



Islas

of MANUEL ANTONIO

ISLASCR.COM



LIVE AMONGST NATURE'S GREATEST WONDERS.

COSTA RICA

Islands

Experience Your Best Life



Islands



Manuel Antonio Beach



MANUEL ANTONIO

THE PUREST LIFE CAN OFFER

Islands
of MANUEL ANTONIO



Nature's Beauty

Introducing One-of-a-Kind Residences

Secluded amid the mountains of Costa Rica is a tropical hideaway with stunning vistas of the clear blue Pacific Ocean. This place is Islas of Manuel Antonio, a unique haven tucked away next to a pristine national park that is rich in biodiversity.

Elevated Development Group is honored to present this first ever residential complex and private Beach Club directly adjacent to Costa Rica's Manuel Antonio National Park.



RENDERING FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE

Elevated Development Group specializes in luxury beachfront developments in Costa Rica's Central Pacific

Committed to excellence and integrity, Elevated Development Group is raising the standard of luxury living in Costa Rica through its one-of-a-kind developments. Exceptionally high-quality building methods coupled with six-star amenities and services define EDG.

EDG works closely with world-class architects, leading builders and local government authorities to create destinations that offer the highest quality of life while respecting the local environment.



EDG
Elevated
Development
Group

About Manuel Antonio

Manuel Antonio is Costa Rica's top tourism destination and home to the strongest real estate market in Central America. EDG is delighted to be the first development firm offering the opportunity to own a residence in this unique coastal paradise.



Islas

MANUEL ANTONIO

START LIVING THE LIFE YOU DESIRE

COSTA RICA

Islas
of MANUEL ANTONIO

Connectivity



Vancouver
9h 56min

Montreal
5h 50min

Toronto
5h 15min

Chicago
5h 5min

New York
5h 15min

Los Angeles
5h 50min

Dallas
4h 5min

Houston
3h 35min

Miami
2h 30min

Mexico City
3h 5min

San Jose
Costa Rica

MAP NOT TO SCALE, FOR ILLUSTRATION PURPOSES ONLY.

FLIGHT TIMES ARE APPROXIMATE.

Island



Access to Manuel Antonio from San José



Approximately 10 commercial flights per day from San José Airport to Manuel Antonio.



Islas' Bell 407 Helicopter is available to provide a 15-minute transfer between SJO International Airport and Quepos La Managua Airport.



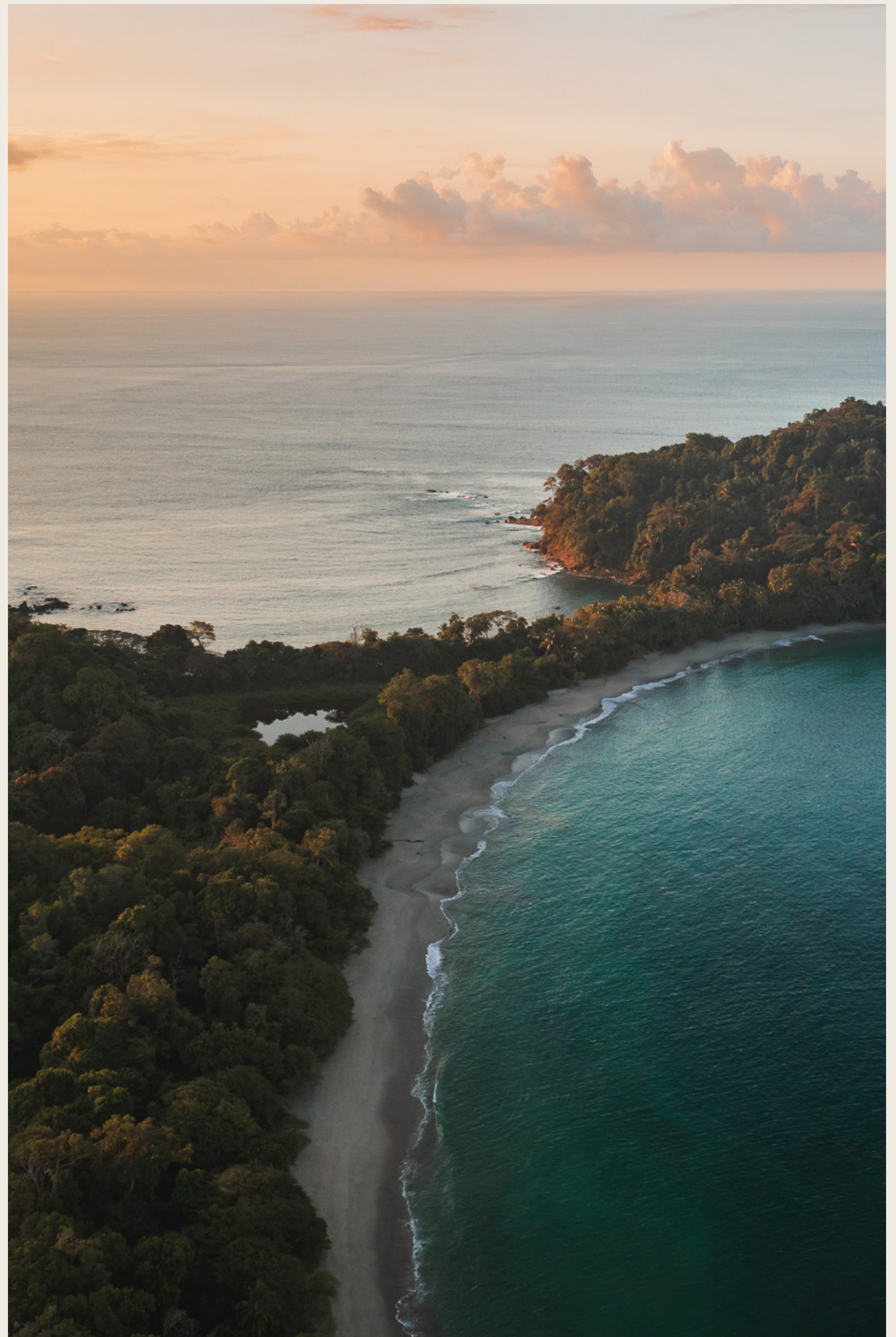
Quepos La Managua Airport is a 5-minute drive from Islas of Manuel Antonio. In 2023, a private international airport will open to serve private and executive aircraft.



San Isidro International Airport is now in development for international commercial flights. This will be a 45-minute drive to Islas of Manuel Antonio and a 10-minute helicopter flight to Quepos La Managua Airport.



2.5 hour drive from San José.



Navigating a Tropical Oasis

The world-class Marina Pez Vela is located just a stone's throw away in the city of Quepos. At the Marina, residents have exclusive access to EDG's 65-foot Viking fishing yacht. Quepos is known as a word-class fishing destination with some of the most exhilarating fishing experiences anywhere in the world.



The Location

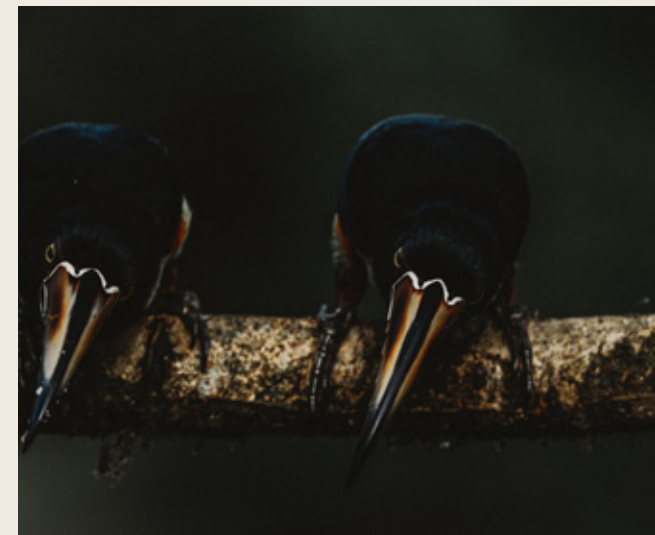
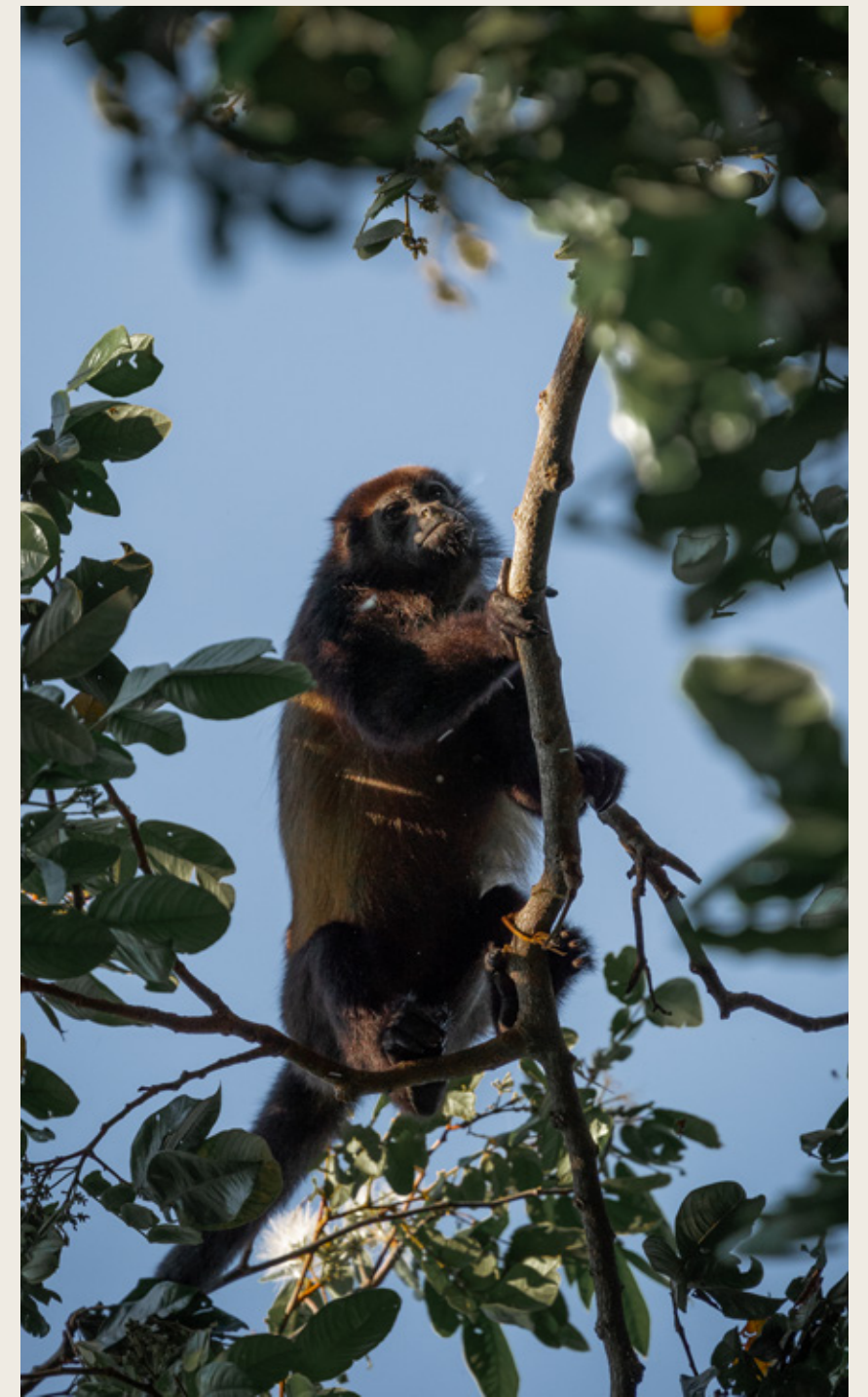


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Abundant Wildlife as Your Neighbor

Within the 683 hectares of Manuel Antonio National Park you can experience dense rainforest, craggy cliffs and sandy white beaches. The abundant wildlife ranges from Blue Morpho butterflies and colorful toucans to iguanas and tiny squirrel monkeys.



Islas

Colorful Life Around You



Islas

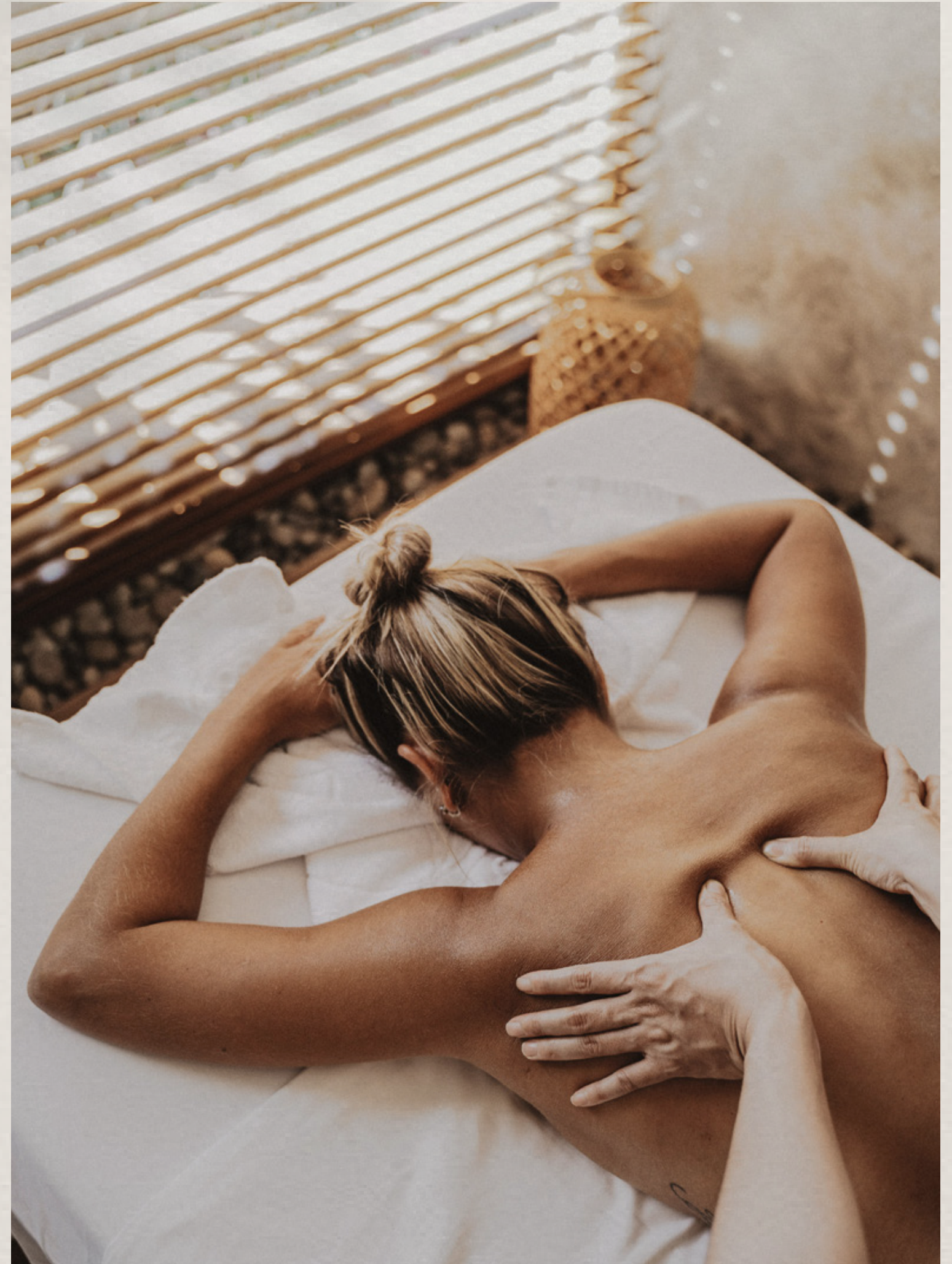


Tropical Luxury





Where Luxury Meets Nature



Discover Wildlife

COSTA RICA

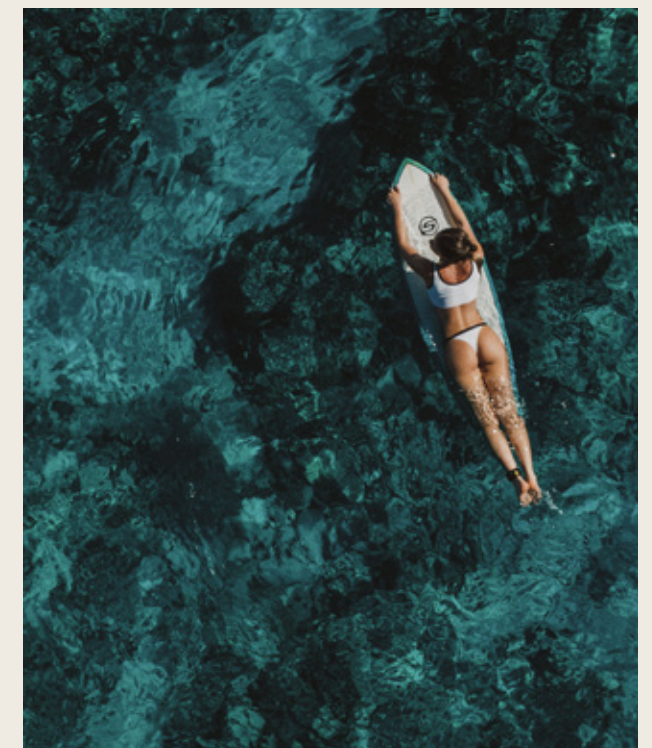


Islas

Endless Adventure

Let Manuel Antonio's natural beauty stir your soul and enliven your spirit. As Costa Rica's most visited destination with 5,000 acres of lush rainforest and 212 square miles of marine protected area, limitless adventure awaits.

- + Hiking
- + White water rafting
- + Yachting
- + Surfing
- + World-class fishing
- + Parasailing
- + Ziplining
- + Jet Skiing



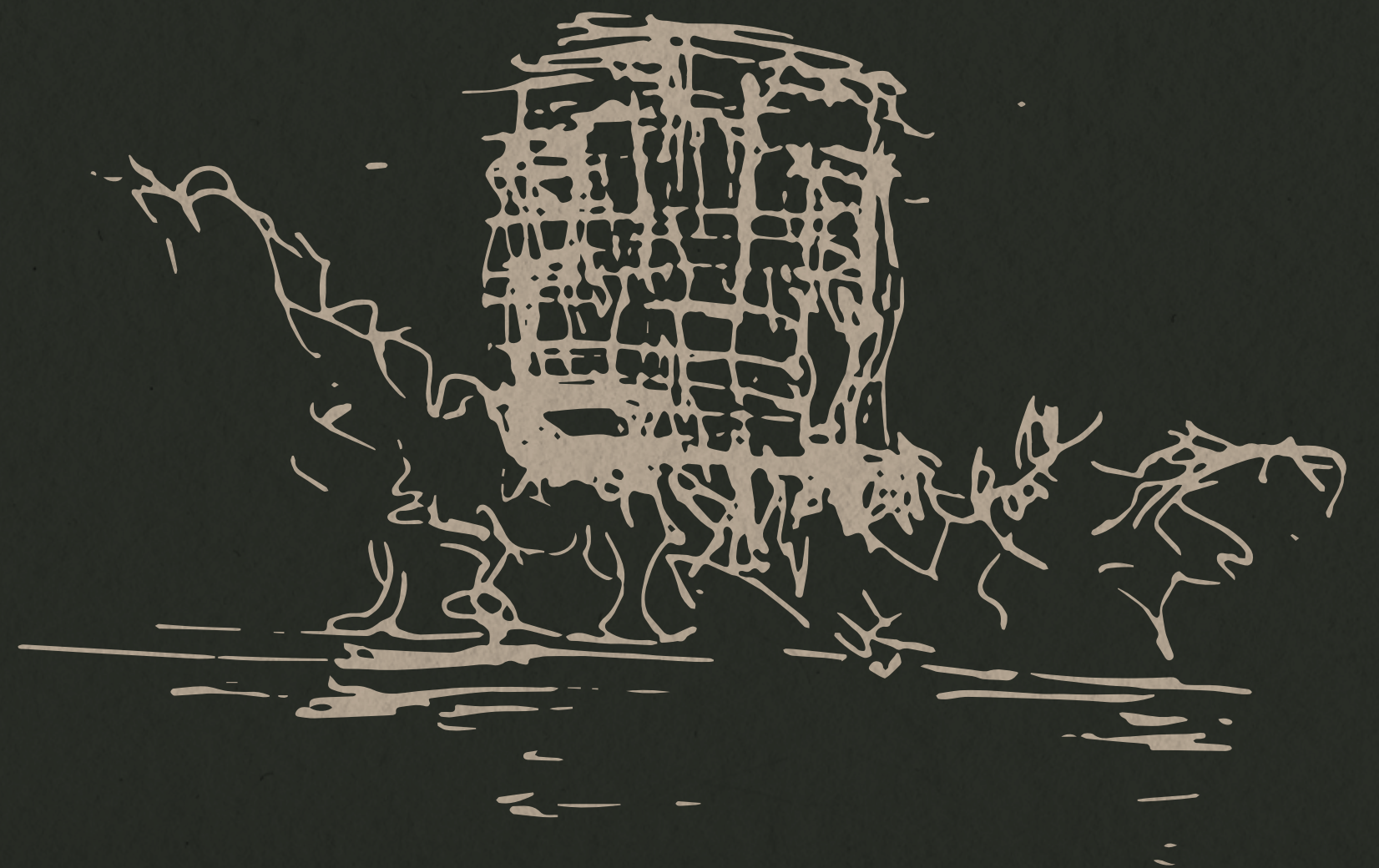
‘Pura Vida’ is a Lifestyle

High design rises through the treetops overlooking the lush jungle and clear waters. Expansive ocean-view homes give way to sprawling balconies that create connections to nature. Exceptional service, amenities and architecture complement the world outside your door where the landscape undulates between sea and hilltop.



“The biophilic form of the building with its sensual curves and organic geometry is reminiscent of Costa Rica’s natural treasures.”

COSTA RICA



Greg Mueller,
Design Architect & Interior Designer

A Biophilic Philosophy

Inspired and empowered by the rich diversity of its location, internationally acclaimed architect Greg Mueller of Tucker Sadler conceived the property to complement and support the ecosystem in which it exists. Biophilic design, the practice of connecting nature with the built environment served as the main philosophy behind the approach.

A marriage of world-class design and eco-conscious vision, the geometry of the building blends seamlessly into the landscape with stunning interiors intentionally crafted to open on emerald cliffs and the wide expanse of the Pacific Ocean.



Greg Mueller,
Design Architect & Interior Designer





Islands

NAMĀ
BEACH CLUB

*Jungle Path
to Private Beach Club*

Sustainable Living with Nature

COSTA RICA



Islas

Conservation as Our Ethos

Islas of Manuel Antonio sits on six acres of rainforest featuring lush foliage and a natural waterfall. Every effort has been made to disturb as little of the ecosystem as possible and previously disrupted corridors have been restored with newly planted indigenous flora and fauna to serve as habitats for the existing wildlife.

The craftsmanship of the exquisite Beach Club is rooted in conservation of local species. It has been designed to allow sloths, monkeys, birds and toucans to migrate above and traverse through the property.



Sustainable Wilderness

Conservation and sustainability efforts include:

- + Wind Pattern Analysis: Studied to develop healthy buildings with vertical and horizontal ventilation that encourage the free movement of natural breezes.
- + Sun Directional Analysis: Conducted to ensure the buildings will never be in direct sunlight during the day reducing the need for air conditioning and energy consumption.
- + Topographical Analysis: Buildings constructed upon existing topography minimize earth movement.
- + Complete Tree Indexing: All existing trees on site are mapped in order to place pathways, buildings, pools and access points in areas without existing trees.





Six Acres of Private Rainforest





World-class Spa & Fitness Center



The Masterplan



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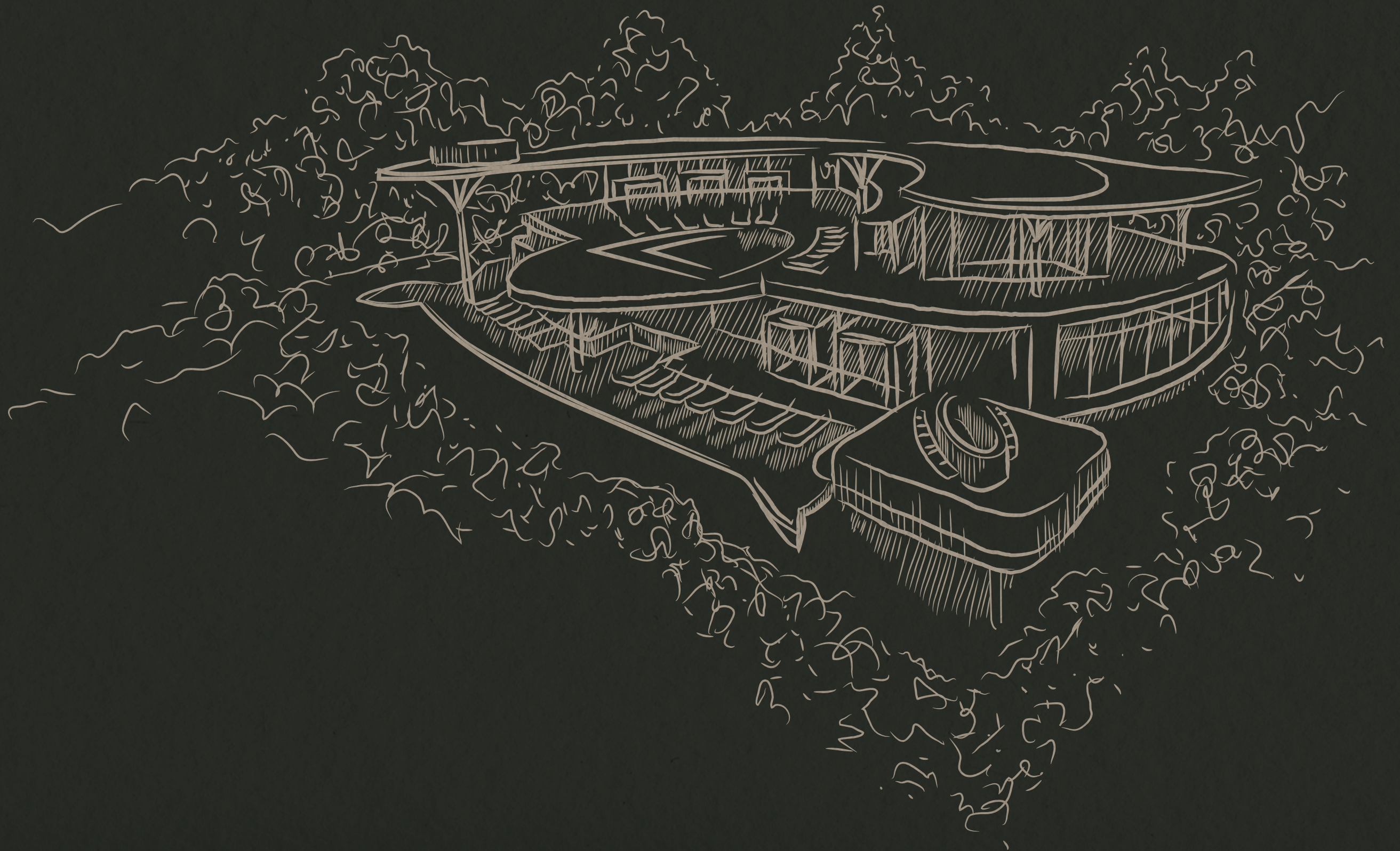


NAMÁ

BEACH CLUB

NAMÁ Beach Club is a spectacular oasis perched above white-sand beaches. It is a haven within the soundscape of the rainforest, a space in tune with the rhythm of the saltwater surf.

COSTA RICA





Offering a barefoot luxury lifestyle paired with flawless service and opulent experiences, NAMĀ Beach Club features inspiring views, stunning sunsets and an expansive terrace overlooking the Pacific Ocean and Manuel Antonio National Park.

The Beach Club is accessible by foot from Islas of Manuel Antonio via a well-groomed pathway that weaves through the verdant rainforest.



- + Two sparkling swimming pools
- + Cascading pool waterfall
- + Ayurvedic spa
- + Gourmet restaurant
- + Private cabanas & towel service
- + Sun terraces & beach lounges



Ranked among the world's most beautiful beaches

TripAdvisor 2022

COSTA RICA



Islas





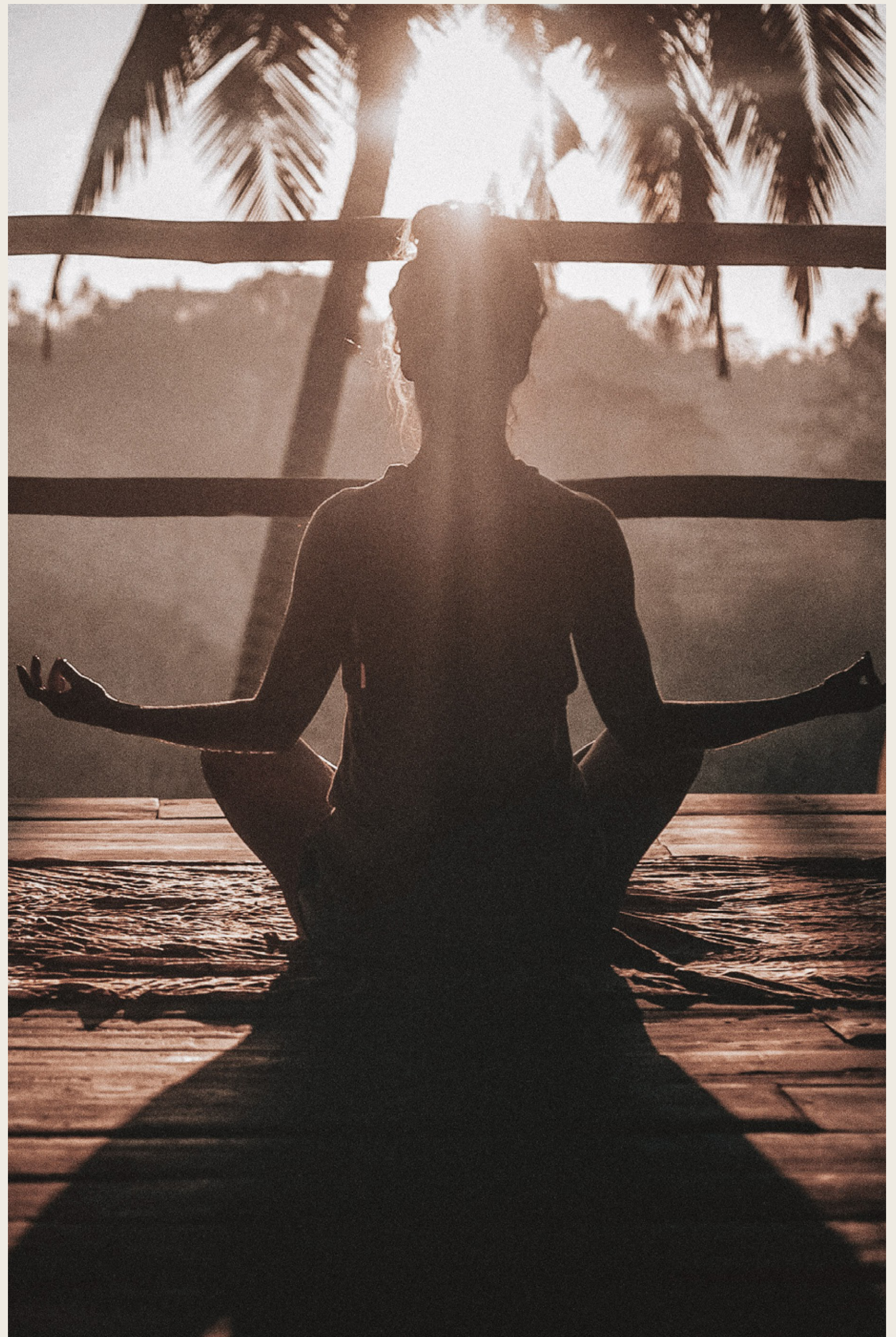
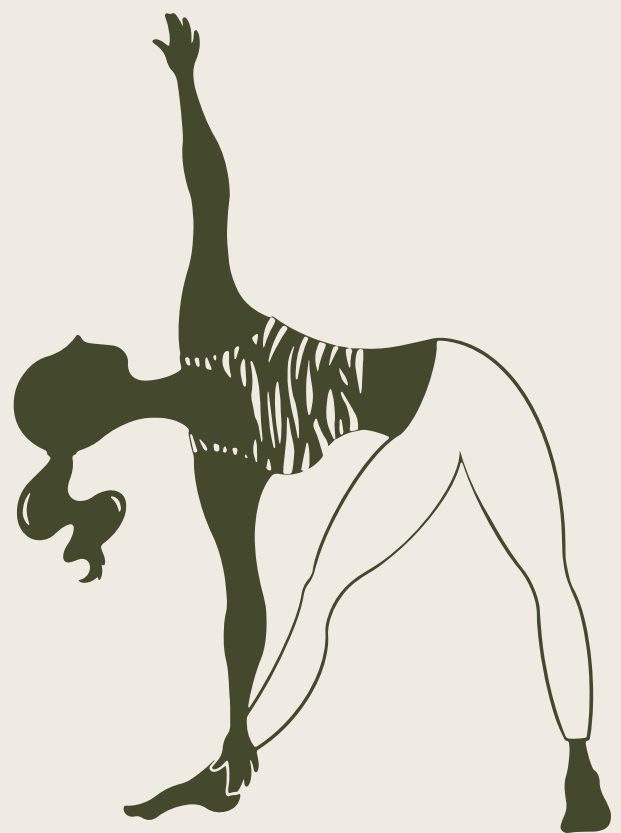
White Glove Service & Six-Star Amenities



Zslas

WELLNESS AMENITIES

- + Meditation Terraces under the Islas Waterfall
- + Yoga Platform
- + Fitness Center
- + Infinity & Lap Pools
- + Pilates & Yoga Studio
- + State-of-the-Art Fitness Center
- + Juice & Wellness Bar
- + Private Steam Rooms
- + Ayurvedic Spa with Meditation & Treatment Suites



NATURE/EXPLORATION AMENITIES

- + Islas Waterfall
- + Botanical Gardens
- + Landscaped Walkways
- + Islas Private 65-Foot Viking Fishing Yacht
- + Nature Trails & Observation Decks





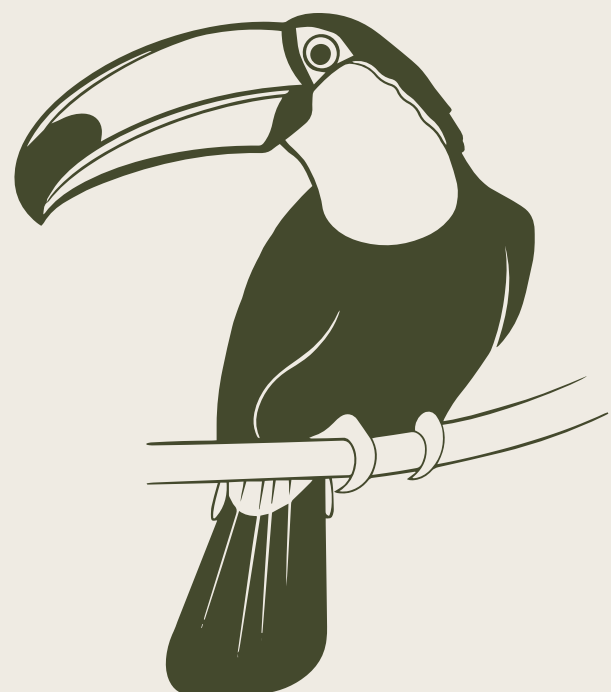
FOOD & BEVERAGE AMENITIES

- + Ocean View Restaurant & Bar
- + Six-Star International Cuisine
- + Market, Coffee Shop & Snack Bar
- + Lobby Lounge Bar with Sweeping Ocean & National Park Views
- + Exclusive Beach Club with Seaside Restaurant
- + Poolside Restaurant & Bar
- + Private Chef Services



ENTERTAINMENT AMENITIES

- + Children's Playroom
- + Teen Center
- + Private Movie Theater
- + Virtual Golf Station
- + Wedding & Banquet Facilities
- + State-of-the-Art Business Center with Conference Room



“The refined interior vision is inspired by the rainforest itself with organic design punctuated by natural materials.”

Greg Mueller,
Design Architect & Interior Designer



Interior Specifications

OVERARCHING FEATURES

- + Grand terrace overlooking the Pacific Ocean with outdoor lounge furniture
- + Fully-furnished with sleek and contemporary pieces featuring natural materials
- + Organic curvature of the plaster walls creates a natural flow throughout the home
- + Layouts designed to maximize oceanfront views and balance natural light throughout the space
- + Travertine stone with organic texture throughout the home
- + Warm LED recessed downlighting throughout
- + LED cove lighting creates warmth and ambience throughout
- + Venetian white plaster ceiling
- + Natural wood finishes throughout
- + Custom ceiling woodwork in the bedroom mimics the rainforest canopy
- + Custom nautilus light fixtures against gold Venetian plasterwork in the dining and living areas
- + Acoustic natural oak slatwork feature wall
- + Exceptional, well-crafted finishes
- + Elegantly-equipped kitchens with walnut millwork, marble worktops and state-of-the-art appliances
- + Floor-to-ceiling windows to maximize the ocean view
- + Washer & dryer in unit



Interior Specifications

BATHROOM FEATURES

- + Natural stone freestanding bathtub
- + Rainfall shower
- + Travertine stone tile floors and walls
- + Natural oak vanity with backlit mirrors
- + Waterfall sink tap above a Murano glass basin

BEDROOM FEATURES

- + Ensuite bathrooms in every bedroom
- + Walk-in closet for master bedroom
- + Master bedroom features ocean views and access to the terrace via sliding bi-fold doors



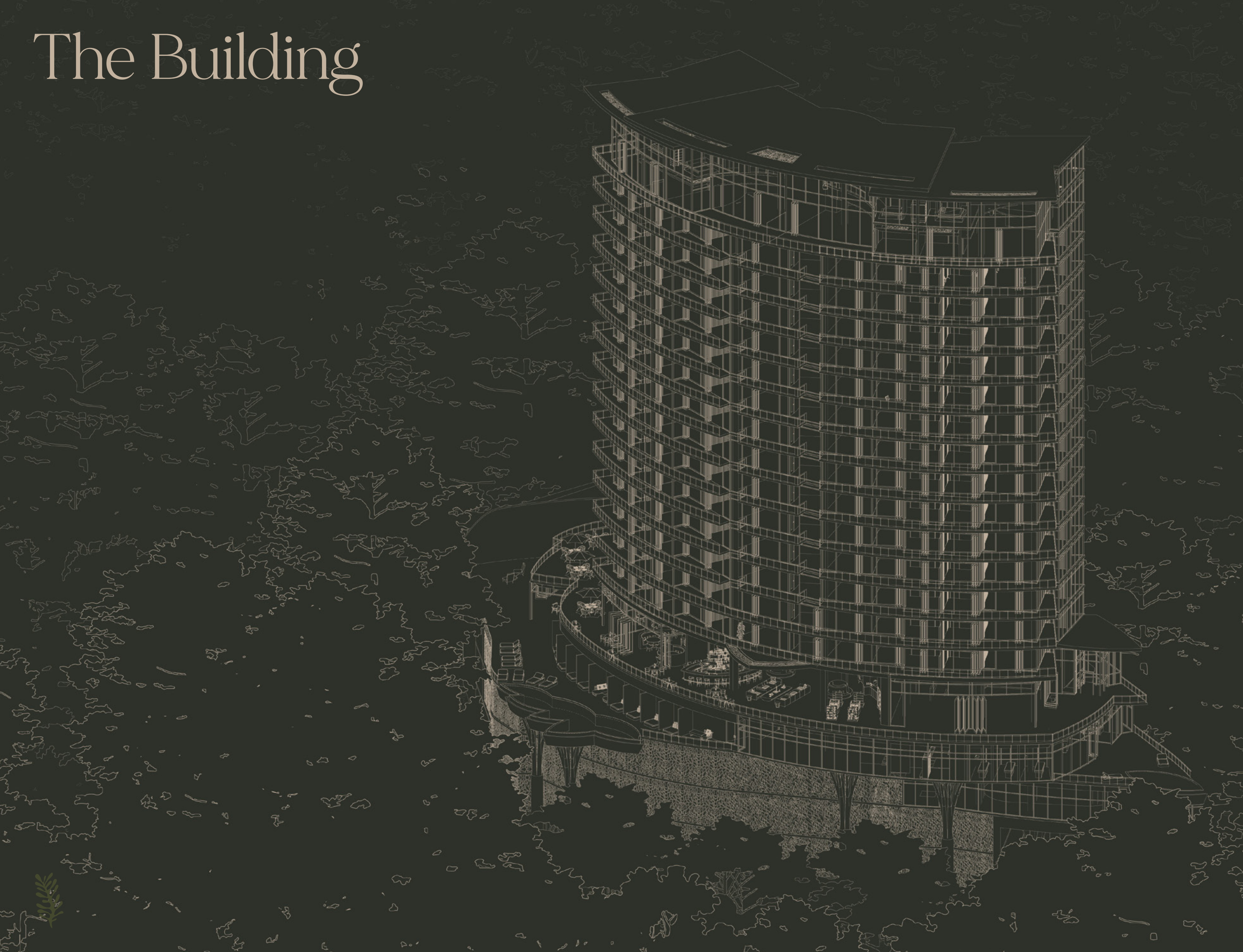
The Residences



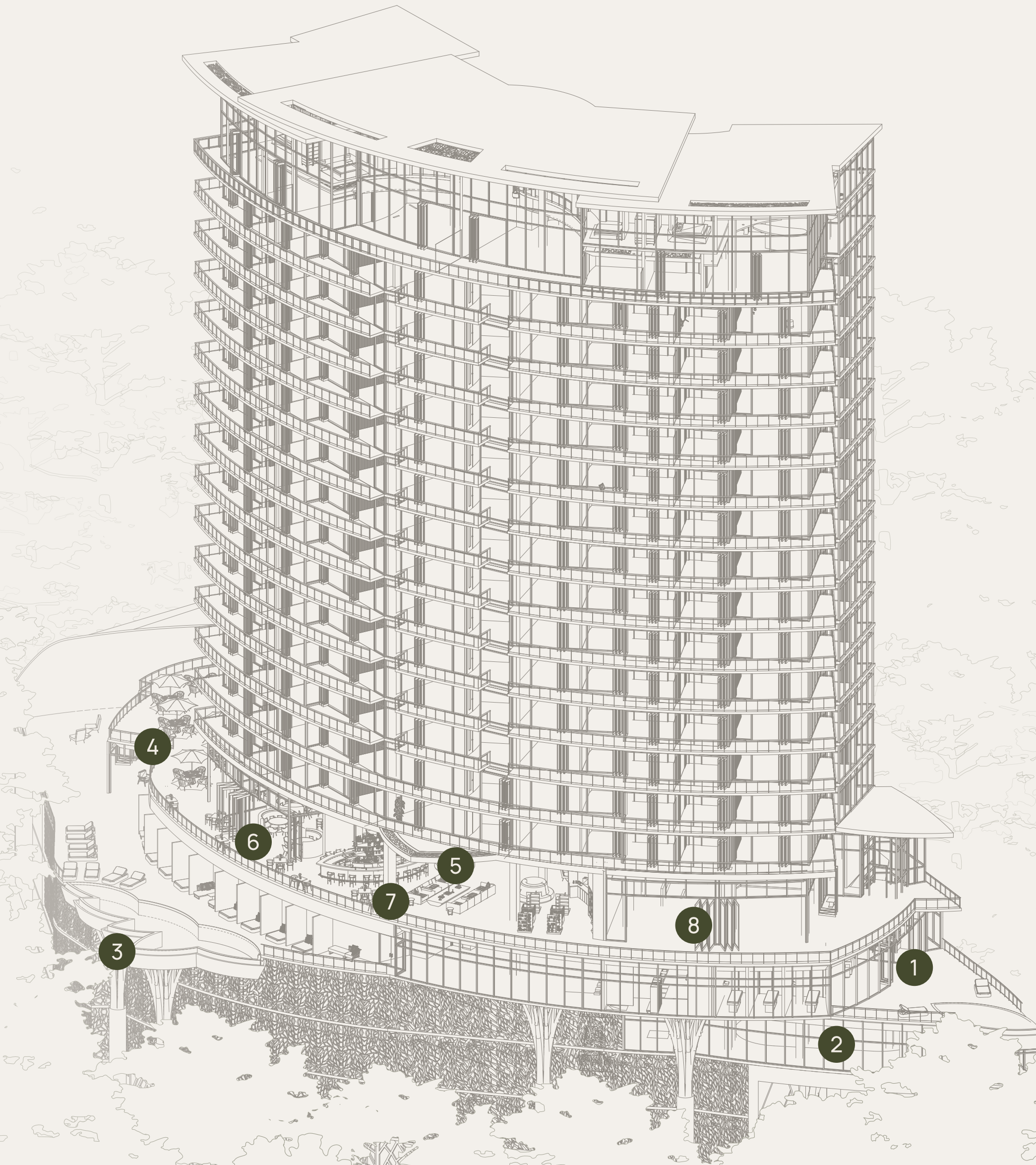
The Residences



The Building



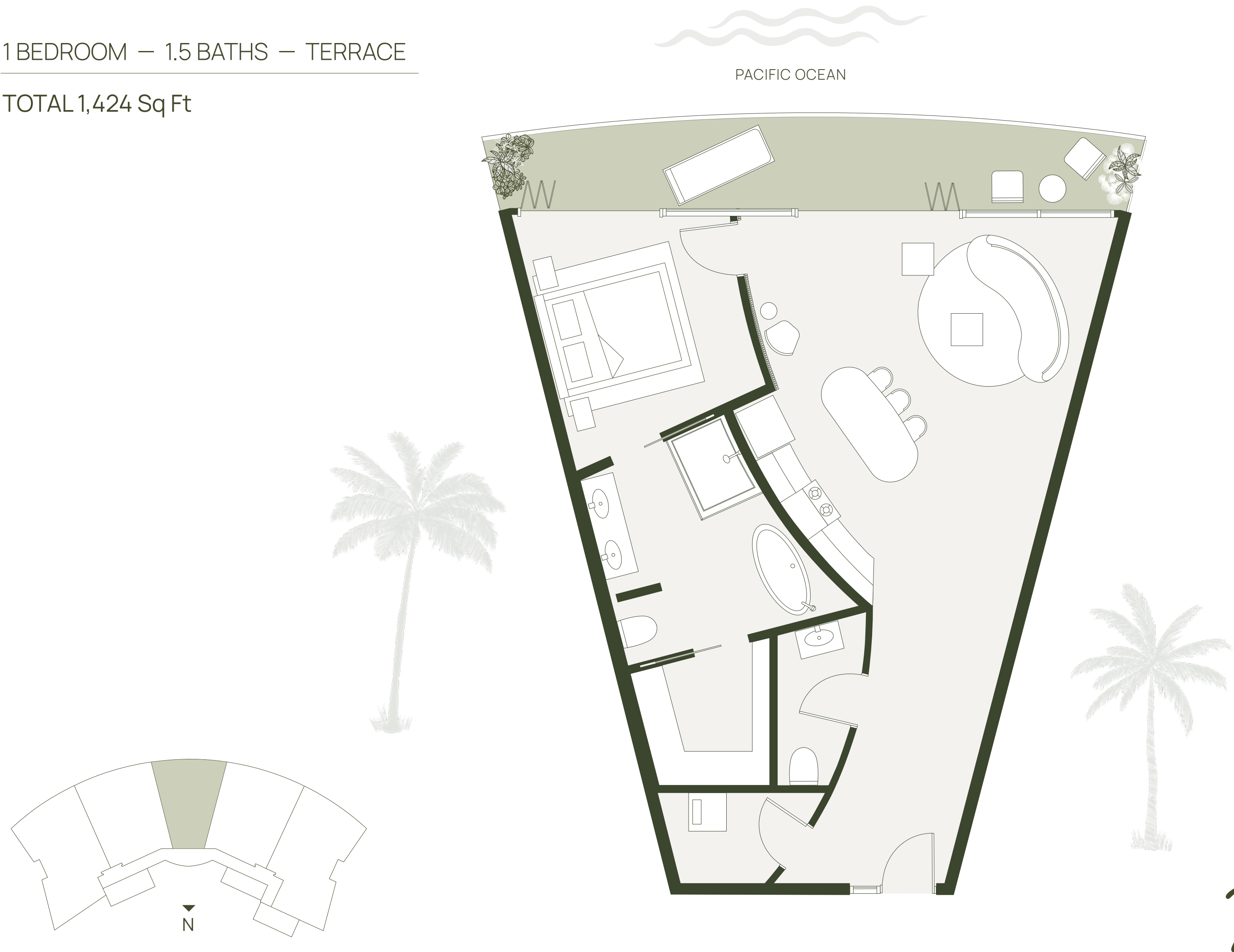
- | | |
|---|---------------------|
| 1 | Spa |
| 2 | Gym |
| 3 | Main Pool & Terrace |
| 4 | Pool bar |
| 5 | Lobby |
| 6 | Restaurant |
| 7 | Bar |
| 8 | Event Amenity |



One-Bedroom

1 BEDROOM — 1.5 BATHS — TERRACE

TOTAL 1,424 Sq Ft



STATED SQUARE FOOTAGES INCLUDE PRIVATE PARKING SPACE(S) AND INDEPENDENT OWNER STORAGE SPACE. DIMENSIONS ARE MEASURED TO THE EXTERIOR BOUNDARIES OF THE EXTERIOR WALLS AND THE CENTERLINE OF INTERIOR DEMISING WALLS. MEASUREMENTS OF ROOMS SET FORTH ON THIS FLOOR PLAN ARE GENERALLY TAKEN AT THE FARTHEST POINTS OF EACH GIVEN ROOM (AS IF THE ROOM WERE A PERFECT RECTANGLE), WITHOUT REGARD FOR ANY CUTOUTS OR VARIATIONS. ALL DIMENSIONS ARE ESTIMATES WHICH WILL VARY WITH ACTUAL CONSTRUCTION, AND ALL FLOOR PLANS, SPECIFICATIONS AND OTHER DEVELOPMENT PLANS ARE SUBJECT TO CHANGE AND WILL NOT NECESSARILY ACCURATELY REFLECT THE FINAL PLANS AND SPECIFICATIONS FOR THE DEVELOPMENT. SALES PRICES INCLUDE BEACH CLUB MEMBERSHIP.

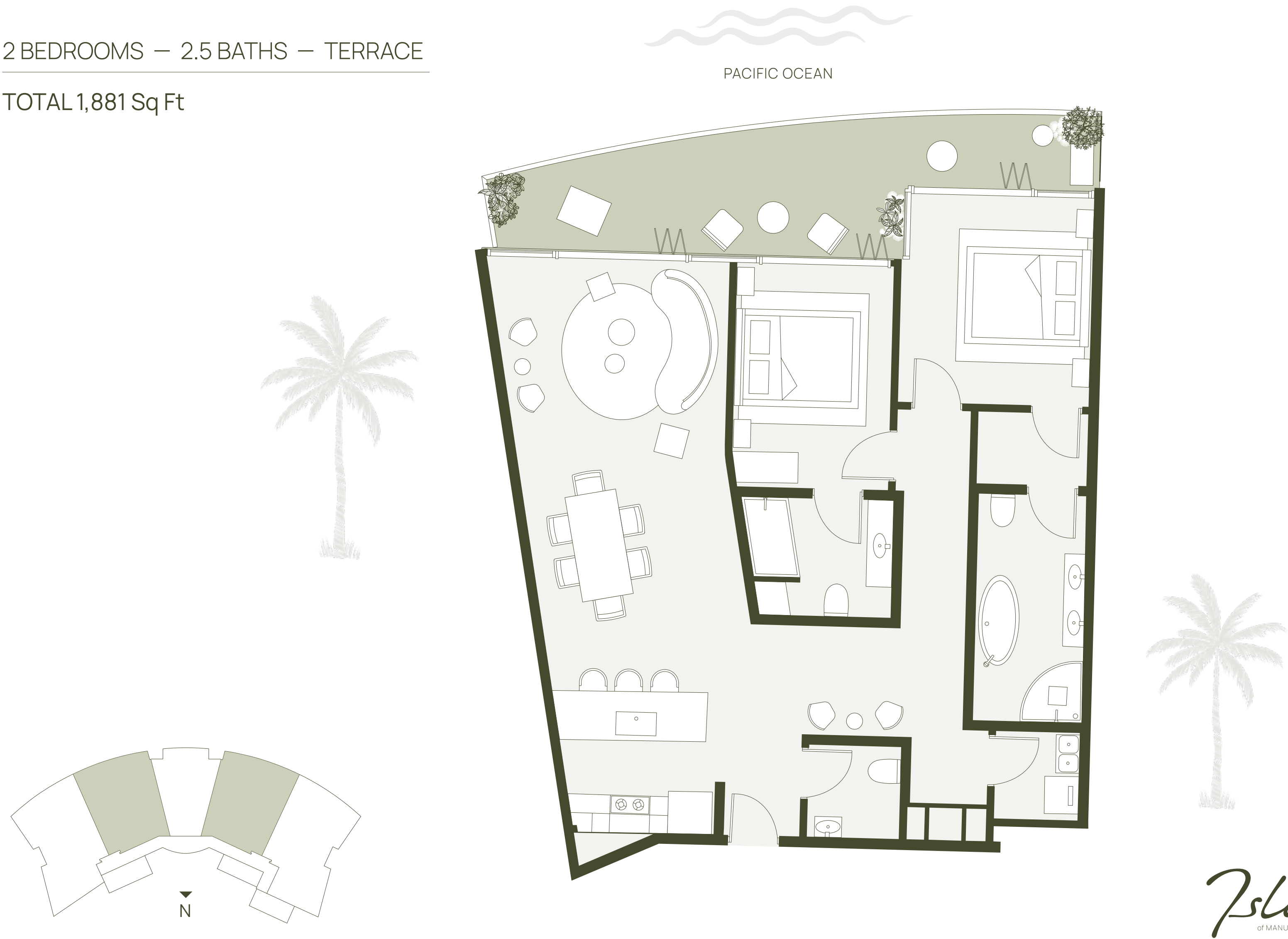
Islands
OF MANUEL ANTONIO

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Two-Bedroom

2 BEDROOMS — 2.5 BATHS — TERRACE

TOTAL 1,881 Sq Ft



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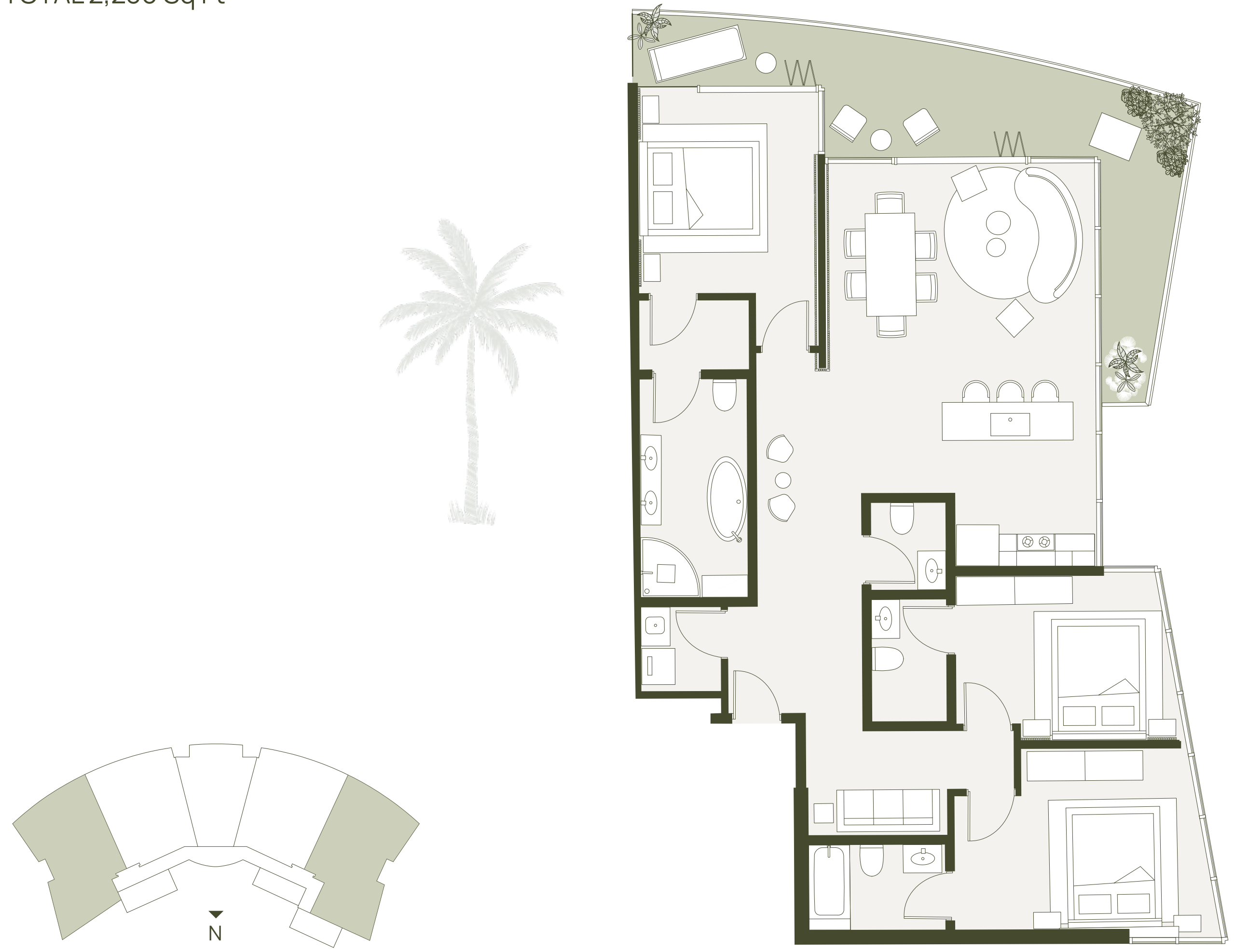
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Three-Bedroom

3 BEDROOMS — 3.5 BATHS — TERRACE


TOTAL 2,230 Sq Ft

PACIFIC OCEAN



Islands
OF MANUEL ANTONIO

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A limited collection of duplex penthouses offers the pinnacle of luxurious living at Islas of Manuel Antonio. Each of these three- and four-bedroom residences features expansive terraces, sweeping ocean views, exceptional living space and an internal staircase.



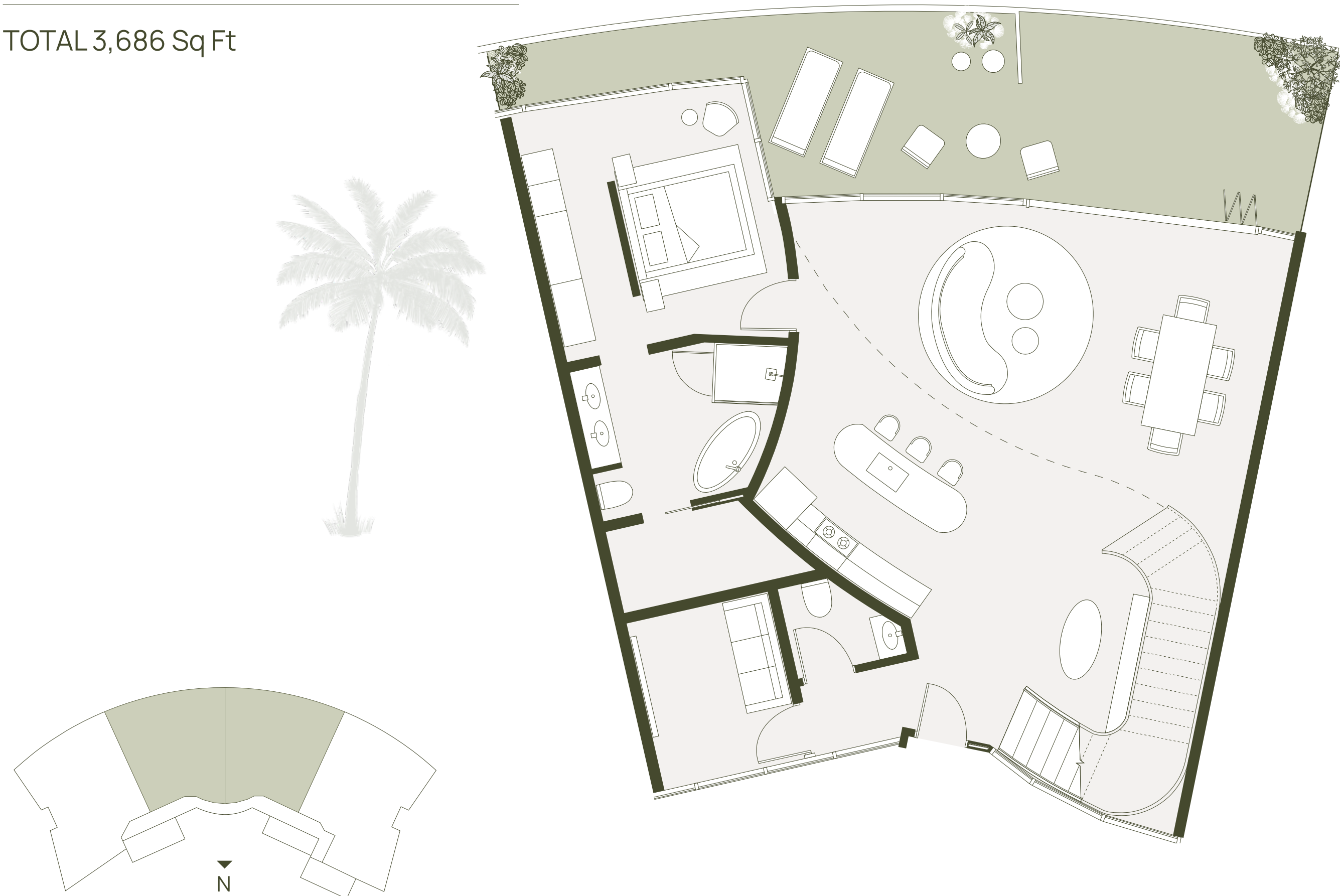
Islas


Three-Bedroom Penthouse

3 BEDROOMS — 3.5 BATHS — TERRACE

LOWER FLOOR 2,383 Sq Ft

TOTAL 3,686 Sq Ft



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Three-Bedroom Penthouse

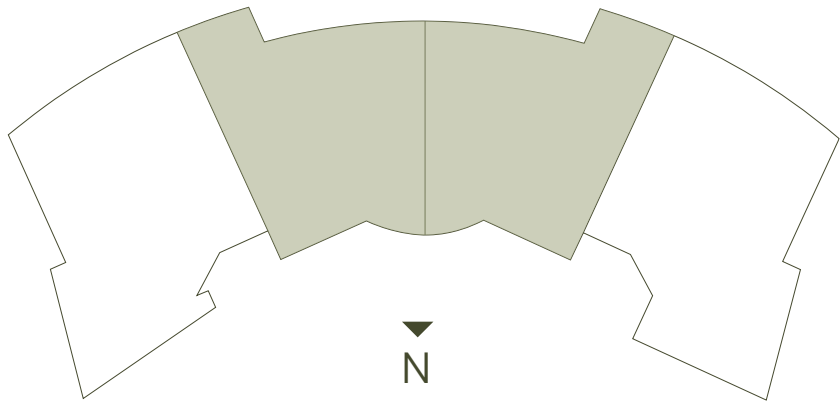
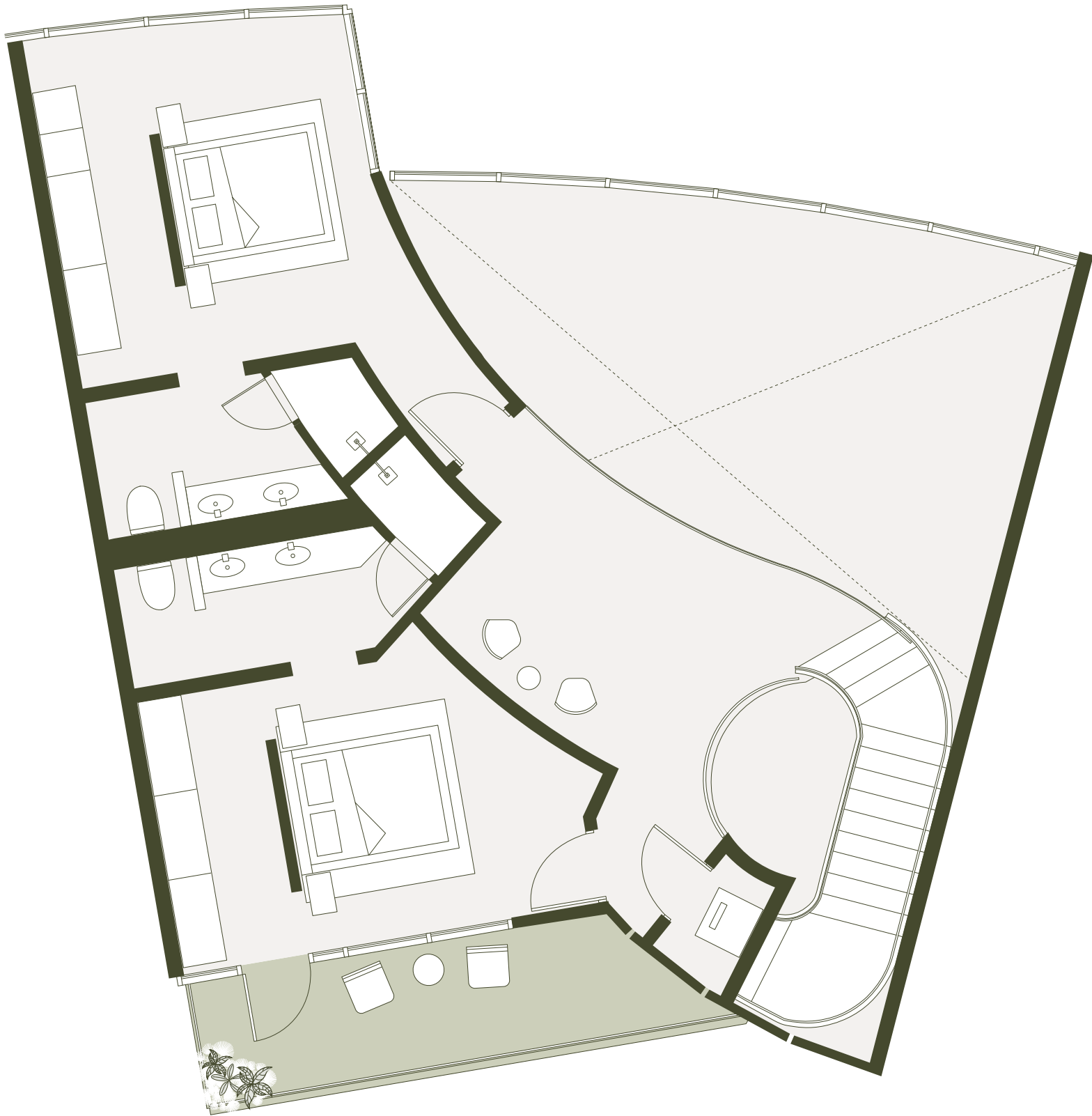
3 BEDROOMS — 3.5 BATHS — TERRACE

UPPER FLOOR 1,303 Sq Ft

TOTAL 3,686 Sq Ft



PACIFIC OCEAN



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OF MANUEL ANTONIO

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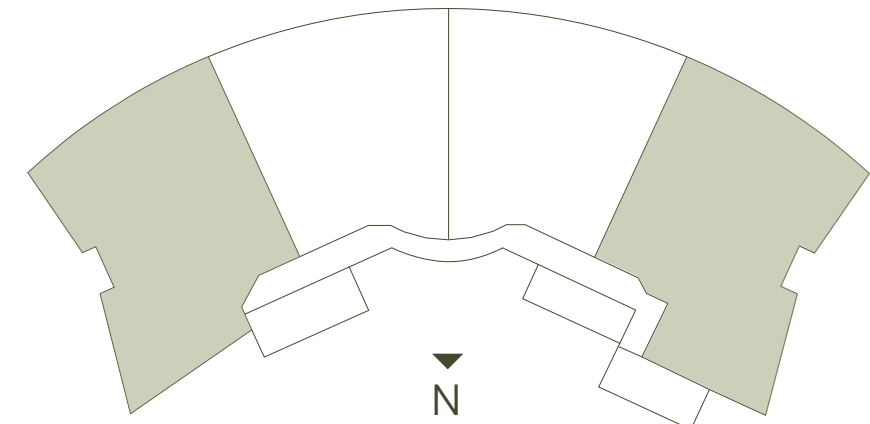
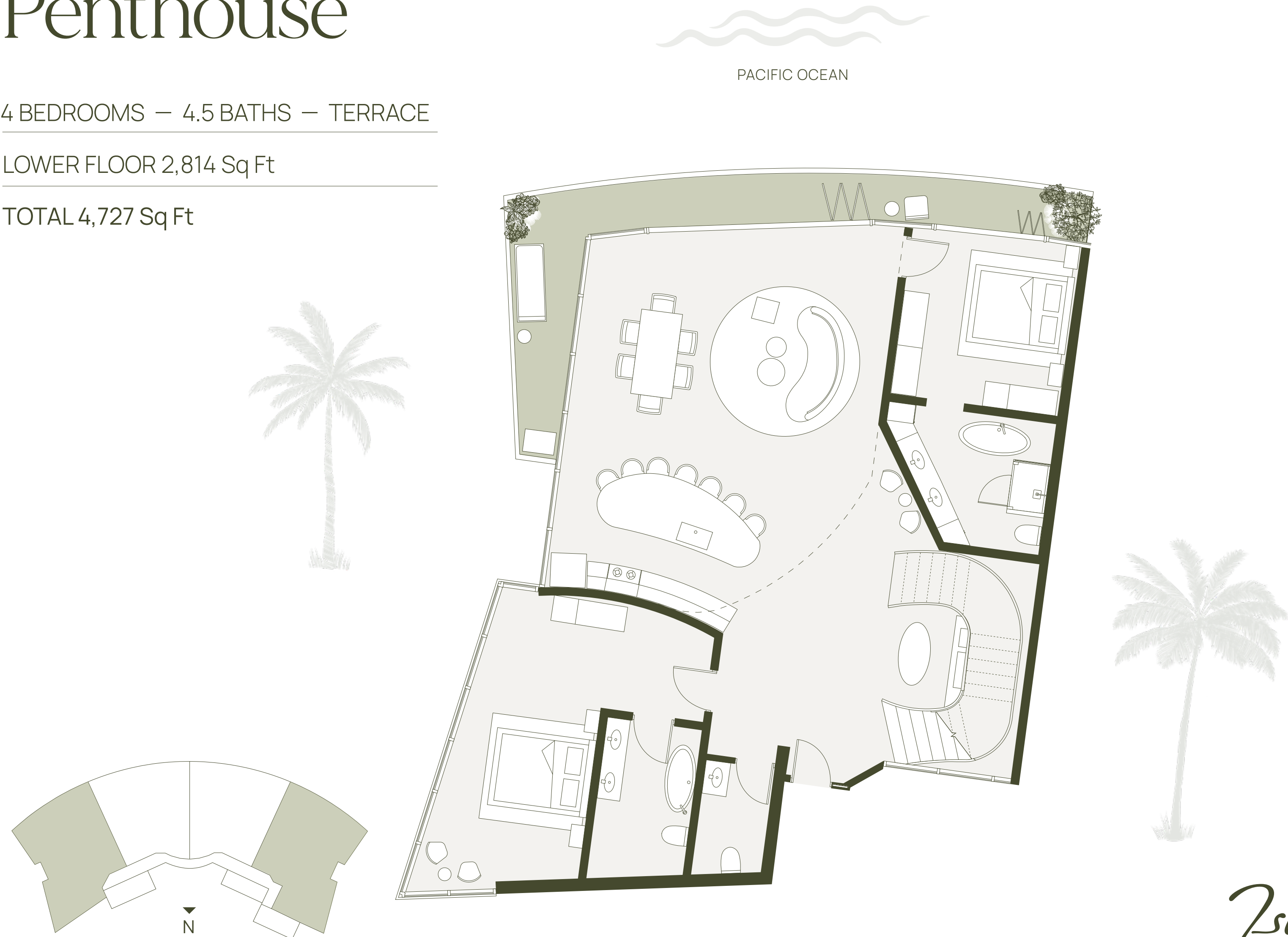
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Four-Bedroom Penthouse

4 BEDROOMS — 4.5 BATHS — TERRACE

LOWER FLOOR 2,814 Sq Ft

TOTAL 4,727 Sq Ft



Islas
OF MANUEL ANTONIO

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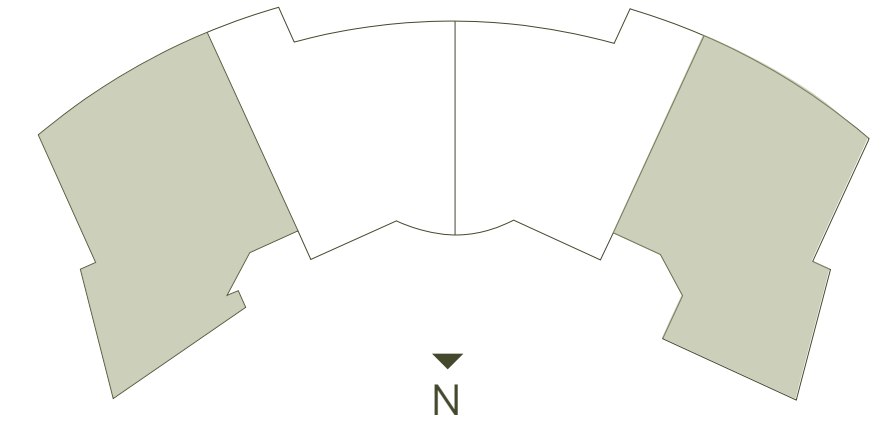
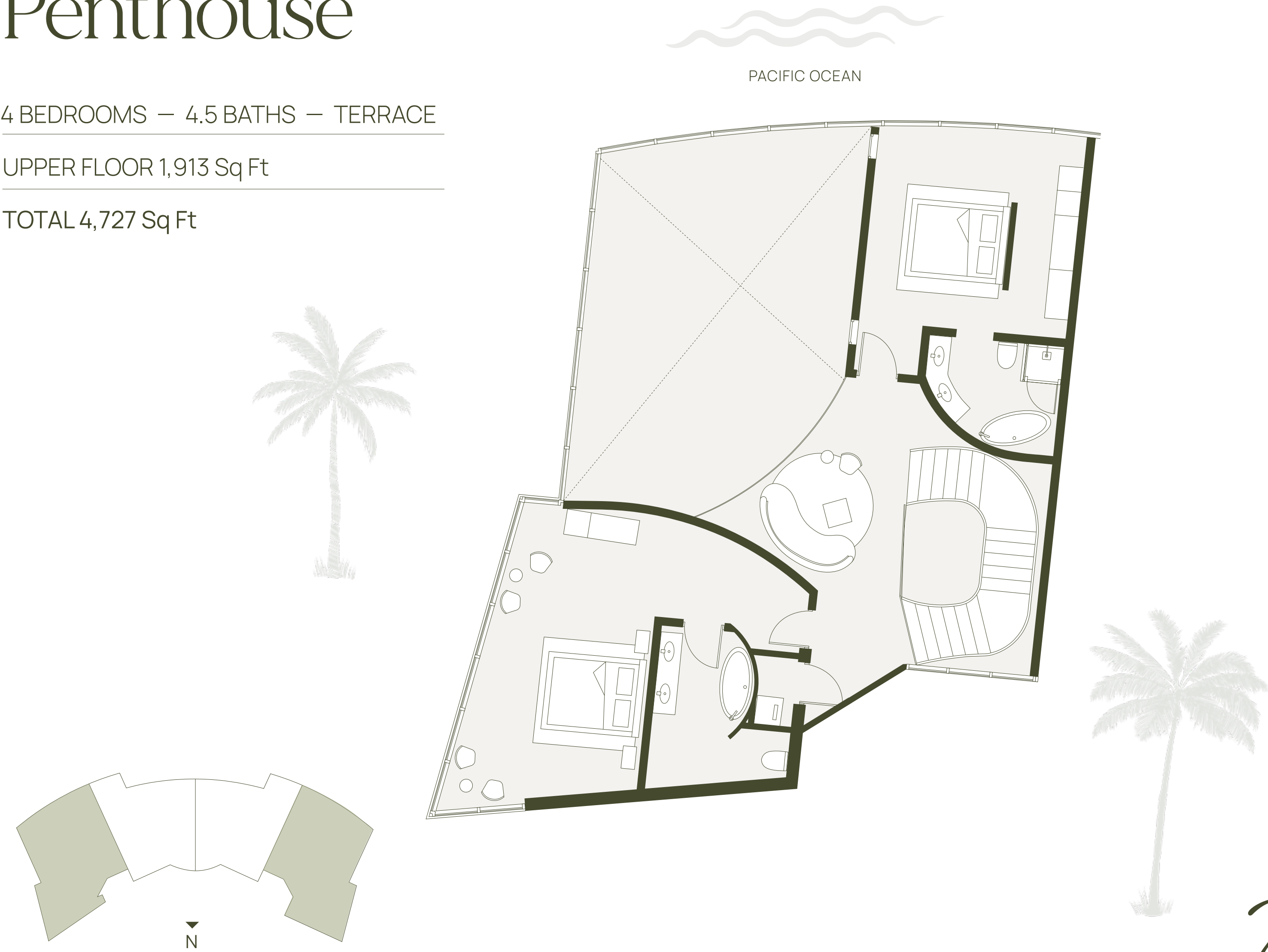
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Four-Bedroom Penthouse

4 BEDROOMS — 4.5 BATHS — TERRACE

UPPER FLOOR 1,913 Sq Ft

TOTAL 4,727 Sq Ft



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An Irreplaceable Generational Asset

“Manuel Antonio is the top visited destination in Central America”

Costa Rica Institute of Tourism

WHY COSTA RICA?

- + Direct flights from 35 cities globally
- + 8% yearly tourism growth rate since 1991
- + 200-year democracy
- + 95.2% literacy rate
- + Majority English speaking
- + 67% of visitors are from North America
- + 5% of the world's biodiversity





WHY ISLAS OF MANUEL ANTONIO?

- + 7-12% average annual rental ROI projected per residence
- + Hotel rates in Quepos are 40% higher than the national average
- + Six-Star amenities and service package accessible to owners and short-term guests
- + Ocean-view apartments overlooking six acres of private rainforest
- + 5.5 km from the commercial hub of Quepos, with Quepos La Managua Airport (XQP) and the largest marina in Central America
- + Fully-furnished homes with investor-friendly ownership terms and an on-site concierge to assist with short-term rental needs

The Team



Manuel González Sanz
CEO & Master Developer

Manuel González Sanz, the former Ambassador of Costa Rica to the United Nations in Geneva, Costa Rican Foreign Trade Minister and Minister of Foreign Affairs for the previous administration is the CEO and Master Developer of Islas of Manuel Antonio.

Mr. González Sanz is a Partner of Facio & Cañas, the leading and most prestigious law firm in Costa Rica founded in 1942. His history provides him with the knowledge and experience that allow him to excel in the field of new developments in Costa Rica.



Greg Mueller
Design Architect
& Interior Designer

Greg Mueller is an award-winning architectural designer with over 30 years' experience. He has achieved the highly recognized Excellence in Design and Best Master Plan Awards for his creative design experience. Recent winner of The Golden Nugget Award, Greg's signature design philosophy incorporates the Fibonacci sequence and Golden Ratio which are nature's code for visually appealing proportions. His architectural design magnifies the beauty and harmony of the habitat where the architecture will reside.



Adam Tanenbaum
Director of Development
& Operations

Over the past 20 years, Adam Tanenbaum has developed a sophisticated collection of luxury real estate homes and projects in the Central Pacific Zone of Costa Rica, specifically Manuel Antonio. He brings a vast skill set from leading successful initiatives between private capital interests and various scales and branches of federal and local government throughout Costa Rica.

Tanenbaum's passion for vibrant, sustainable, harmonious living is reflected in his involvement in the local community of Quepos where he is a top supporter of environmental and social programs.



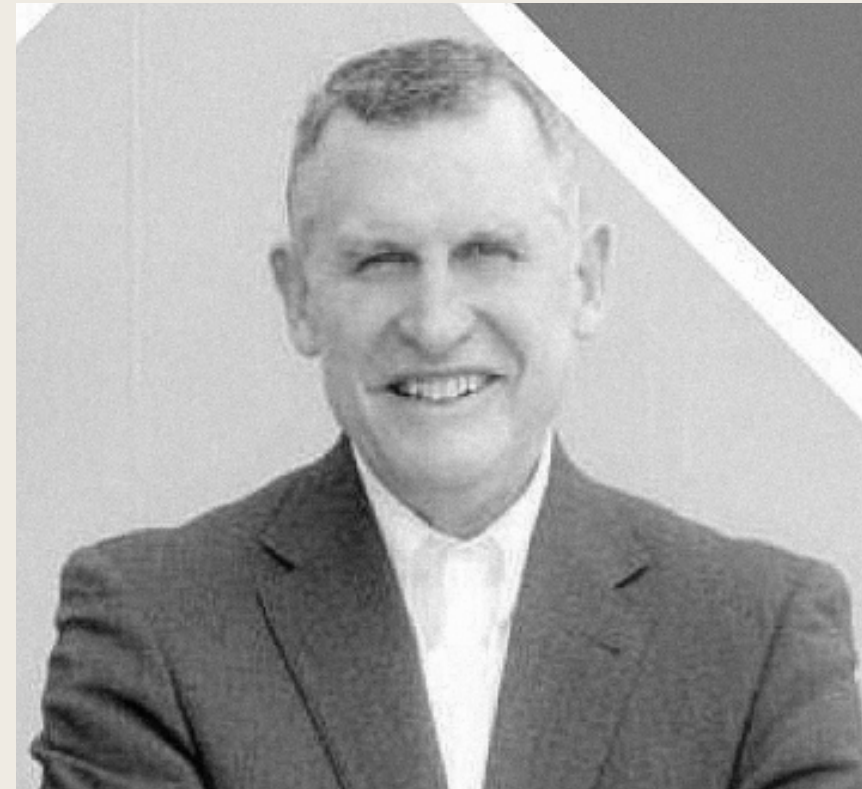
The Team



Edica Constructora
Construction Firm

Edica Constructora is one of Costa Rica's most trusted construction firms, having recently celebrated its 65th anniversary. Known for their innovative spirit and commitment to quality, Edica approaches every project with a studied technical prowess.

Having built some of the country's most prestigious projects, including the Ritz Reserve, the Juan Santamaria International Airport, and the Jade Museum, Edica is the ideal partner for this exceptionally high-end property.



José Luis Salinas Ollé
Project Manager

José has been a member of the American Institute of Architects (AIA) for over 21 years and was elected in 2017 as Honorary Fellow of the organization.

16 years ago while he was VP of the "Colegio de Arquitectos de Costa Rica", he convinced the Board of Directors to work with the AIA to open the doors to the Costa Rican Architects to improve their professional knowledge. Since then, an agreement for mutual cooperation between both Institutions has been signed. In 2007 and 2008, Jose worked to organize the AIA Costa Rican Chapter with the legally established organization in San José.



Luigi Madrigal (JIMACO)
Internal Engineer

Civil engineer Luigi Madrigal has been involved in luxury development as a developer and as general contractor within the construction industry for over 20 years.

Luigi's expertise and involvement in over 150,000 square meters of successful projects and developments ensures he always delivers the highest quality final product.



The Team



SW Consulting

SW Consulting is a full-service real estate advisory firm representing individuals, companies, and brands at the highest professional standard. The company prides itself on being the connective thread among the various facets of the Real Estate and Hospitality Industry. The relationships cultivated over the years with owners, operators, capital markets, brokers, and third-party consultants give clients unparalleled access to best-in-class solutions for their Real Estate needs. Over the past 30 years, the company and its principals have gained extensive experience in selling and marketing the highest level of branded residential projects including Aman, Six Senses, Rosewood Four Seasons, Waldorf Astoria, Fasano, and Viceroy.



Mark Randall Director of Sales

Mark has always had a deep passion for the real-estate industry. Having initiated Chicago's very first "Hotel Condo Project" better known as the Raffaello Hotel as well the largest condominium conversion in the history of the U.S. at Park Place Tower. After a blessed tenure in and around Chicago's Magnificent Mile and a start up in Charleston, S.C he joined The Palazzo Tornabuoni restoration in Firenze, Italy broadening his horizons even further. The desire to challenge himself through real-estate led Mark to settle in Costa Rica 9 years ago. As an urban dweller he can personally attest as to how the ideas and concept of "Pura Vida" can positively impact his clients' li.



Thomas Molloy Vice President of Sales

On an international scale Thomas Molloy brings a combination of experience in private equity investment management, tourism development, and international sales/investor strategy. With over twenty years of relationships with off-shore equity partners sourcing real estate acquisitions and investments in Costa Rica and internationally Thomas is a true asset to Islas buyers. Thomas has the quintessential combination of real estate knowledge and experience on strategic maneuvering in Costa Rica that makes him a genuine resource for Islas' buyers looking to understand the A-Z of Costa Rica offshore investing and management of their asset. Standing with a multitude of off-shore.







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