



CARACOLAS

— MÍSTICO —

An aerial photograph of a resort lake. In the foreground, a wooden gazebo with a brown roof sits on a small platform in the water. A yellow kayak is tied to the gazebo. To the right of the gazebo, a sandy area features a small fire pit with a pile of logs nearby. A winding paved path runs along the right side of the lake, bordered by lush green trees and palm trees. In the background, a golf course is visible, followed by a line of resort buildings and distant mountains under a blue sky with scattered clouds.

Living Fully

AT

MÍSTICO

BEACH TOWN & RESORT
COSTA RICA



BEACHSIDE ALONG THE EVERGREEN PACIFIC COAST

A convenient and diverse location, 90 min.
drive from urban living in San José.

The Pacific Coast of Costa Rica is unique for its year-round lush rainforests, as well as the extraordinary experience of living next to one of the world's largest protected turtle reserves. Místico offers the exclusive opportunity of being just a few minutes away from both - aiming to fulfill the nourishing essentials for living.

WHAT IS MÍSTICO?

Místico Beach Town and Resort is a Luxury Real Estate & Lifestyle Experience that incorporates biodiversity, sustainability, art & culture, technology, hospitality, and services like no other project on the Costa Rican Pacific Coast. Early development stages started around 2012 (with approximately 320 acres). Through the years, Místico had continued to grow and evolve.

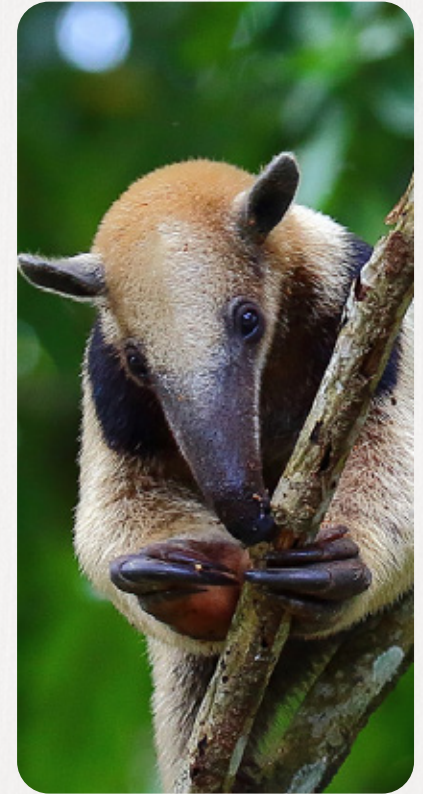
Today, it features an expansive site composed by 865 acres of land with over 2000 feet of titled beachfront dedicating 50% of the entire project to conservation. Moreover, about 400 acres of real estate development are divided into 7 neighborhoods - each offering a unique mix of real estate, hospitality, experiences, and commercial opportunities.

Místico has been projected around the idea of a healthy and active lifestyle. We are focused on creating an environment that prioritizes pedestrians, walkers, and bikers.

The project's interconnected lakes throughout the property provide a unique habitat for the local fauna as well as an opportunity to circulate around Místico.



Mathew Flynn | Masterplanner



World Famous Wave





MÍSTICO

IN NUMBERS

865

Acres is the total size of the property.

2k+

Feet of Protected Beach Front.

5

Rivers run through the property.

50%

Of the entire project to conservation.

30+

Miles of pedestrian, equestrian & biking trails; wild paths and water canals.

2

Commercial Centers.

3

Clubs. Social, Beach & Sports.

5

Themed Hotelitos

YELLOW PUEBLO

- International School
- Lobby Hotel Casa Mística
- Micro Hospital
- Sports Club Aire
- Sustainable Town Center Retail & Condos
- Welcome Center

GREEN CAMPO

- Area School Sumer Camp
- Bio Station
- Equestrian Club Campo
- Equestrian Hotel Luna Lunera
- Event Center
- Gastro & Agriculture Cente
- Hacienda Estates
- Natural Reserve
- Organic Farm

BLUEMAREA

- Floating Homes
- Nature Reserve
- Water Front Condos
- Water Hotelito Isla Remo

AMARENA

- Beach Club Madresal
- Luxury Beach Boutique Hotel
- Luxury Single Family Homes Caracolas
- Surf Museum
- Surfer's Hotel Gota
- Surfer's Town

VERAGUA

- Flats
- Lakus
- Residential Neighborhood

- AV. ETEREA
- AV. AGUA
- AV. CALMA
- AV. SUSPIRO
- AV. BRISA MAREA



ISLA REMO

- Bahia Azul Townhouses
- Barca Townhouses
- Biological Station
- Hotelito Hoja de Aire
- Nautilus
- Social & Wellness Club "O"

AURORA

- Greenhouse Místico
- Místico Experience
- Residential Neighborhood
- Welcome Center & Property Management

REMANSO

- Residential Neighborhood

BLUE VENADO

- Family Club Tribu
- Future Developments

ISLA SECA

- Condal
- Future Developments

MITO

- Employee Town
- Future Developments

SUSURRO

- Future Developments
- Residential Neighborhood

GENERAL

- ACCESS POINT
- RAIN FOREST
- SURFING
- ART SCULPTURES
- PUBLIC ACCESS
- PET FRIENDLY

WELCOME TO PLAYA HERMOSA

Considered Costa Rica's National Surf Stadium by Save the Waves

Playa Hermosa is a recognized biodiversity hotspot and hosts multiple critically important ecosystems including estuaries and mangrove habitat. There are 61 threatened species in the Playa Hermosa surf ecosystem including 3 endangered species of sea turtles and the infamous Scarlet Macaw.

Playa Hermosa hosts the Punta Mala Wildlife Refuge, a national protected area that spans 2,742 hectares and 82% of this area is marine. The refuge contains a sea turtle hatchery and conservation program.

The all year round beach breaks have been home to the first surf competitions in the country and are known for having punchy A frame peaks that frequently barrel. While known for the variety of beach breaks, Playa Hermosa has 15 different spots including a rocky point break and rivermouth setup.



Protected Areas



WELCOME TO HERMOSA MÍSTICO

In every life, leaf and ray of light,
grace abounds.

Hermosa Místico brings you a unique and natural way to experience peace of mind and an inner awareness of simple elegance. Step inside and experience the true joy of life. Indulge in a variety of fun activities, embrace the power of nature by exploring our lush gardens and lush landscapes.

Hermosa Místico is a sanctuary for the soul. A place where mind, body, and spirit delight in carefully curated amenities. It's a destination where guests can refresh, rejuvenate, and renew.



Surfing Spot



Curated Community





RECAPTURE THE MAGIC AT HERMOSA MÍSTICO

Pristine beaches, dazzling sunsets, and the feel of a dreamy town sheltered by abundant and vast vegetation are what you can expect at Hermosa Místico.

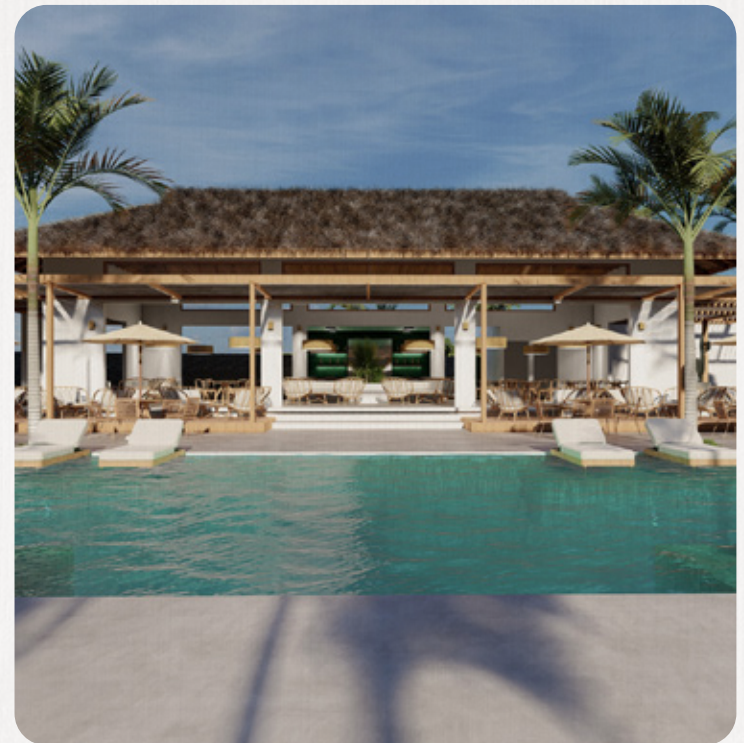
This small Central Pacific surf town is a favorite of free-spirited surfers looking to get away from the crowds and commercialization.

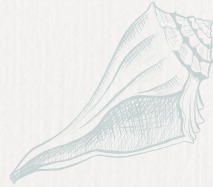
It has become the favorite spot for dozens of surfers, who value the stability and quality of the waves.

Beach style living integrated with a skate park and an organic farm allowing you the farm to table experience.



Beach Club





FIND YOURSELF AT CARACOLAS

Welcome to Caracolas, we promise to give you unforgettable memories that last a lifetime!

Located within Hermosa Místico, Caracolas offers the lifestyle you have been dreaming about.

Caracolas is a place where the pace slows and people are friendly, where you can keep your sense of adventure and not have to worry about a thing.

It offers a perfect getaway from the hustle and bustle of everyday life. Steps from the ocean, with our luscious gardens, serene ambiance, and friendly neighbors, you'll feel right at home in no time.

Nestled away in the Central Pacific, Caracolas is the perfect place to escape. Be a part of the experience. Add your chapter — your voice — to the story.

Would you like to own a lot? >>



Reconnect



Bike Time





CARACOLAS
BEACH FRONT LOTS

MADRESAL
BEACH CLUB

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT



SITE PLAN

LOT	AREA sqft	AREA m ²	LOT	AREA sqft	AREA m ²	LOT	AREA sqft	AREA m ²	LOT	AREA sqft	AREA m ²	LOT	AREA sqft	AREA m ²
3	4,944.72	459.38	14	5,651.05	525.00	25	7,004.29	650.72	36	8,551.06	794.42	49	4,914.26	456.55
4	5,061.94	470.27	15	5,931.56	551.06	26	7,510.19	697.72	37	8,090.69	751.65	50	6,937.66	644.53
5	7,026.46	652.78	16	6,108.94	567.54	27	7,677.68	713.28	38	7,965.29	740.00	51	3,744.76	347.90
6	6,491.17	603.05	17	6,255.76	581.18	28	7,584.46	704.62	39	9,868.03	916.77	52	3,789.54	352.06
7	5,929.94	550.91	18	5,807.02	539.49	29	5,483.35	509.42	40	4,807.59	446.64	53	4,280.16	397.64
8	5,017.70	466.16	19	6,000.88	557.50	30	5,166.99	480.03	41	5,027.28	467.05	54	4,671.21	433.97
9	3,982.65	370.00	20	6,672.22	619.87	31	4,979.49	462.61	42	4,948.38	459.72	55	4,047.98	376.07
10	4,754.52	441.71	21	6,316.15	586.79	32	5,085.19	472.43	43	4,994.88	464.04	56	3,999.11	371.53
11	6,447.04	598.95	22	6,425.73	596.97	33	9,701.83	901.33	45	8,412.64	781.56	57	5,114.57	475.16
12	5,705.51	530.06	23	6,414.42	595.92	34	8,249.24	766.38	46	5,145.25	478.01	58	5,341.05	496.20
13	5,407.68	502.39	24	6,538	607.37	35	8,341.49	774.95	47	4,922.65	457.33	59	5,351.60	497.18
									48	4,919.42	457.03	60	5,966.11	554.27





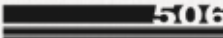
CARACOLAS PLAYERS

FINANCING: **Banco Promerica** ★

LEGAL: **BLP**

CONSTRUCTION: **TRAESA**

DESIGN: **VIDA MASTERPLANNING +DESIGN**  **Urbanizadora La Laguna**

DEVELOPER: **DESARROLLADORES**  **5016**



Beach Living



*Caracolas was born out
of one's man dream for a
better life. A more healthy,
easier and flourishing
way to live.*





Desarrolladores 506

MÍSTICO

BEACH TOWN & RESORT
COSTA RICA



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