

The background is a dense, close-up photograph of various tropical leaves, including large monstera leaves with characteristic holes and broad, ribbed leaves. A white rectangular box is centered over the image, containing the project's name and location.

LAKUS

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 Pacific Ocean to the west and the Central Pacific Area in the center. Key locations like San José, Puntarenas, and the Místico region are marked. The text 'COSTA RICA' is at the top, and 'PACIFIC OCEAN' is at the bottom left of the map.

COSTA RICA

PACIFIC OCEAN

THIS IS

MÍSTICO

WHY MÍSTICO?

Born as a family project created by Manuel Cisneros, CEO & Partner of 506Developers - a Costarican Real Estate Development company with 50 years of trajectory 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.

MÍSTICO

BEACH TOWN & RESORT
— COSTA RICA —



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.

2k+

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.





BUILDING FAÇADE

THIS IS
LAKUS



LAKUS

VIEW FROM THE PENTHOUSE UNITS | NOT RENDERED



WHY LAKUS?

THE LAKUS COMMUNITY OFFERS A TOTAL OF 20 LIGHT FILLED UNITS SURROUNDED BY NATURAL LANDSCAPING, ALL WITH SPECTACULAR VIEWS OF THE LAKE.

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.

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













ACTUAL PICTURE OF OUR MODEL UNIT ON SITE

THIS COMMUNITY WITHIN MÍSTICO OFFERS 3 UNIT TYPOLOGIES INCLUDING WEEKEND, GARDEN AND PENTHOUSE APARTMENTS RANGING FROM 98m² TO 241m² / 1000 TO 2600 sqft.

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

LAKUS
CONDOMINIUMS

LAKUS AMENITIES

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

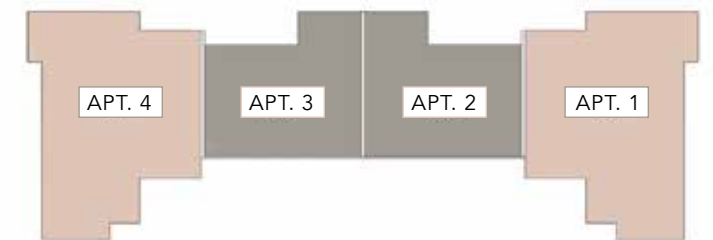


GROUND LEVEL | 4 APARTMENTS

2 CORNER UNITS OF 148m²/1600 sqft WITH A PRIVATE GARDEN AREA OF AROUND 90m²/970 sqft.
2 CENTER UNITS OF 102m²/1100 sqft WITH A PRIVATE GARDEN AREA OF 24 & 37m²/260 & 400 sqft.

SPECIAL FEATURE: private garden areas offer an exclusive option to Integrate a private swimming pool in your backyard for an extra \$15,000 USD.

Private yards grant these amazing ground floor garden apartments a home-like feeling. All feature a private patio or terrace with views of the lake "Los Lagos" and gorgeous landscaping. The units can be 3 or 4 bedroom apartments.



GROUND LEVEL | 4 APARTMENTS

APT. 3



	Plant	Balconies & Terraces	Green Area	Parking Spaces	Storage Area	Total
Center Units	67m ²	11m ²	37m ²	14m ²	3m ²	133m ²
	721 sqft.	120 sqft.	398 sqft.	150 sqft.	32 sqft.	1435 sqft

APT. 4



	Plant	Balconies & Terraces	Green Area	Parking Spaces	Storage Area	Total
Corner Units	103m ²	22m ²	Around 98m ²	14m ²	3m ²	240m ²
	1109 sqft.	237 sqft.	1054 sqft.	150 sqft.	32 sqft.	2584 sqft.



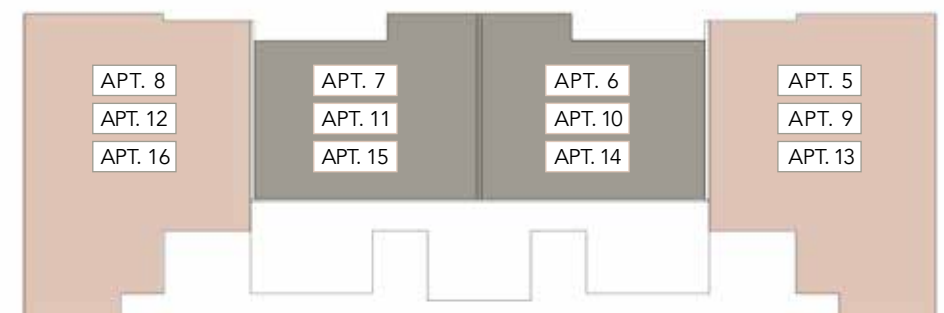
LEVELS 2 - 4 | 12 APARTMENTS

6 CORNER UNITS OF 139m² / 1500 sqft.

6 CENTER UNITS OF 98m² / 1100 sqft.

All 12 units have spectacular views of the lake and have been perfectly designed with the use of smart integrations offering a seamless experience surrounded by nature.

These units can be 2 or 3 bedroom apartments, all with their private parking space and state of the art controlled smart technology.





APT. 8

	Plant	Balconies & Terraces	Parking Spaces	Storage Area	Total
Corner Units 2 per floor	103m ² 1109 sqft.	14m ² 150 sqft.	14m ² 150 sqft.	3m ² 32 sqft.	134m ² 1439 sqft.



APT. 11

	Plant	Balconies & Terraces	Parking Spaces	Storage Area	Total
Center Units 2 per floor	67m ² 721 sqft.	11m ² 86 sqft.	14m ² 150 sqft.	3m ² 32 sqft.	96m ² 1035 sqft.



LEVELS 5 & 6 | 4 PENTHOUSES

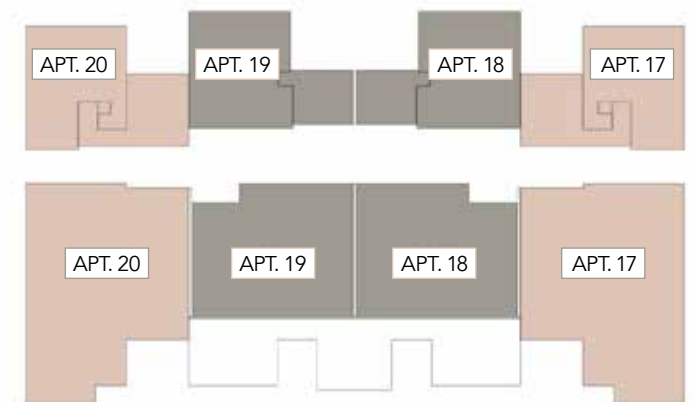
2 TWO-STORY CORNER UNITS OF 241m² /2600 sqft.

2 TWO-STORY CENTER UNITS OF 176m² /1900 sqft.

Special feature: 2 parking spaces

Located on the 5th & 6th floors of the building, four 2-story penthouses that offer both spectacular lake & rainforest views.

The 2 units located in each corner feature 5 bedrooms with a plant area of 173m² /1900 sqft.
The 2 units in the heart of the building offer 4 bedrooms with a plant area of 133m² /1400 sqft.





APT. 19 1^{ST.} FLOOR



APT. 19 2^{ND.} FLOOR

	Plant	Balconies & Terraces	Parking Spaces	Storage Area	Total
Center Units 2 stories	123m ² 1324 sqft.	11m ² 118 sqft.	28m ² 301 sqft.	3m ² 32 sqft.	166m ² 1789 sqft.



APT. 20 1ST. FLOOR



APT. 20 2ND. FLOOR

	Plant	Balconies & Terraces	Parking Spaces	Storage Area	Total
Corner Units 2 story	163m ²	36m ²	28m ²	3m ²	231m ²
	1755 sqft.	388 sqft.	301 sqft.	32 sqft.	2485 sqft.



LAKUS PLAYERS

THE CONSTRUCTING METHOD:

The Lakus building method gifts an added value to our investors, as it provides a **cost efficiency** during construction by integrating a unique technology with a solid trajectory as well as a **safer product** that features better seismic resistance when compared to traditional building methods.



DEVELOPER:



CONSTRUCTOR:



ARCHITECTURE &
DESIGN:



FINANCING:



SALES:



MÍSTICO

BEACH TOWN & RESORT

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