



SAN JUAN DEL SUR - NICARAGUA

VIVE SAN JUAN DEL SUR

- » PRE-CONSTRUCTION PRICING
- » TURNKEY INVESTMENT OPPORTUNITY
- » RENTAL PROPERTY PROGRAM

J.H. Arguello

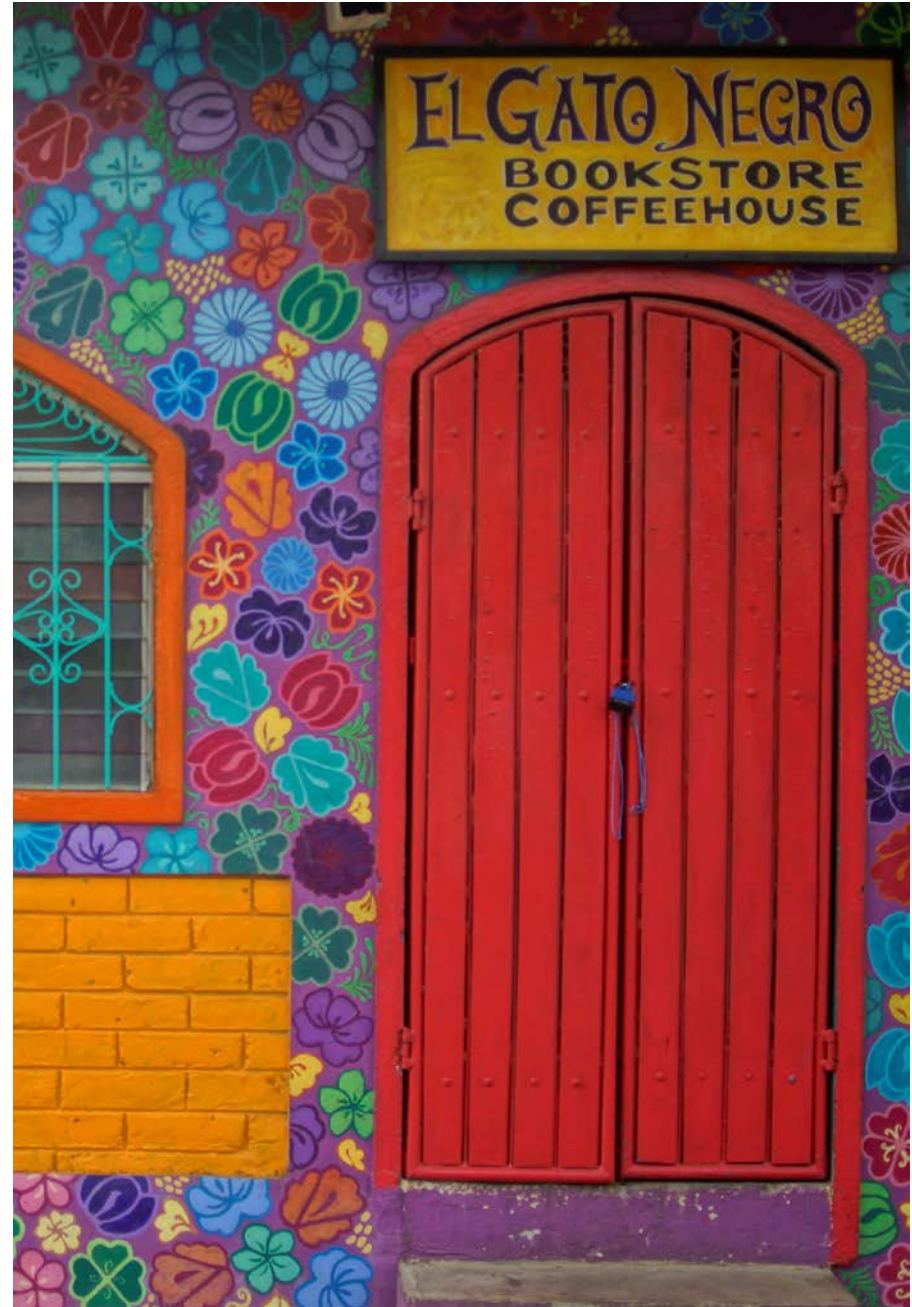


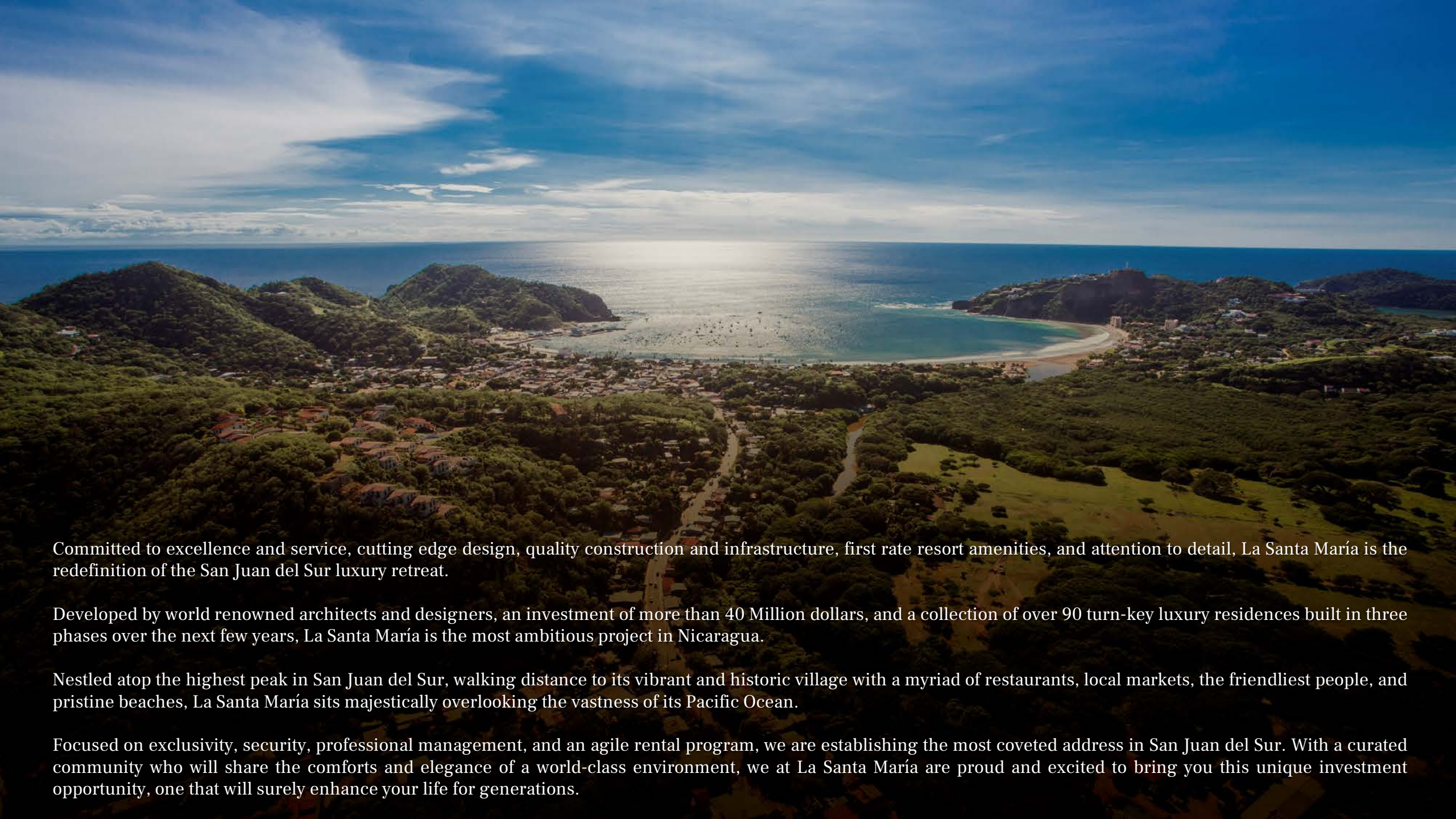
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Committed to excellence and service, cutting edge design, quality construction and infrastructure, first rate resort amenities, and attention to detail, La Santa María is the redefinition of the San Juan del Sur luxury retreat.

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. With a curated 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 opportunity, one that will surely enhance your life for generations.





VIVE LA SANTA MARÍA

MASTER PLAN





RESIDENT'S CLUB HOUSE

















CONDOMINIUM BUILDING



LA LUNA No. 2
FULLY FURNISHED LUXURY APARTMENT
1,715.33 ft2 / 2 bedrooms / 2 bathrooms

FEATURES

- Luxury finishes
- Open plan living room
- Private terrace with a natural stone infinity pool
- Custom kitchen with stainless steel appliances
- Custom hardwood closets and beds
- Kommerling PVC doors and windows
- Environmentally-friendly led lighting
- Power generator
- Designer furniture



APARTMENT No. 2



- 2 BEDROOMS
- 2 BATHROOMS
- TOP OF THE LINE FINISHES
- EUROPEAN KITCHEN
- PRIVATE TERRACE
- NATURAL STONE INFINITY POOL
- POWER GENERATOR
- UNDERGROUND PARKING

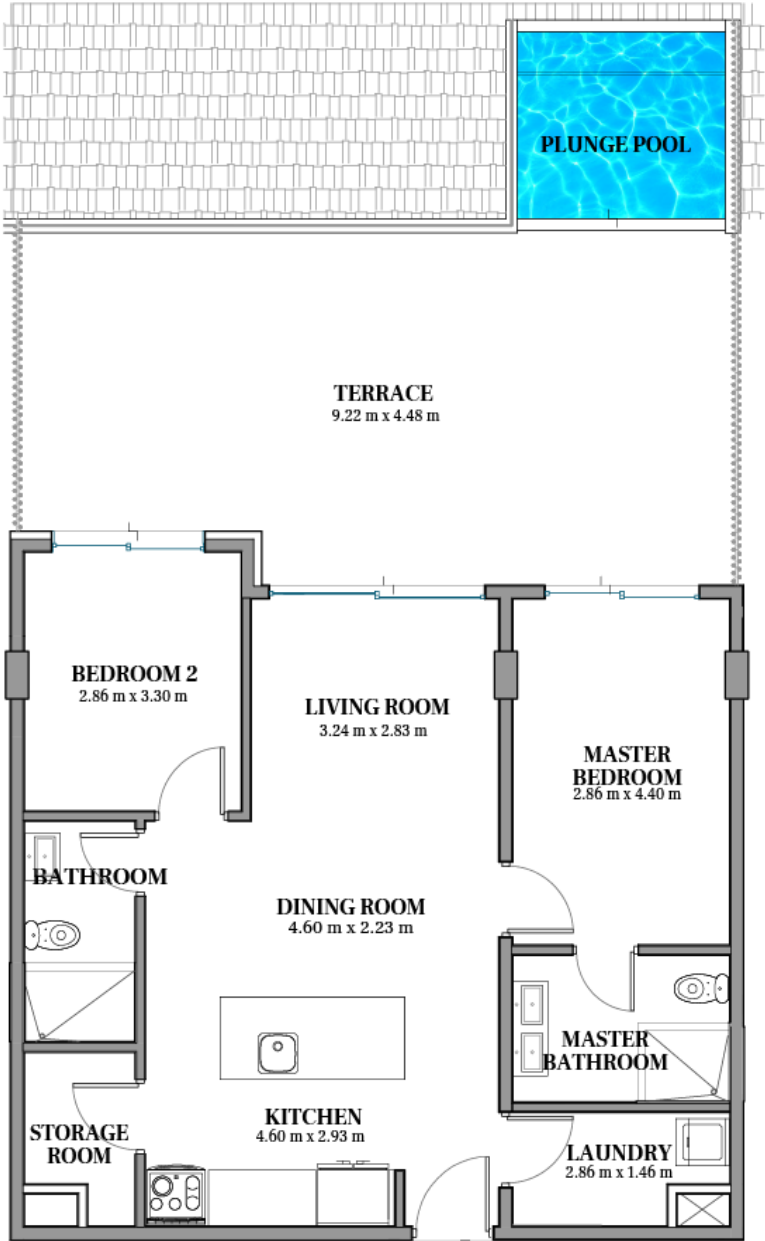
Area	129.14 m ²
Underground parking (2)	30.22 m ²
TOTAL	159.36 m ² 1715.33 ft ²



Zürcher
architects

SANTA MARIA
REPRESENTED BY
JH Aguirre

OCEAN VIEW





FURNITURE (actual styles may vary)



WESTMINSTER TEAK
LUXURY OUTDOOR LIVING





FURNITURE (actual styles may vary)

**Caducus
Folium+**
CONSULTORES S.A.





APPLIANCES



Whirlpool®



FRIGIDAIRE.



FAQ

FAQ 1

Where are the La Luna residences?

La Luna Residences are located in La Santa María, the first luxury development in San Juan de Sur.

FAQ 2

What does the Home Owners Association Fee include?

The HOA Fee includes maintenance and landscaping of all common areas including: roads, green area and general infrastructure.

FAQ 3

How does the water system work at La Santa María?

We have a 360,000 water cistern reservoir on site.

Each residence has its own water meter and is billed monthly as per usage.

FAQ 4

How does the power system work at La Santa María?

All of the electricity is provided through the distribution company Union Fenosa. Similar to the Water System, each unit is measured per usage. All residences also have back up generators that automatically power on when the external supply of power is interrupted.

FAQ 5

How does the Rental Program work?

La Santa María Residences will be rented under the La Santa María rental program.

Residences will be marketed, rented and maintained by La Santa María.

FAQ 6

What type of doors and windows are in the residences?

Doors and windows are KOMMERLING PVC as well as hardwood.

FAQ 7

What type of a air conditioning system do the residences have?

All residences have central air units in the living room, and energy savings CARRIER split units in the bedrooms.

FAQ 8

What fixtures are included?

- Kitchen fixtures are top of the line stainless steel Whirlpool.
- Bathroom fixtures are ROCA luxury brand.

FAQ 9

Is furniture included?

All residences come fully furnished with designer furniture, including made to measure hardwood custom furniture and hotel quality SERTA mattresses.



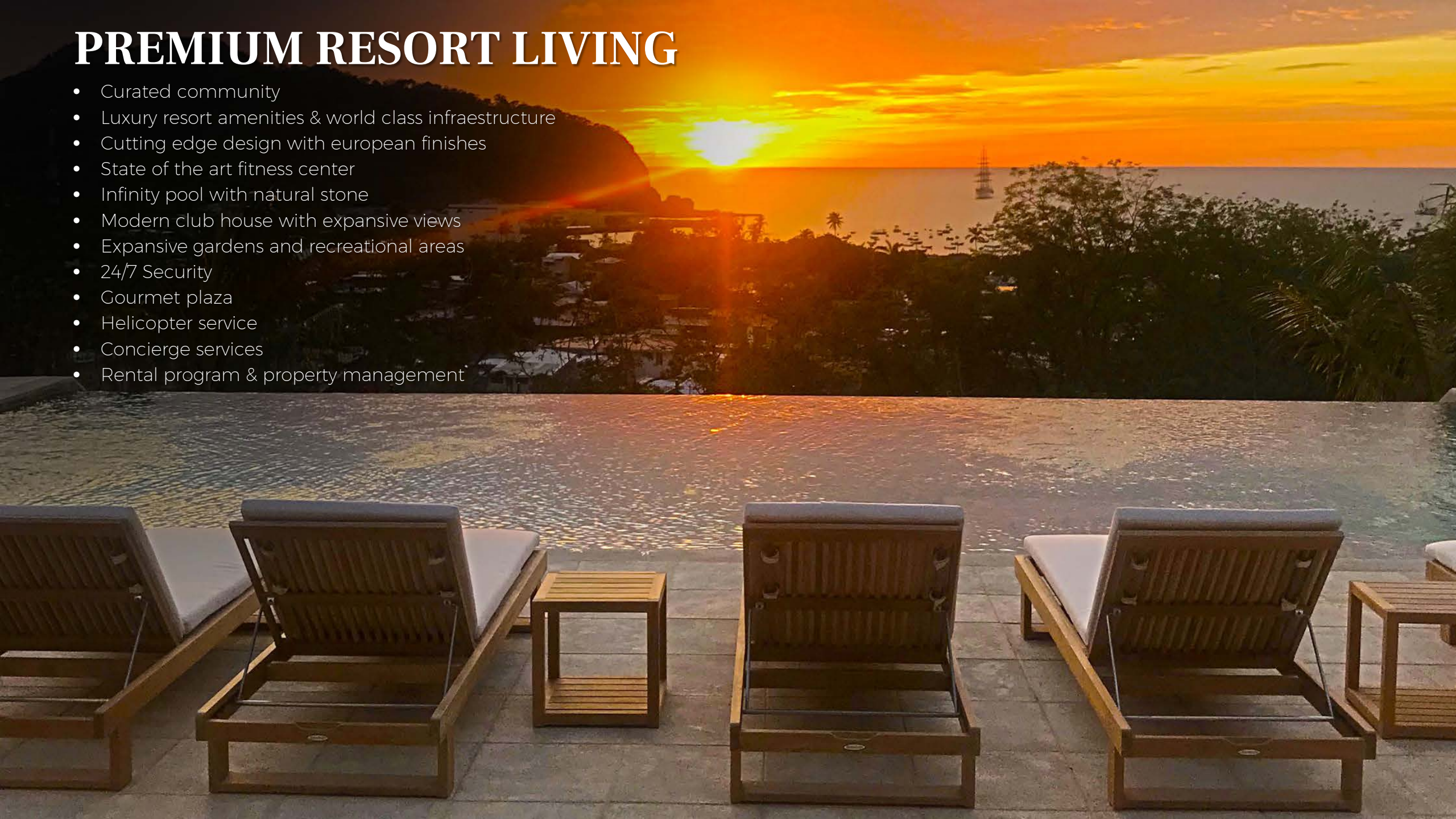
GENERAL FEATURES

Ceilings	Composite system of support with waterproofing with imported flat tile.
Floors	High-end imported European porcelain floors (75 x 75).
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 WHIRLPOOL stainless steel appliances as well as FRIGIDAIRE 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.



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





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DEVELOPMENT BY

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