

LUXURY LIFESTYLE LIVING

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DOWNTOWN JACÓ BEACH

A vertical photograph of a resort pool at sunset. The pool is a vibrant blue, reflecting the golden light of the setting sun. The pool is surrounded by a white deck with numerous lounge chairs and white umbrellas. People are seen relaxing on the chairs. In the background, there are many tall palm trees and some resort buildings. The overall atmosphere is warm and relaxing.

YOUR  
INVESTMENT  
IN  
JACO BEACH

# WELCOME

## TO BEAUTIFUL JACO BEACH

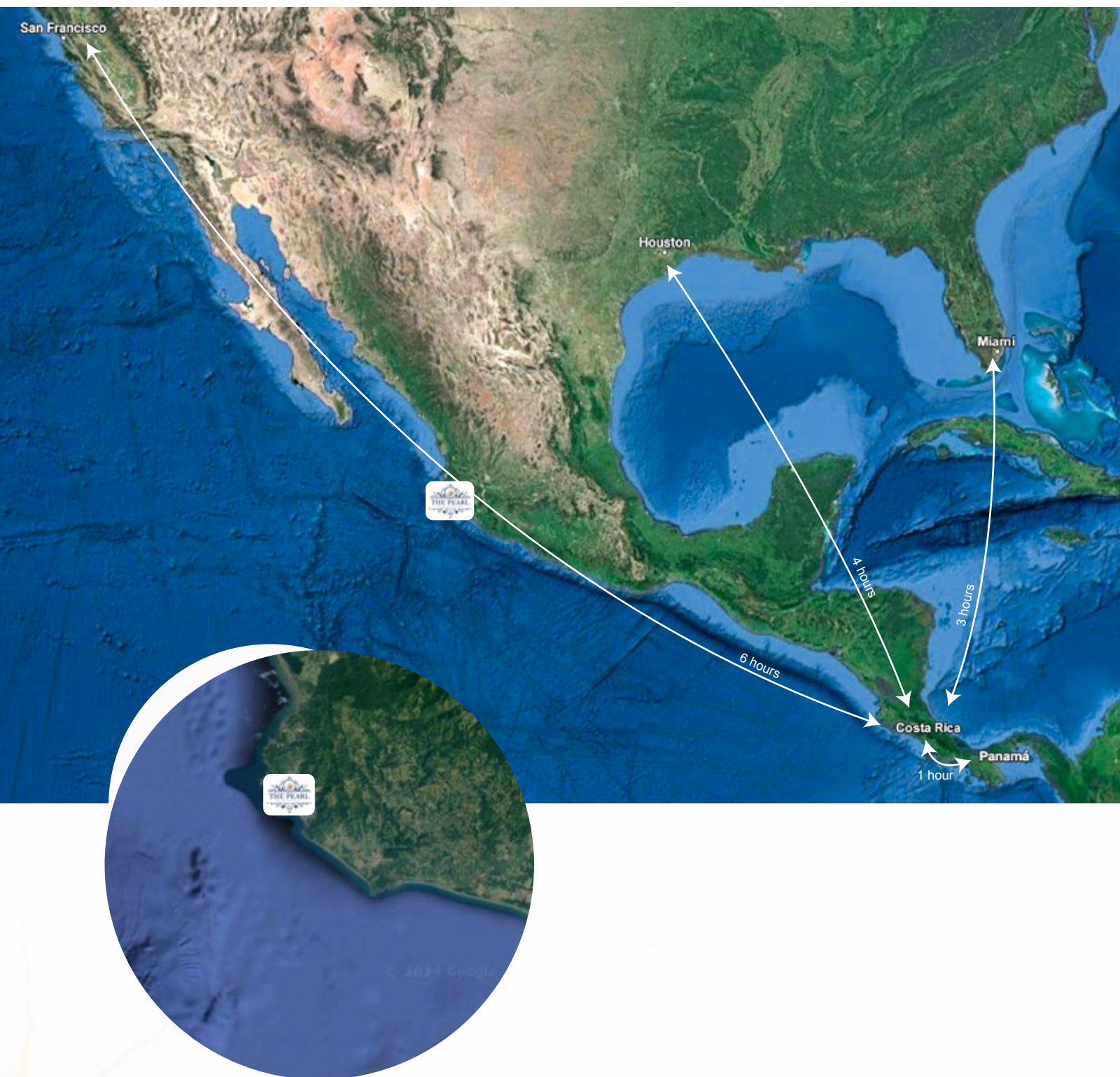
Immerse yourself in a paradise where luxury meets breathtaking natural beauty. Our themed resort offers spacious, elegantly designed condos, the largest lifestyle pool in the Jaco Valley, and an exclusive, branded adult-only hotel.



## EXPERIENCE UNMATCHED AMENITIES:

- Exclusive Pool side resort living with cabanas, beach club, pool side dining and the world famous “Fast Eddies” themed bar.
- The “Cool Pool” an exclusive adult pool area with full services to give you that feel of your own private relaxation oasis.
- Immaculate manicured gardens.
- Gated community with 24hr security, private gym, Spa|Salon, Barbershop and 24hr Executive Concierge service.





# LOCATION

## JACO BEACH, COSTA RICA

Jacó Beach in Costa Rica offers tangible benefits that make it a prime destination. Located just 1.5 hours (approximately 85 kilometers) from San José and Juan Santamaría International Airport, Jacó provides quick and easy access to a stunning coastal escape. Visitors enjoy over 4 kilometers of sandy beach, perfect for surfing and relaxation. The area boasts an impressive 75% sunny days year-round, ensuring plenty of opportunities to bask in the tropical climate.

Additionally, Jacó is within a 30-minute drive of Carara National Park, where you can experience Costa Rica's rich biodiversity firsthand, or 40 minutes to Manuel Antonio National Park where you can find the most beautiful beaches.

Whether you want to enjoy a peaceful day under the sun or explore the region's rich biodiversity, Jacó provides the ideal balance of nature and comfort, making it a unique place to revitalize both body and soul.



# BUILDING 1

Exclusive elevator access to your condo.

All our Condos have garden and mountain views, with many having beautiful views of the Pacific Ocean.

# FLOOR PLAN

The ten condos in this building have beautiful Garden and mountain views. All Condos are approximately 184 square meters (2000 square feet) with 3 bedroom and 2 ½ bathrooms.

They feature a modern spacious living area, a trendy interior design, and are beautifully appointed throughout. The fully equipped kitchen features high-end cabinetry, custom banquette marble countertops, and high-quality appliances



The naturally lit apartments feature high ceilings and unrestricted views of the gardens and mountains that form the panorama of the Jaco valley. With only two condos per floor, you have the privacy of lobby on each floor.

There are two penthouse condos in this building. The penthouses have the same floor plan as the other condos but also feature the amazing 100 square meter (1000 Square foot) roof top private terrace with splash pool, BBQ, wine cooler, beer cooler and sun area.



# BUILDING 2

Exclusive VIP elevator access directly inside the condo.



After a day of enjoying the resort or area activities, our après activities include a rooftop spa and sunset rooftop lounge bar.

## FLOOR PLAN

The twenty-two condos in this building have beautiful Garden and mountain views. From floor six all condos have the addition of ocean views.

With only two condos per floor, you have the privacy of a lobby on each floor. Also featured is VIP private elevator access directly inside the condo with card security in the main lobby.

These Condos are approximately 200 square meters (2200 square feet) with 3 bedroom and 2 ½ bathrooms. They feature a modern spacious living area, a trendy interior design, and are beautifully appointed throughout. The fully equipped kitchen features modern cabinetry, custom banquette marble countertops, and high-quality appliances







# PENTHOUSE

## OCEAN AND MOUNTAIN VIEW

Our Ocean view penthouse at the Jaco Pearl, perfectly positioned on the 12<sup>th</sup> and 13<sup>th</sup> floors of the main tower is an architectural masterpiece. Apartment 12 1A, has over 4000sqft (380 m<sup>2</sup>), of beautifully well-designed interior space with spacious ocean view balconies overlooking the entire beach of Jaco.

Enjoy some of the most spectacular sunsets in the world, along with breathtaking views of the mountains, city center and the beautiful Pacific Ocean. The naturally lit apartment features high ceilings and 360 view to enjoy the incredible panorama of the Jaco valley.

The Penthouses have a breathtaking internal atrium space connecting the main floor and second floor bedrooms. Also featured is private VIP elevator access directly inside the condo with card security in the main lobby. The oversized master suite is perfectly positioned to enjoy the panoramic ocean views from its balcony. It features a huge walk-in closet and a gorgeous custom-designed bathroom. The second spacious master bedroom offers its own private bathroom and balcony with gorgeous views to the ocean and city centre. The remaining guest bedrooms also feature stunning views and full amenities.



12<sup>TH</sup> FLOOR - 1<sup>ST</sup> STORY OF THE PENTHOUSE



13<sup>TH</sup> FLOOR - 2<sup>ND</sup> STORY OF THE PENTHOUSE



VIEW FROM PENTHOUSE



MOUNTAIN VIEW PENTHOUSE



SOUTH OCEAN VIEW



NORTH OCEAN SUNSET VIEW





# YOUR LIFE'S BEST INVESTMENT

Expected delivery date Q4 2025

The purchase of your new property will be stress free with an initial \$5000 deposit paid upon signing, 5% due within 30 days, 15% after 3 months then 20% once the Condo is 75% complete (scheduled in month 6). The Balance of the payment is due upon transfer of the condo to the owner. Financing is available upon pre qualification with our participating banks.

Looking at the Penthouse as an investment opportunity? There is an incredibly high demand in Jaco for renting large condos to groups. The average daily rental rates range between \$1000 to \$2000 USD.

Over the past few years, we have seen the Jaco market maintain an average occupancy of over 70% and a net rental return of over 30%.

	Building 1	Building 1	Building 2	Building 2	Building 2
	Floors 1-5	Penthouse	Floors 1-5	Floors 6-11	Penthouse
Under air (sq ft)	1990	1990	2152	2152	3875
Balacony (sq Ft)	120	1200	360	360	700
Total (Sq ft)	2110	3190	2512	2512	4575
Bedrooms	3	3	3	3	5
Bathrooms	2.5	2.5	2.5	2.5	5
Views	G / M	O / G / M	G / M	O / G / M	O / G / M
<b>Condo Pricing</b>	\$495,000 to \$512,000	\$673,000 to \$759,000	\$553,000	\$573,000 to \$751,000	\$1,490,000 to \$1,699,000

Views: G: Garden / O: Ocean / M: Mountain

# EXCLUSIVE RENTAL PROGRAM

The staff of The Pearl Resort will oversee all aspects of your property, from management, maintenance, security, and rental of your home. This will also include paying all necessary expenses associated to the program. Just watch the money added to your remotely accessible account every month! An outline of the Management program will be available to all owners.

The Jaco region real estate market is seeing annual market valuation increases of approximately 10% to 15%. To add to this, current development projects in the Jaco area are "sold out" resulting in a substantial shortage of inventory available in this region. Current sales in the Jaco market for condos range from \$3000 to \$6000 per square meter.

## FINANCIAL DISCLAIMER

The financial figures discussed in this document are projections and are provided for informational purposes only. These projections represent forward-looking statements and are based on current expectations, estimates, and projections about the industry and markets in which we operate, as well as management's beliefs and assumptions.

Please be advised that actual results could differ materially from those anticipated in these projections. Factors that could cause such differences include, but are not limited to, economic conditions, changes in the competitive environment, fluctuations in costs, changes in consumer preferences, and regulatory actions.

This document does not constitute an offer to sell or a solicitation of an offer to buy any securities. We do not undertake any obligation to update any forward-looking statements to reflect events or circumstances after the date of this document, except as required by law.

All projections and forecasts contained herein are expressly qualified by the foregoing, and other risks and uncertainties described from time to time in the company's filings with appropriate regulatory authorities. We accept no liability for any loss arising from any use of these projections or reliance on the information contained herein.

# YOUR NEW LIFE



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