



**FLATS**

CONDOMINIUMS AT

**MÍSTICO**

BEACH TOWN & RESORT

COSTA RICA





AERIAL OVERVIEW OF MÍSTICO

A map of Costa Rica with a green overlay indicating the location of the Místico resort. The map shows the country's outline and major cities: Puntarenas, San José, and Limón. A small circle marks the location of Místico in the central Pacific region. Labels include 'COSTA RICA', 'PACIFIC OCEAN', and 'CENTRAL PACIFIC AREA'.

COSTA RICA

PUNTAARENAS

SAN JOSÉ

LIMÓN

PACIFIC OCEAN

CENTRAL PACIFIC AREA

REGIÓN NACIONAL DE MANUEL ANTONIO

THIS IS

# MÍSTICO



# WHY MÍSTICO?

Born as a family project created by Manuel Cisneros, CEO & Partner of 506De-velopers - a Costarican Real Estate Development company with 50 years of tra-jectory in the country - **Místico was born to fulfill 2 purposes:**

To become the ultimate living community, embracing a thorough understanding of the evolution of the living concept as more than just a place. **An experience where all our needs find comfort in this promised land of Costa Rica.**

To recapture and regenerate what was once empty farmland surrounded by an abundance of biodiversity making **Místico an extension of the existing biological corridors throughout the community.**

“ For over 50 years, our goal has been to *DESIGN + DEVELOP* places to live; work; buy better and play better. We have created this magnificent satellite city to serve both as an alternative or complementary place for the urban San José city living, as well as the dream destination for those who chose permanently living in a sustainable yet dazzling convenient life right in the heart of the Pacific coast.



Manuel Cisneros





# 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 urbanization grants on the Pacific Coast of Costa Rica.

Early development stages started circa 2012 (with around 320 acres back then). Through the years, Místico continues to grow and evolve. Today, it features an expansive site boasting **790 acres of land** with **over 2000 feet of titled beachfront** allocating an incredible **50%** of the entire project to **conservation** and about **400 acres of real estate development** divided into **7 neighborhoods** - each offering a unique mix of real estate; hospitality; experiences and commercial opportunities.

“ We have meticulously curated every inch to maximize connection with nature, including underground utilities, large art sculptures and communal areas throughout: an equestrian center, lakes, organic farm, biological corridors, educational center, walking & biking trails, social clubs, beach access & more!

*Místico is both an Experience and Lifestyle oriented community with a diversity of investment options and inclusive elements.*



Mathew Flynn | Masterplanner

”





# PUEBLO MÍSTICO

- 1 COMMERCIAL CENTER | **C**
- 2 EDUCATIONAL CENTER | **S**
- 3 DOWNTOWN PUEBLO | **R H C**  
Commercial and residential
- 4 SPORTS CLUB | **MC**
- 5 HEALTH CENTER | **S**  
Clinic & Medical Tower.

# LA HACIENDA

- 6 EQUESTRIAN CENTER | **E**
- 7 EQUESTRIAN LODGE | **H**
- 8 HACIENDA ESTATES | **R**
- 9 WELCOME CENTER | **I**
- 10 ORGANIC FARM | **E**  
Gastro & Agriculture Center.
- 11 CAMP | **H**
- 12 FOREST PARK | **E**
- 13 GLAMPING AREA | **H E**
- 14 ACTIVE SENIOR LIVING | **H E**

# PACIFIC MÍSTICO

- 15 PACIFIC LIVING | **R C**  
High-end residential beach life.
- 16 EVENT ZONE | **H**
- 17 FLOATING HOTEL | **H**
- 18 SKATE PARK | **E**
- 19 BIOLOGICAL STATION | **E**

# HERMOSA MÍSTICO

- 20 SURF ACADEMY HOTEL | **H**
- 21 SURFER'S TOWN | **R C**
- 22 SURFER'S HOTEL | **H**
- 23 BEACH CLUB | **MC**
- 24 SURF HUB | **E**
- 25 LUXURY BOUTIQUE HOTEL | **H**
- 26 BEACH FRONT | **R C**  
COMMUNITY |  
Beach Living Mix Use Area.



# LOS LAGOS

- 27 SOCIAL CLUB | **MC**
- 28 BOUTIQUE HOTEL SITE | **H**
- 29 NAUTILUS | **R**
- 30 FLATS | **R**
- 31 LAKUS | **R**

# MÍSTICO RESERVE

- 32 SALES OFFICE & PROPERTY MANAGEMENT
- 33 LAS CUADRAS | **E**  
Equestrian Stables.
- 34 COMMUNITY CENTER | **S E**
- 35 THE RESERVE LODGE | **H**
- 36 CENTRAL PARK | **E**
- 37 RESIDENTIAL AREA | **R**
- 38 RESIDENTIAL AREA | **R**
- 39 RESIDENTIAL AREA | **R**

# LAS COLINAS

- 40 FUTURE DEVELOPMENTS | **R**

## CATEGORIES

- C** COMMERCIAL
- S** SERVICES
- H** HOSPITALITY
- E** EXPERIENCE
- R** REAL ESTATE
- MC** MÍSTICO'S MEMBERS CLUB

## GENERAL

- ⊕** ACCESS POINT
- ☁** RAIN FOREST
- 🏄** SURFING
- 🗿** ART SCULPTURES
- P** PARKING ZONE
- 📶** WIFI
- ♿** PUBLIC ACCESS
- 🐾** PET FRIENDLY
- 🕊** CHILL ZONE



# MÍSTICO IN NUMBERS

790

Acres is the total size of the property.

2

Thousand Feet of Protected Beach Front.

4

Rivers run thru the property.

50%

Of the entire project to conservation.

30+

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

10+

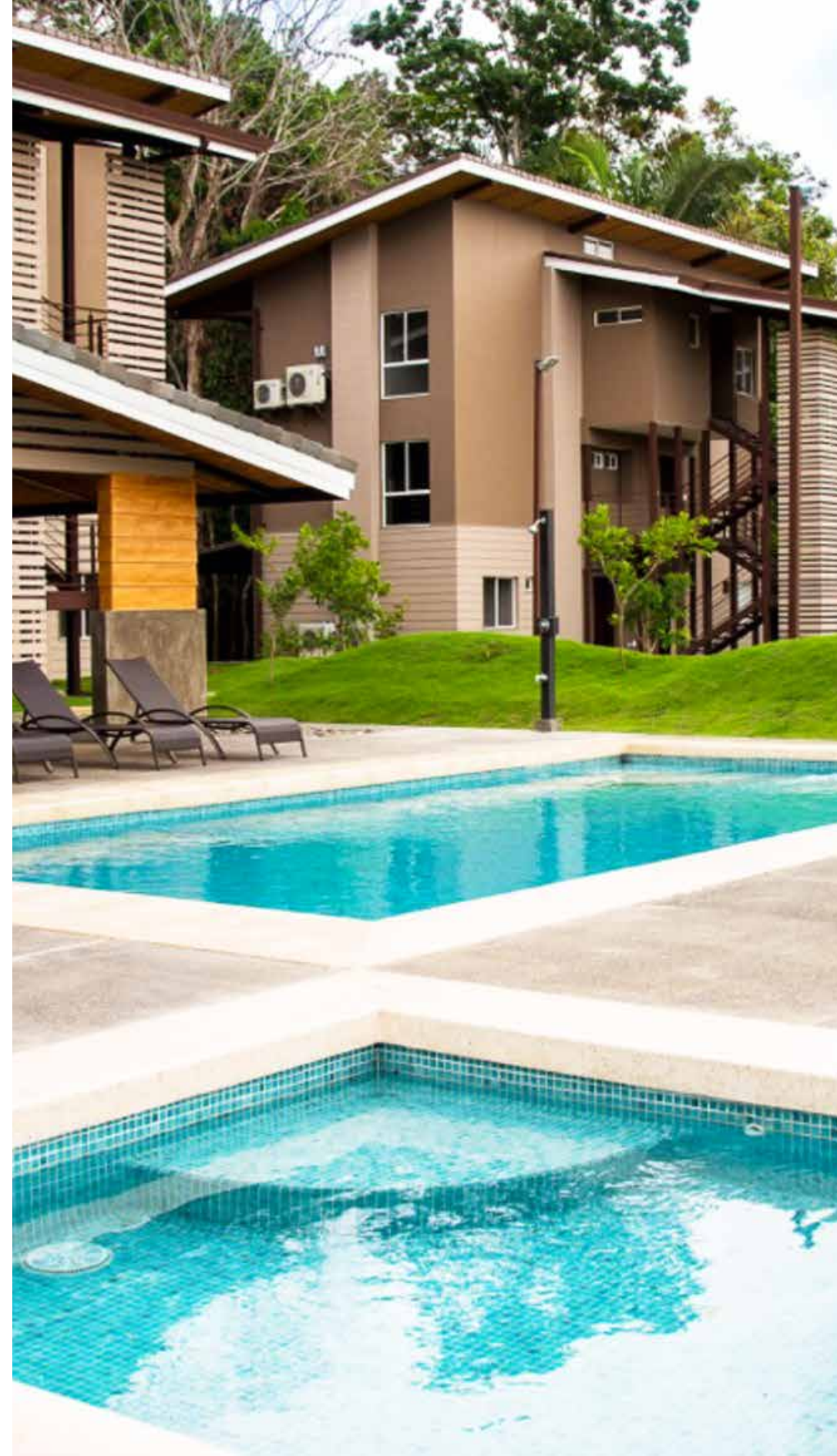
Experience Centers.

3

Clubs. Social, Beach & Sports.

165

Different species of birds colive with us.







VIEW FROM THE STREET

THIS IS  
**FLATS**





**FLATS**

EASY LAKE ACCESS





# WHY FLATS?

THE FLATS COMMUNITY OFFERS A TOTAL OF 12 LIGHT FILLED UNITS SURROUNDED BY NATURAL LANDSCAPING, ALL WITH SPECTACULAR FOREST OR LAKE VIEW.

Our designs integrate spacious indoor/outdoor style living incorporating the use of beautiful natural light, nestled in a privileged location within the community featuring privacy and gorgeous views, combining secluded comfort with convenient access to community amenities & activities, as well as the use of state of the art “smart” technology improving resident & visitor experiences, these are just some of the main features of this innovative community within Místico.

## UNIT AMENITIES INCLUDE:

- Smart controlled access integrating kitchen, living and dining rooms.
- Walk in closets for all master bedrooms.
- Parking & storage spaces
- Common areas featuring an outdoor BBQ space; pool and guest parking.

FLATS ALSO FEATURES  
Fiber optic; LED lighting;  
an elevator and  
premium finishes.














THIS COMMUNITY WITHIN MÍSTICO OFFERS 2 UNIT TYPOLOGIES INCLUDING MODEL B AND C APARTMENTS RANGING FROM 148m<sup>2</sup> TO 180m<sup>2</sup> / 1593 TO 1937 sqft.

All units have a Balcony or Terrace - magnificently designed in an efficient floor plan.

**FLATS**  
CONDOMINIUMS

## FLATS AMENITIES

-  Visitors Parking
-  WIFI
-  Storage Area
-  Pet Friendly
-  Swimming Pool
-  Bike Path
-  Canoeing
-  BBQ Area
-  Handicapped ramp





# MODEL B

3 BEDROOMS 2 BATHROOMS

TOTAL AREA OF THE UNIT: 148m<sup>2</sup>

 **111m<sup>2</sup>**  **28m<sup>2</sup>**  **9m<sup>2</sup>**

MASTER BEDROOM	10.94m <sup>2</sup>
BEDROOM	12.31m <sup>2</sup>
BEDROOM	10.52m <sup>2</sup>
LIVING   DINING	24.01m <sup>2</sup>
KITCHEN	11.34m <sup>2</sup>
LAUNDRY	2.65m <sup>2</sup>
ENTRANCE   HALLWAY	12.09m <sup>2</sup>
MAIN BATHROOM	4.39m <sup>2</sup>
SECONDARY BATHROOM	3.94m <sup>2</sup>
TERRACE	12.44m <sup>2</sup>
WALLS	6.29m <sup>2</sup>



# MODEL C

3 BEDROOMS 2 BATHROOMS

TOTAL AREA OF THE UNIT: 180m<sup>2</sup>

 **143m<sup>2</sup>**  28m<sup>2</sup>  9m<sup>2</sup>



MASTER BEROOM	12.51m <sup>2</sup>
BEDROOM	12.29m <sup>2</sup>
BEDROOM	10.51m <sup>2</sup>
LIVING   DINING	23.05m <sup>2</sup>
KITCHEN	11.51m <sup>2</sup>
LAUNDRY	2.65m <sup>2</sup>
ENTRANCE   HALLWAY	11.47m <sup>2</sup>
BATHROOM	9.75m <sup>2</sup>
WALK IN CLOSET	3.69m <sup>2</sup>
MEZANNINE	18.95m <sup>2</sup>
TERRACE	12.44m <sup>2</sup>
EXTERNAL PORCHE	6.13m <sup>2</sup>
WALLS	8.21m <sup>2</sup>





# FLATS PLAYERS

**DEVELOPER:** **DESARROLLADORES**  
**506**

Desarrolladores 506 is a Costa Rican real estate company specializing in construction and urban development projects. We have more than 50 years of experience in this industry, always committed to innovation and excellence.

**SALES:** **DESARROLLADORES**  
**506**

The experienced Sales team at Desarrolladores 506 is prepared to meet your expectations in commercial or residential real estate development.



# MÍSTICO

BEACH TOWN & RESORT

— COSTA RICA —

