



NUMANDI RESIDENCES

2025



NUMANDI
RESIDENCES
AVELLANAS



COME HOME TO WHAT MATTERS.

Cultivating a life that is deeply connected, intentionally simple and thoughtfully considered. At Numandi, we refer to this shift as *Grounded Living*—an invitation to return to what truly matters, to examine what truly nourishes your soul and sustains the world around you.





Numandi is a private surfside community in Playa Avellanas where nature leads by design. Thoughtfully master-planned by Gensler and rooted in sustainability, Numandi offers 80 single-story residences on titled lots, each tailored to its natural surroundings. More than a place to live, Numandi is a place to belong — crafted for those who seek harmony, connection, and a slower, more intentional pace of life.

KEY FEATURES

- A private collection of 80 single-story residences, each set on individually titled lots and thoughtfully integrated into the natural landscape.
- World-class amenities designed for connection and well-being, including a family pool, fully equipped gym, tennis, padel, and fútbol 5 courts, coworking space, grilling ranchos, and an open-air cinema.
- Visionary architecture featuring modular, site-customized designs that adapt to the land with minimal impact.
- Each residence includes a 4,500-liter water capture tank and pump system.
- Asphalt-sealed rooftops built to resist humidity and ready for green roof installations.
- High-quality construction with premium finishes that blend durability with design.
- On-site wastewater treatment system with recycled water used for landscape irrigation.
- Fully serviced community with 24/7 security, professional landscaping, and maintenance of water, electricity, and internet systems.
- Accesible monthly HOA fees range from \$400 to \$600.

REAL ESTATE OFFERING

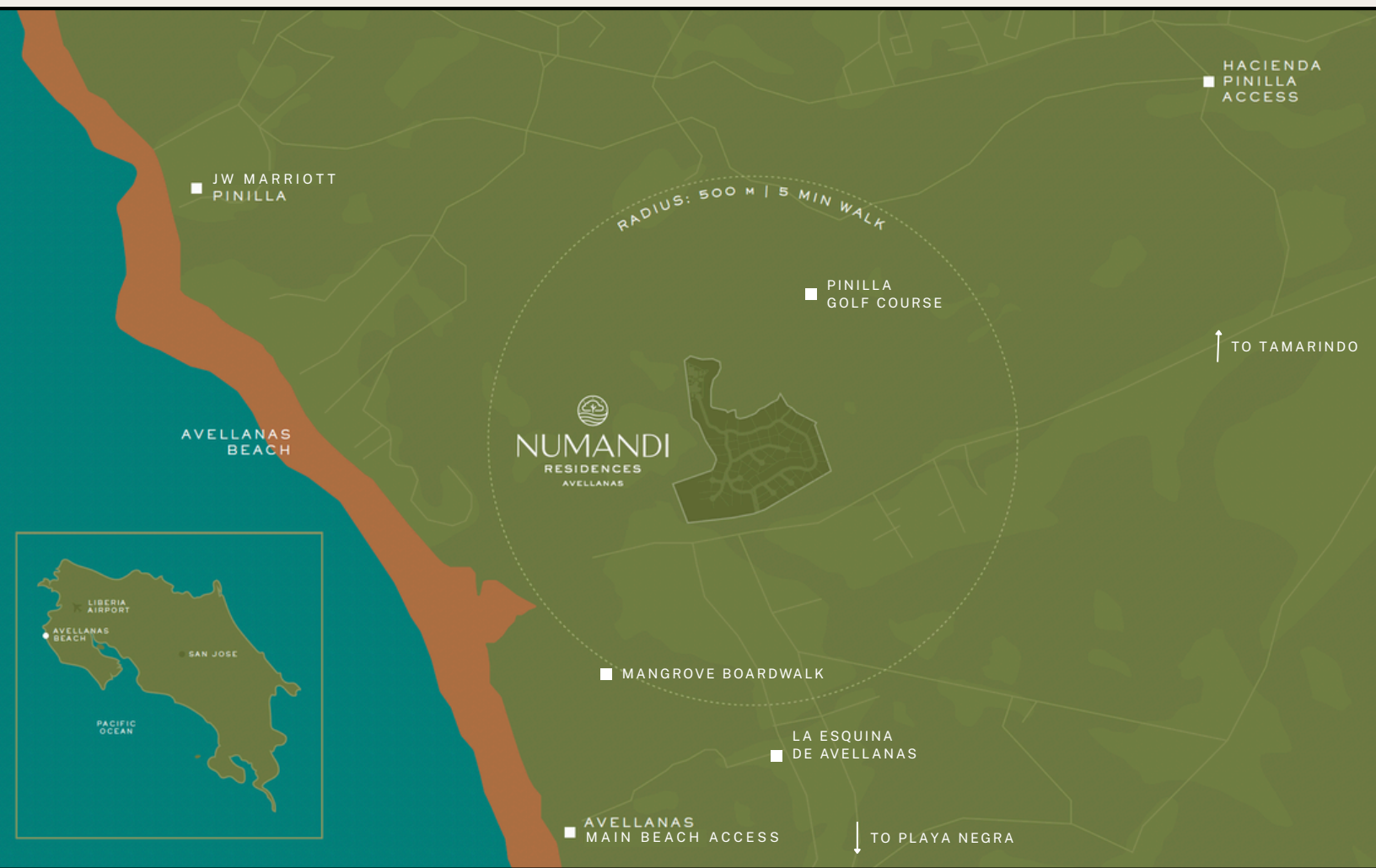
Pre-construction residences set on individually titled lots starting at \$807,000 USD, with 3, 4, and 5-bedroom layouts ranging from 375 m² to 517 m² (4,036 sqft to 5,565 sqft). Each home is site-optimized in collaboration with our architectural team to suit your lifestyle, lot conditions, and natural surroundings.

Lot Purchase Payment Structure (Applied toward 30% of the total residence value)

- \$5,000 deposit at Reservation.
- 35% upon signing the Purchase and Sale Agreement (15 days after reservation)
- 65% upon lot closing and deed transfer (60 days after PSA signing)

Construction Payment Structure (Applied toward 70% of the total residence value)

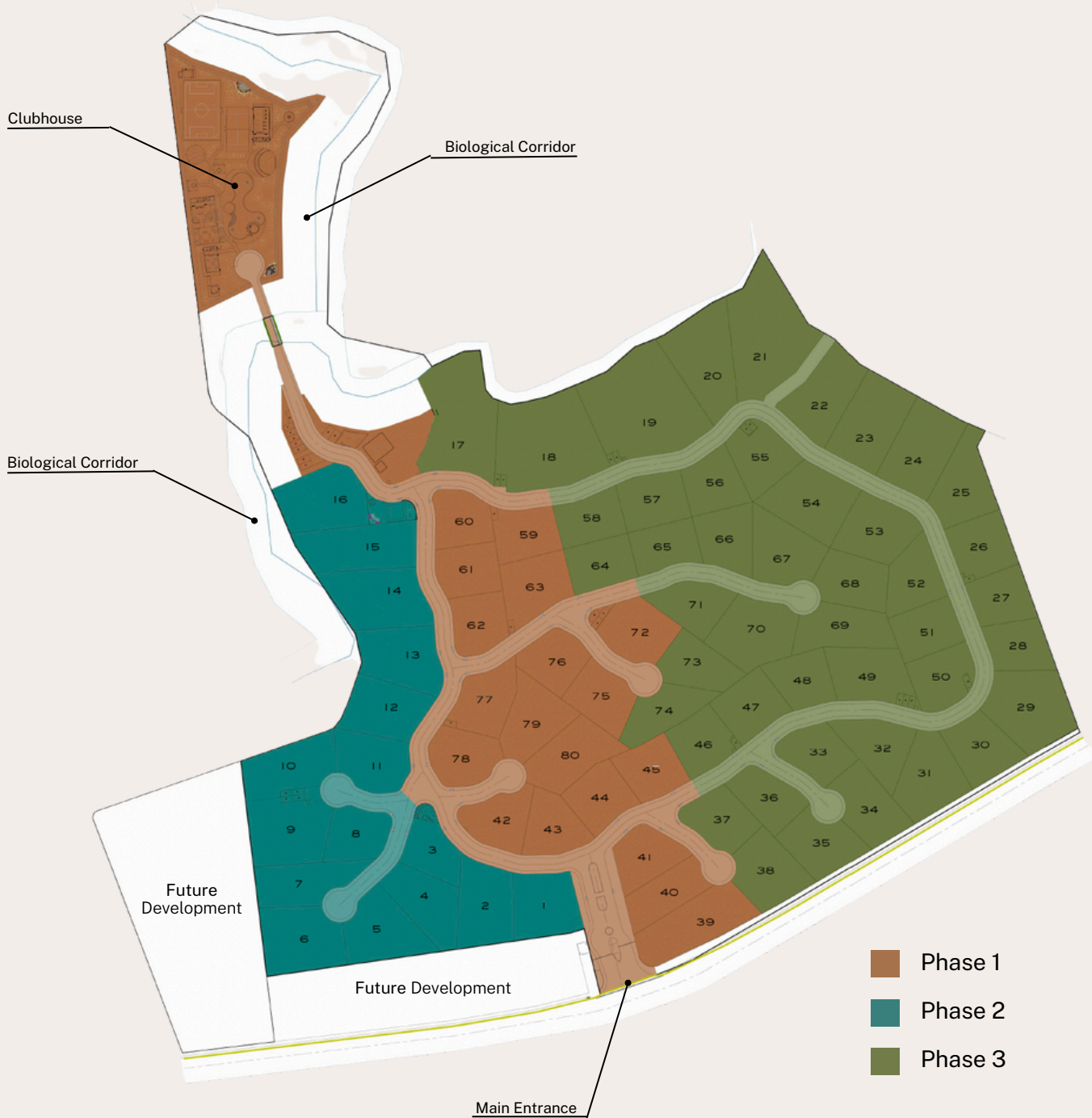
- 25% at Construction Contract signing (within 12 months of lot closing)
- 25% at completion of earthworks
- 20% after roof installation, sealing, and wall plastering
- 20% after tile installation and general painting
- 10% upon final delivery of the completed home



ABOUT AVELLANAS

One of Costa Rica's best-kept secrets — an unspoiled stretch of coastline where world-class surf meets untamed beauty. Tucked just south of Tamarindo and minutes from Hacienda Pinilla, this laid-back beach town is fast becoming a sought-after destination for those craving authenticity, nature, and connection. At Numandi, we believe this is where the future takes root — where nature isn't just a backdrop, but the foundation for a more intentional way of living.

SITEMAP BY PHASES

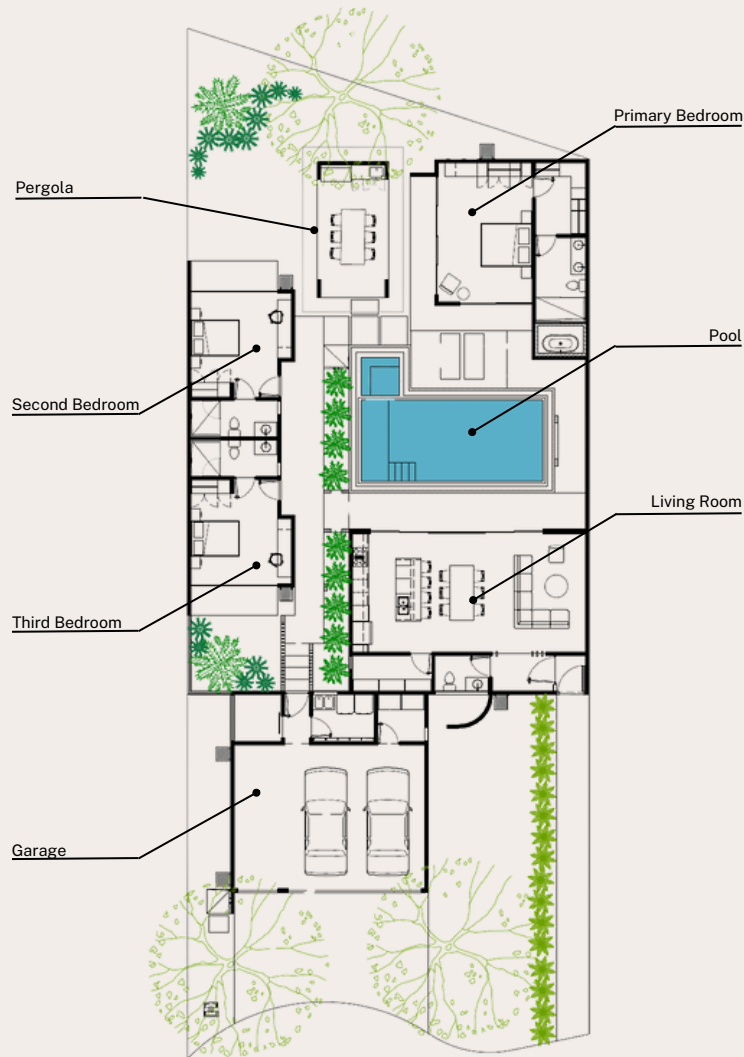




FLOORPLAN TYPE A 3 BEDROOM RESIDENCE

Total livable area: 445.50 sqm / 4,795 sqft*

Lot area: 657.75 sqm / 0.16 acres*



FEATURES

3 bedroom, 3.5 bathroom, private pool + jacuzzi, 2 vehicle + ATV garage, modern kitchen appliances, walk-in closet, outdoor tub, laundry room, storage room.

*All floorplans and area dimensions are approximate and subject to change. Actual layouts and total built areas may vary based on individual lot conditions, topography, and design customization. No two residences are exactly alike.

FLOORPLAN TYPE B

4 BEDROOM RESIDENCE

Total livable area: 453.86 sqm / 4,885 sqft*

Lot area: 657.75 sqm / 0.16 acres*



FEATURES

4 bedroom, 4.5 bathroom, private pool + jacuzzi, closed 2 vehicle + ATV garage, modern kitchen appliances, walk-in closet, outdoor tub, laundry room, storage room.

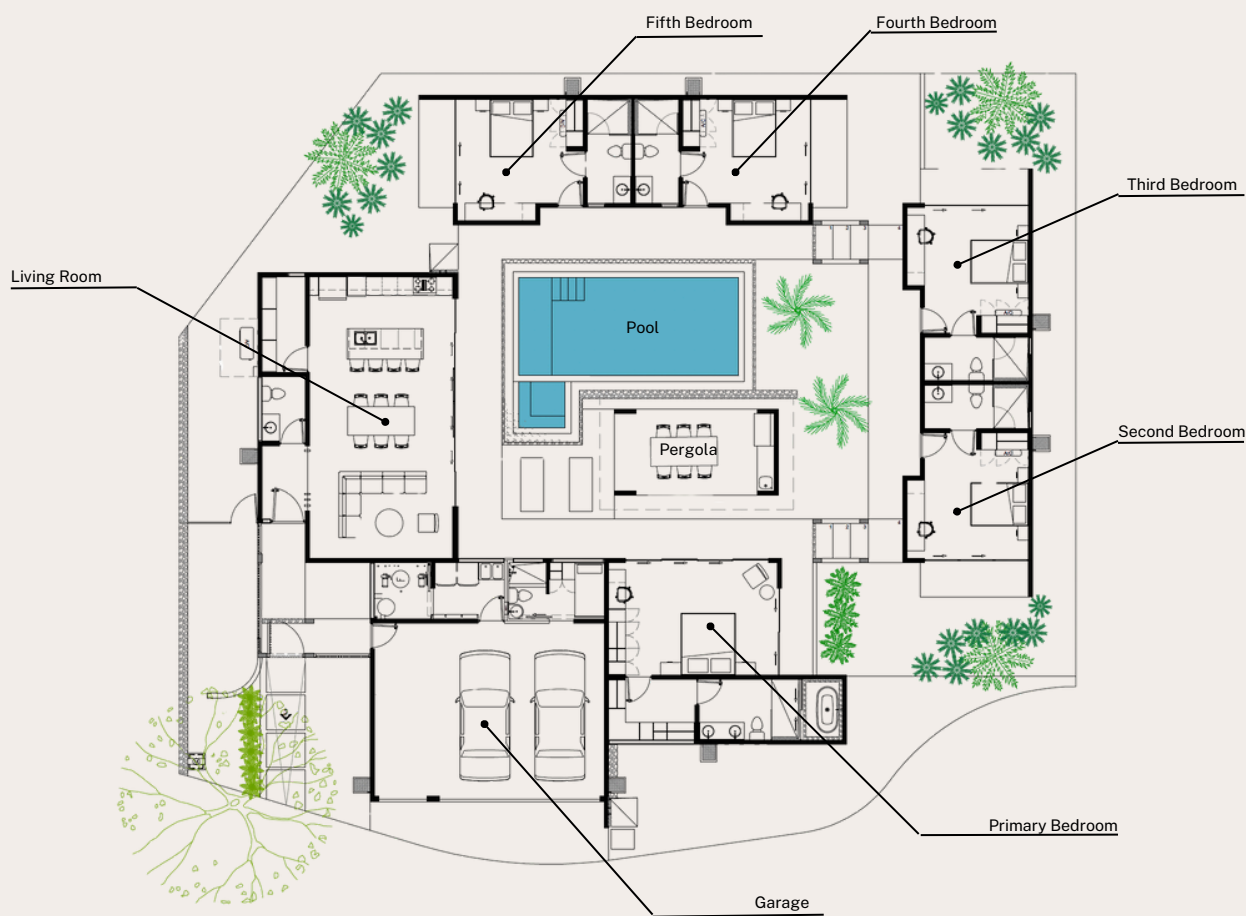
*All floorplans and area dimensions are approximate and subject to change. Actual layouts and total built areas may vary based on individual lot conditions, topography, and design customization. No two residences are exactly alike.

FLOORPLAN TYPE C

5 BEDROOM RESIDENCE

Total livable area: 453.86 sqm / 4,885 sqft*

Lot area: 657.75 sqm / 0.16 acres*



FEATURES

5 bedroom, 5.5 bathroom, private pool + jacuzzi, closed 2 vehicle + ATV garage, modern kitchen appliances, walk-in closet, outdoor tub, laundry room, storage room.

*All floorplans and area dimensions are approximate and subject to change. Actual layouts and total built areas may vary based on individual lot conditions, topography, and design customization. No two residences are exactly alike.





FREQUENTLY ASKED QUESTIONS

Real Estate

What is Numandi Residences?

Numandi is a private surfside community located in Playa Avellanas, Guanacaste, Costa Rica, featuring 80 single-story residences on fully titled lots. Each home includes access to all utilities and a suite of world-class amenities.

Residences are available in three thoughtfully designed models: 3, 4, and 5-bedroom homes—offering comfort, privacy, and seamless indoor-outdoor living just minutes from the beach.

What are the sizes and prices of available residences?

Pre-construction residences set on individually titled lots starting at \$807,000 USD, with 3, 4, and 5-bedroom layouts ranging from 375 m² to 517 m² (4,036 sqft to 5,565 sqft).

What is included in the sale price?

The price includes a fully finished home with luxury finishes, kitchen appliances, air conditioning, a water tank with constant pressure system, and access to all condominium amenities: swimming pool for adults and children, gym, coworking space, BBQ ranchos, playgrounds, and a pet park.

Is furniture and décor included?

Furniture and décor are not included in the base price, but turnkey packages are available through local, high-end interior designers and furniture stores.

What is the modular system and why is it used?

Homes are designed using a modular system, allowing flexible placement on each lot based on site conditions. This minimizes the need for land grading or tree removal, helping to preserve the natural environment.

What kind of finishes are used?

High-quality materials are used throughout, including porcelain floors, quartz countertops, waterproof concrete slab roofs, LED lighting, treated teak cabinetry, stucco marmolino wall finishes, and individual mini split A/C units for each module. The homes are built with solid masonry block construction.



FREQUENTLY ASKED QUESTIONS

Can I rent out my home on platforms like Airbnb?

Yes, short-term rentals are allowed as long as local regulations and condominium rules are followed.

What is the estimated nightly rental rate?

Rates vary by season but are estimated to range between \$400 and \$2,000 per night.

Are pets allowed?

Yes, pets are welcome as long as the community rules are respected.

Location

Where is the project located?

Numandi Residences is located in Playa Avellanas, in the Tamarindo district, Santa Cruz canton, Guanacaste, Costa Rica. It is 80 km (approximately a 90-minute drive) from the Daniel Oduber International Airport in Liberia. The project is 15 minutes from Hacienda Pinilla and 30 minutes from Tamarindo, two of the fastest-growing residential and tourist hubs in the province. It is an internationally recognized destination for surfing and stunning sunsets.

What services are available in the area?

The area offers a wide range of services, including boutique hotels, vacation rentals, diverse dining options, and tour operators for surfing, mountain biking, scuba diving, snorkeling, ATV tours, golf, and sport fishing. Visitors can also witness sea turtle nesting in Junquillal.

How far is Numandi from the beach?

Numandi is 2 km from the main entrance to Playa Avellanas, approximately a 5-minute drive. There are more than 45 beaches to visit within a 40-minute radius.

Where is the nearest supermarket?

The nearest supermarket is in Villa Real, about a 20-minute drive. However, there are several convenience stores just minutes away. In its second development phase, the project will include a commercial area with shops and restaurants.



FREQUENTLY ASKED QUESTIONS

Where are the nearest medical services?

Avellanas Medical Clinic is located nearby. In Huacas, 15 km away (about 30 minutes), you'll find Beachside Clinic and Hospital Metropolitano, both offering high-quality medical services including emergency care and air ambulance service. The nearest pharmacy is in Paraíso, 15 minutes away. The closest hospital is in Liberia, 80 minutes away.

What schools are available in the area?

The area offers both public and private schools, including international options. Some of the private schools include:

- Waldorf
- Educarte
- Wise
- Tide Academy
- MET
- La Paz
- CRIA
- Journey School

The Project

How many units are part of the project?

Numandi consists of 80 condominium lots designated for luxury home construction. There are three home models available: 3, 4, and 5-bedroom residences. The development will take place in 3 phases over a period of 3 years.

What is the size of the development?

The total area of the condominium is approximately 10 hectares. Lot sizes average 825 m².

Who designed the project?

The master plan and modular home designs were created by Gensler, one of the world's leading architecture firms. Additionally, a local team of sustainable design architects with over 20 years of experience is responsible for customizing each home to minimize environmental impact.



FREQUENTLY ASKED QUESTIONS

Who is the developer?

The project is developed by Desarrollo Condominio Numandi S.A., a partnership between Consudespro and Armabloque—companies with over 40 years of experience in real estate development in the region.

Infrastructure

When will the roads be completed?

Roads will be completed during the project's initial phase, expected by Q4 2025.

When will the amenities be ready?

All amenities are expected to be completed by Q1 2026.

How long does it take to build a house?

Construction time ranges from 6 to 8 months, depending on the selected model.

How many visitor parking spaces will there be?

There will be more than 29 designated visitor parking spaces.

How are the trees on the property maintained?

A regular maintenance plan will be implemented in collaboration with forest consultants to preserve native flora.

Will each home have a water catchment tank?

Yes, each home will include a 4,500-liter water tank with a constant pressure system for efficient water use.

HOA (Homeowners Association Fee)

What does the maintenance fee include?

The HOA fee covers condominium administration, 24/7 security, cleaning and landscaping of common areas, liability insurance for shared spaces, utility services for common areas, and maintenance of irrigation and wastewater systems.

Does the fee include gardening?

Yes, for shared green spaces. Landscaping of private gardens is the responsibility of each homeowner.



FREQUENTLY ASKED QUESTIONS

What is the estimated HOA fee?

The exact amount is still to be determined, but fees are estimated between \$400 and \$600 per month, depending on the home size.

Community and Sustainability

Why is this considered a sustainable project?

Numandi applies several low-impact environmental practices, including:

- Conservation of 80% of the existing secondary forest
- Preservation of the site's natural topography
- Enhancement of biological corridors with hanging bridges and fruit tree planting
- Creation of a scarlet macaw breeding center
- Partnerships with local organizations like SalveMonos to build canopy bridges, reforest, and enhance biodiversity in Santa Cruz

How is wastewater treated?

Through an on-site treatment plant that recycles water for irrigation.

Where does the potable water come from?

Drinking water will be supplied by Costa Rica's national water system (AyA), managed by the ASADA of Paraíso and Junquillal.

What community initiatives does Numandi support?

Numandi partners with CEPIA to support local programs such as personal development workshops, English classes, and surf lessons for children and teens from San José de Pinilla.



PHASE 1 PRICE LIST

| UNIT # | ROOMS | BATHS | LOT AREA M2 | LIVABLE M2 | LOT PRICE | FULL PRICE | STATUS |
|-----------|-------|-------|-------------|------------|-----------|-------------|------------------|
| 39 | 5 | 6 | 1062.26 | 504.41 | \$349.500 | \$1.165.000 | Available |
| 40 | 3 | 3 | 657.75 | 445.50 | \$273.000 | \$910.000 | Available |
| 41 | 3 | 2 | 658.41 | 425.19 | - | - | Sold |
| 42 | 3 | 3 | 673.80 | 408.58 | \$258.600 | \$862.000 | Available |
| 43 | 3 | 3 | 653.36 | 429.59 | - | - | Reserved |
| 44 | 3 | 3 | 666.63 | 400.53 | \$253.200 | \$844.000 | Available |
| 45 | 3 | 3 | 652.59 | 399.12 | \$253.800 | \$846.000 | Available |
| 59 | 3 | 3 | 632.29 | 375.24 | - | - | Sold |
| 60 | 3 | 3 | 623.21 | 400.09 | \$249.600 | \$832.000 | Available |
| 61 | 3 | 3 | 630.32 | 424.81 | - | - | Reserved |
| 62 | 3 | 3 | 623.21 | 400.09 | \$249.600 | \$832.000 | Available |
| 63 | 4 | 4 | 794.13 | 453.86 | \$291.900 | \$973.000 | Available |
| 72 | 5 | 6 | 760.28 | 483.05 | \$302.700 | \$1.009.000 | Available |
| 75 | 4 | 4 | 679.59 | 444.58 | - | - | Sold |
| 76 | 3 | 3 | 638.84 | 421.44 | \$259.800 | \$866.000 | Available |
| 77 | 4 | 4 | 719.01 | 464.11 | \$242.700 | \$809.000 | Available |
| 78 | 3 | 3 | 700.47 | 429.42 | - | - | Reserved |
| 79 | 4 | 4 | 827.91 | 436.76 | \$293.700 | \$979.000 | Available |
| 80 | 5 | 4 | 865.35 | 503.23 | \$320.400 | \$1.068.000 | Available |

Prices are subject to change without prior notice and are not guaranteed until a reservation agreement is executed. Prices do not include closing costs, legal fees, escrow, taxes, or other transaction related expenses. Prices are listed in US Dollars.



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