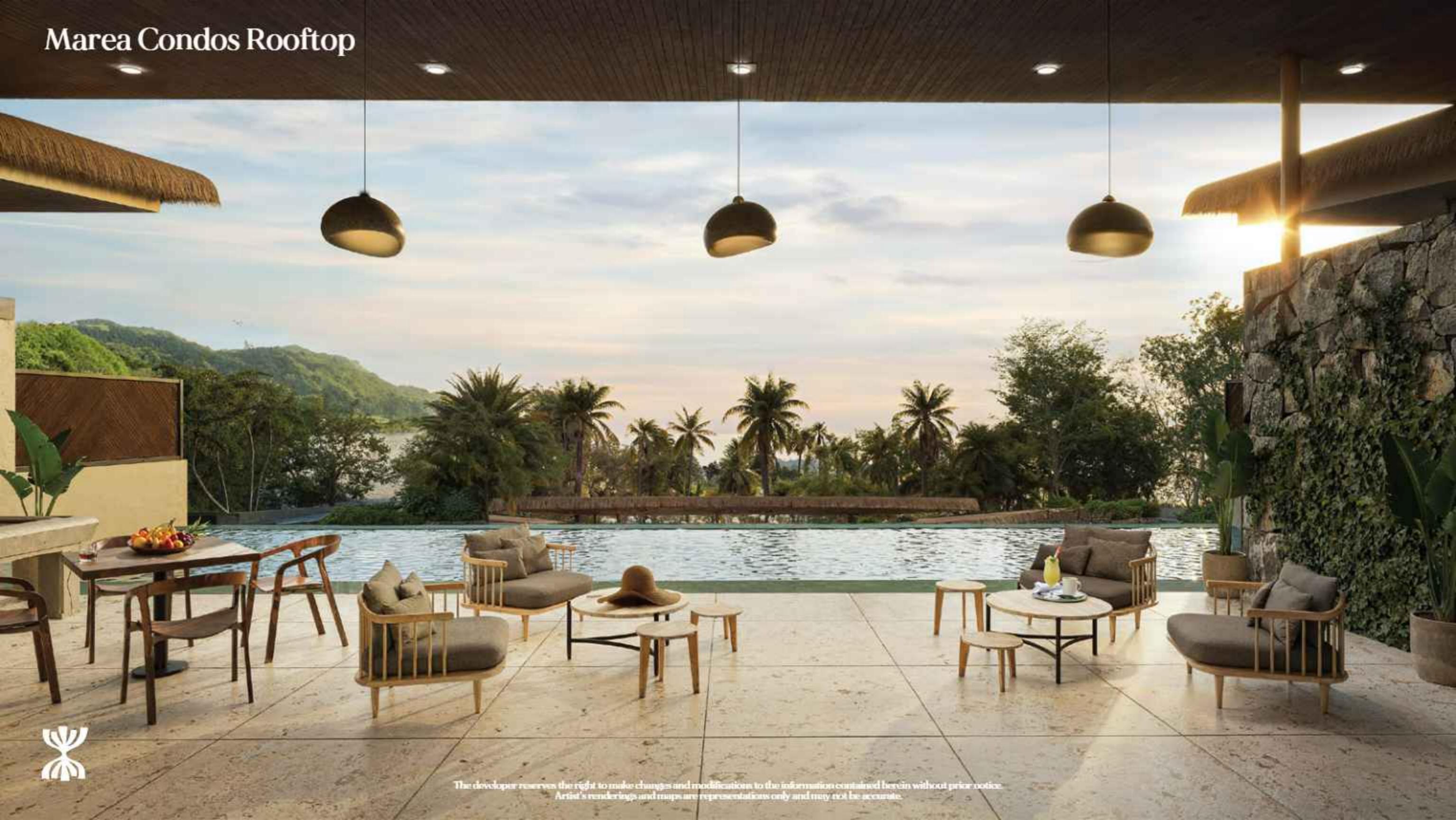
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Marea Condos



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Marea Condos Rooftop



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Marea Condos



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Marea Condos



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Marea Condos



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Marea Commercial Aerea



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Parcel 5

COMMUNITIES



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.



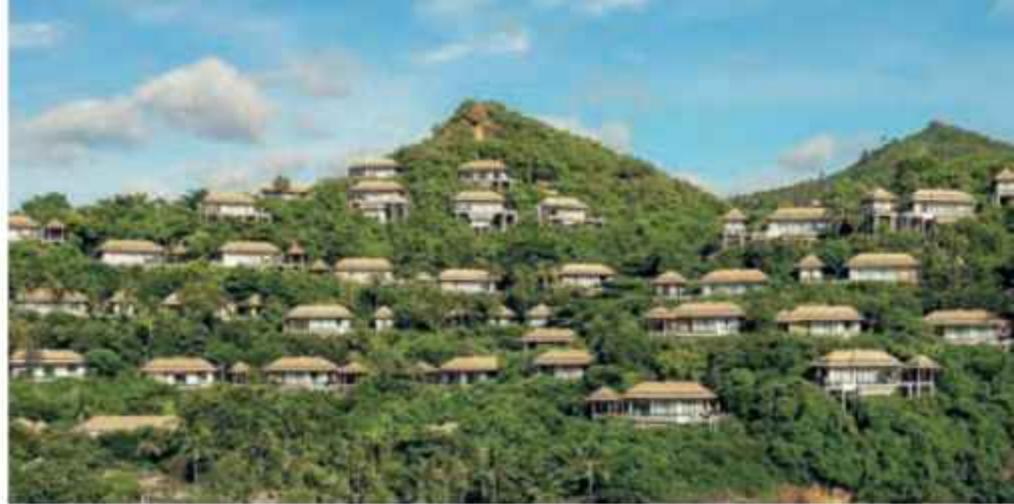
Ecological corridors.

Green areas, sports fields, playgrounds and others.



PARCEL 5

Character



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



PARCEL 5

Amenities



Yoga Decks



Restaurant



Nature Trails



Plant



Club



Pool



Boutique Hotel

200 M

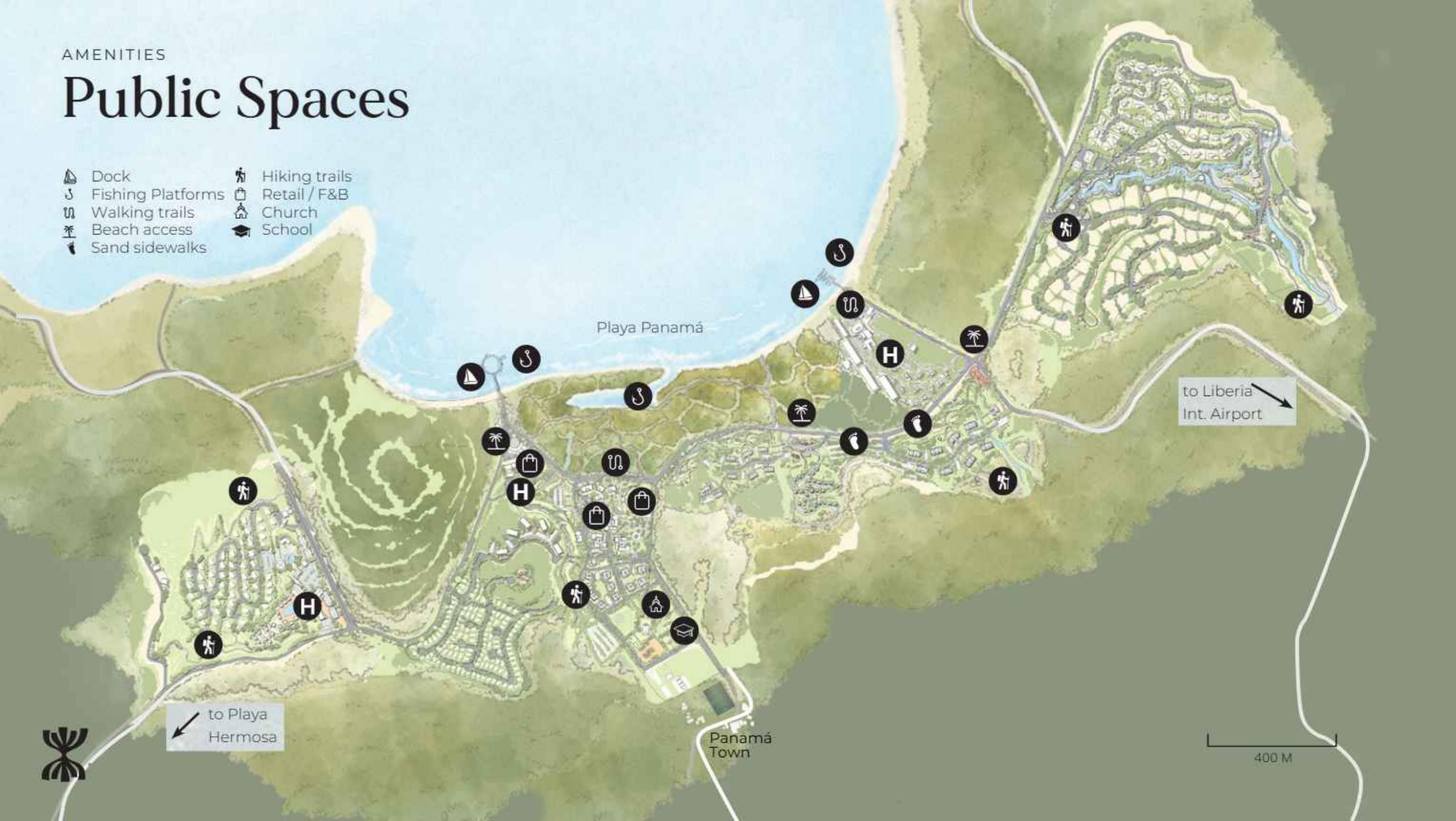
PARCEL 5



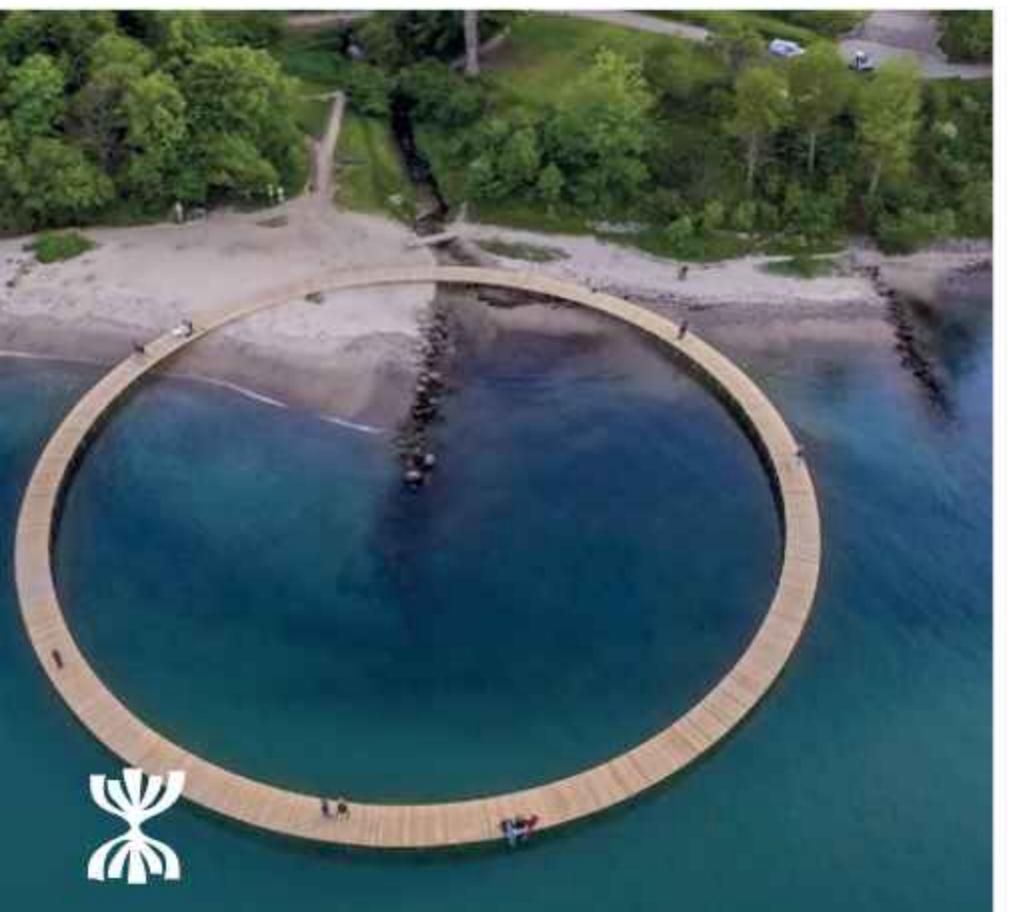
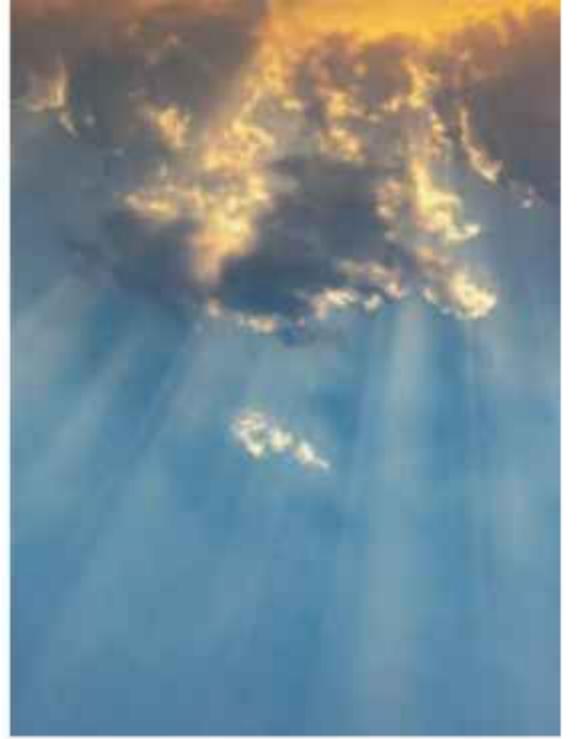
AMENITIES

Public Spaces

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



AMENITIES





Let's create Bahía Papagayo
together