



La Santa María - A Paradise in the Making!

La Santa María Luxury Residences in San Juan del Sur are fast becoming the "it" place to be! Developed by world renowned architects and designers, an investment of more than \$40 Million, and a collection of over 90 turn-key luxury residences built in three phases over the next few years, La Santa María is the most ambitious project in Nicaragua, and your next luxury investment. La Santa María is perched on the hill, formerly the location of the Barlovento Hotel, overlooking the town of San Juan del Sur and the Pacific Ocean. This secure, gated community has a lot to offer, with 2 and 3 bedroom condos featur

\$264,500.00

Features

| | |
|-------------------------|--------------------|
| For Sale | Paved Access Roads |
| House | Hillside Views |
| Pool | Walk to the Beach |
| Furnished | Walk to Town |
| Ceiling Fans Throughout | In Town |
| Cable | Inside |
| Internet | Outside |
| Hot Water | |
| Air Conditioning | |
| Rental Management | |
| Oceanview | |
| City Utilities | |
| Security | |
| Gated Development | |
| San Juan del Sur | |
| Power Available | |

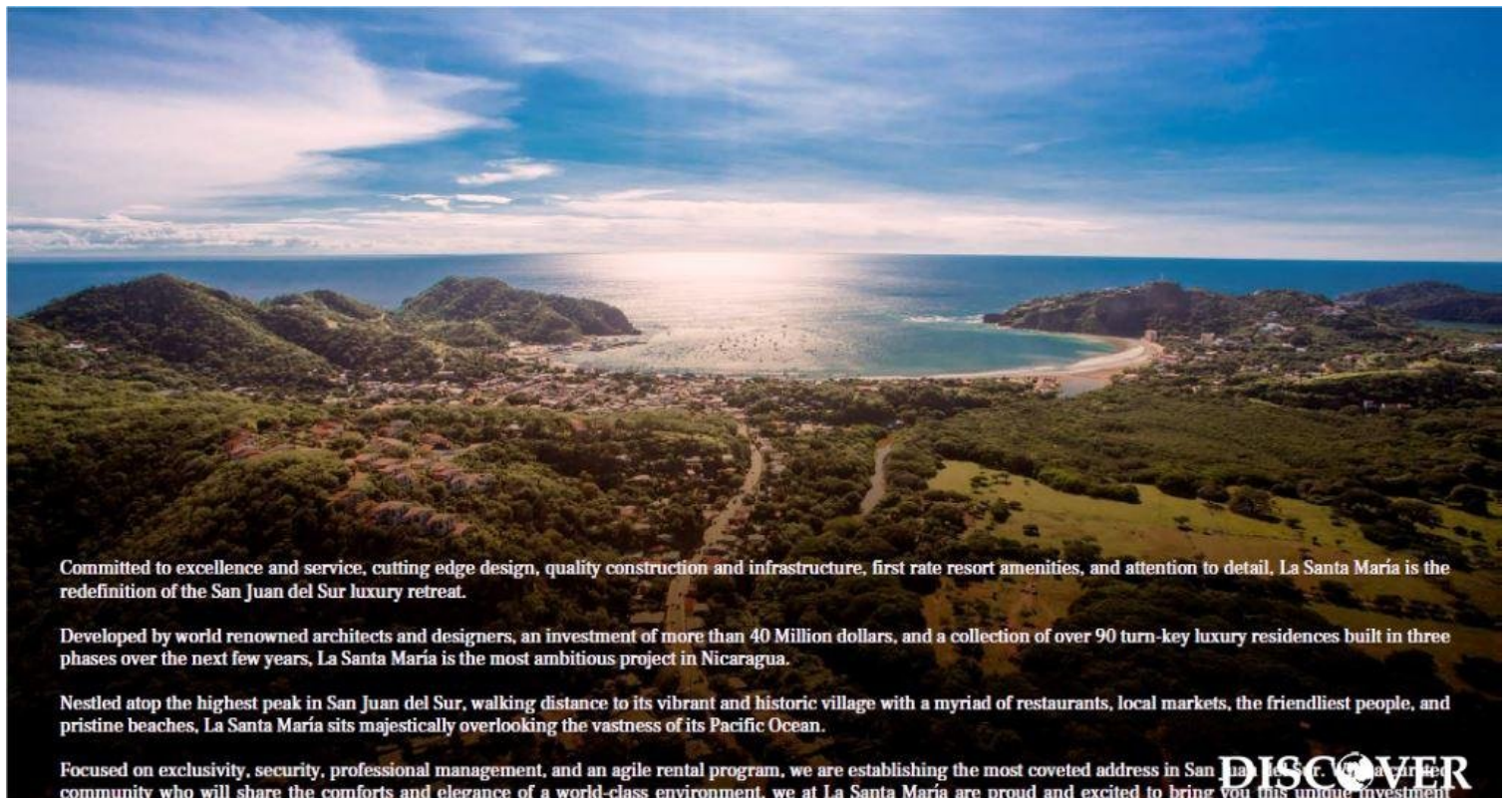
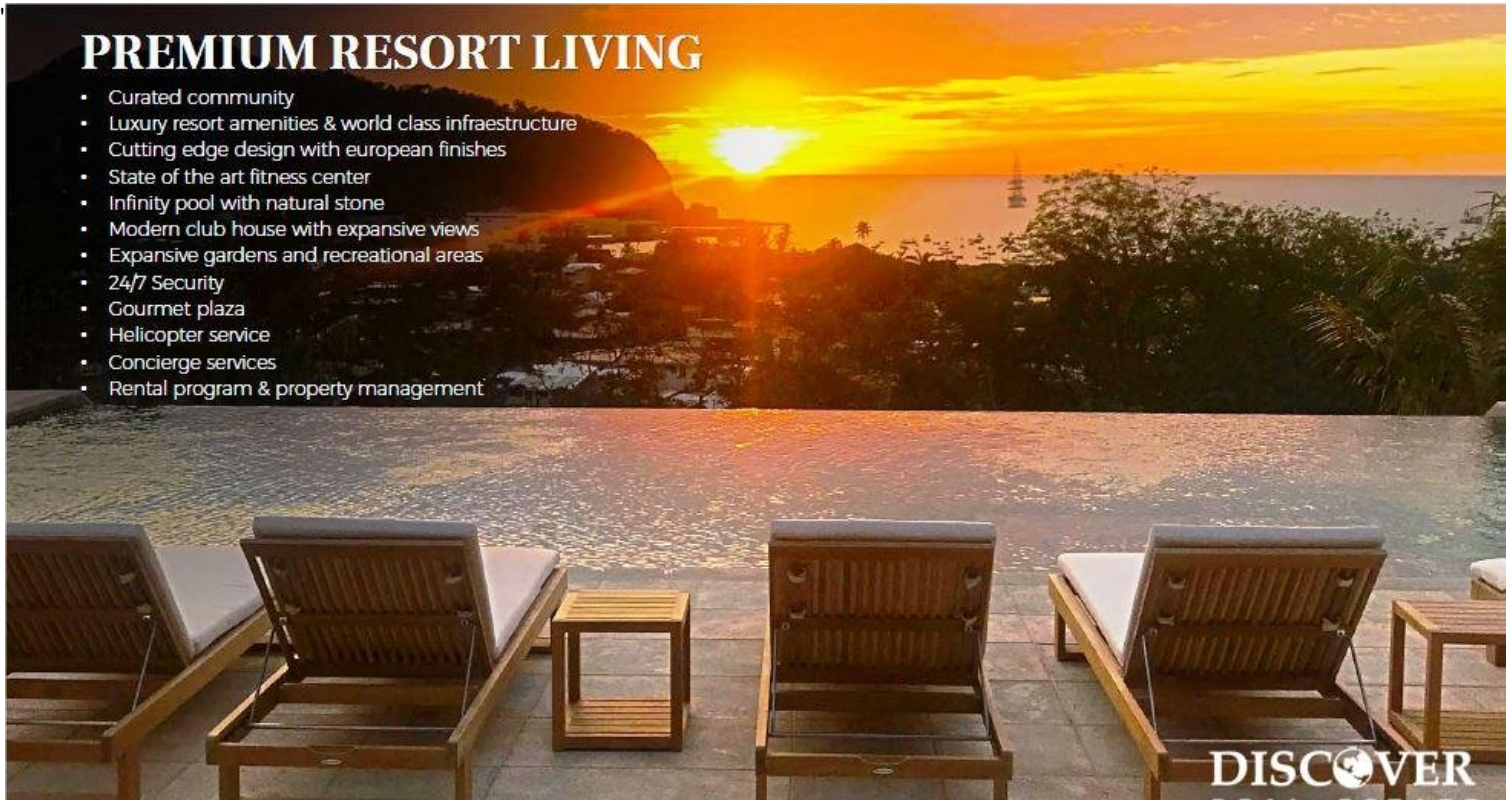


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PREMIUM RESORT LIVING

- Curated community
- Luxury resort amenities & world class infrastructure
- Cutting edge design with european finishes
- State of the art fitness center
- Infinity pool with natural stone
- Modern club house with expansive views
- Expansive gardens and recreational areas
- 24/7 Security
- Gourmet plaza
- Helicopter service
- Concierge services
- Rental program & property management



Committed to excellence and service, cutting edge design, quality construction and infrastructure, first rate resort amenities, and attention to detail. La Santa María is the redefinition of the San Juan del Sur luxury retreat.

Developed by world renowned architects and designers, an investment of more than 40 Million dollars, and a collection of over 90 turn-key luxury residences built in three phases over the next few years, La Santa María is the most ambitious project in Nicaragua.

Nestled atop the highest peak in San Juan del Sur, walking distance to its vibrant and historic village with a myriad of restaurants, local markets, the friendliest people, and pristine beaches, La Santa María sits majestically overlooking the vastness of its Pacific Ocean.

Focused on exclusivity, security, professional management, and an agile rental program, we are establishing the most coveted address in San Juan del Sur. At La Santa María, a vibrant community who will share the comforts and elegance of a world-class environment, we at La Santa María are proud and excited to bring you this unique investment.





MASTER PLAN











GENERAL FEATURES

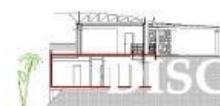
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| Ceilings | Composite system of support with waterproofing with imported flat tile. |
| Floors | High-end imported European porcelain floors (60 x 120). |
| Bathrooms | High-end imported European porcelain coating inside the showers. |
| Carpentry | A combination of KOMMERLING PVC doors and windows as well as interior hardwood doors. |
| Kitchens | Custom European kitchens. |
| Appliances | Top of the line KitchenAid stainless steel appliances as well as GE washer and dryer. |
| Bathroom furniture | Custom bathroom cabinetry with marble resin double sinks. |
| Fixture | High efficiency fixture (ROCA) in bathrooms, showers and kitchen. |
| Bathroom toilets | High efficiency (ROCA) toilets. |
| Shower Screens | High-end showers screens in all bathrooms. |
| Glass Doors and Windows | Security laminate glass doors and windows (KOMMERLING). |
| Electricity | High-end LEVITON switches and outlets, including LED lighting and dimmers. |
| Air Conditioning | High efficiency split units (CARRIER) in the bedrooms (not included in service room). |
| Communications System | Internet, cable TV and telephone ready. |
| Interior and Exterior Finishes | Fine exterior and interior coating with top of the line paint. |
| Other installations | Hot water gas tank, water pressure system, power generator and fire alarm system. |
| Plunge Pool | Natural stone infinity plunge pool. |
| Furniture | Luxury furniture package, including custom beds and closets. Includes hotel quality SERTA mattresses. |
| Income Rental Ready | Fully Furnished |

4 Bedroom Villa

LAS ESTRELLAS

4 BEDROOMS
3.5 BATHROOMS
FAMILY ROOM
TOP OF THE LINE FINISHES
EUROPEAN KITCHEN
PRIVATE TERRACE
INFINITY POOL
LANDSCAPED GARDENS
WATER CISTERN
POWER GENERATOR
GOLF CART PARKING AND CHARGING STATION

| UPPER FLOOR | |
|--------------|-----------------------------|
| Area | 157.98m ² |
| LOWER FLOOR | |
| Area | 130.19m ² |
| TOTAL | 288.17 m² |
| | 3,101.83 sq |

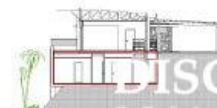


5 Bedroom Villa

LAS ESTRELLAS

5 BEDROOMS
4.5 BATHROOMS
TOP OF THE LINE FINISHES
EUROPEAN KITCHEN
PRIVATE TERRACE
INFINITY POOL
LANDSCAPED GARDENS
WATER CISTERN
POWER GENERATOR
GOLF CART PARKING AND CHARGING STATION

| UPPER FLOOR | |
|--------------|-----------------------------|
| Area | 157.98 m ² |
| LOWER FLOOR | |
| Area | 130.19 m ² |
| TOTAL | 288.17 m² |



2nd Floor, 2 Bedroom Apartment



2 BEDROOMS
2 BATHROOMS
TOP OF THE LINE FINISHES
EUROPEAN KITCHEN
BALCONY
POWER GENERATOR
UNDERGROUND PARKING

| | |
|---------------------|-------------------------------|
| Area | 81.77 m ² |
| Underground Parking | 30.22 m ² |
| TOTAL | 111.99 m² |
| | 1205.45 ft² |



2nd Floor, 3 Bedroom Apartment

LA
LUNA

3 BEDROOMS
2 BATHROOMS
TOP OF THE LINE FINISHES
EUROPEAN KITCHEN
BALCONY
POWER GENERATOR
UNDERGROUND PARKING

| | |
|---------------------|-----------------------------|
| Area | 90.10 m ² |
| Underground Parking | 30.22 m ² |
| TOTAL | 120.32 m² |
| | 1295.11 ft ² |

