

ESTATE



HOMES

MIRA

— AT —

PACIFICO

COASTAL LIVING
COSTA RICA

COASTAL LIVING REDEFINED



Close your eyes and picture yourself in some far-away, exotic land. Amidst the clear azure sky, the life-giving sun smiles generously downward, radiating warmth and exhilaration. You're blissfully reclined on a beautiful and soft sandy beach with crisp blue waters lazily lapping an arm's length away. Lush greenery is everywhere, a host to exotic and colourful species you never even knew existed. It's the most incredible vacation paradise you could ever imagine; you'll never want to leave.

Welcome to Pacifico in the heart of Costa Rica's Playas del Coco nestled in the hills overlooking Coco Bay, where the perfect resort vacation experience never has to end. A place where everyday life is elevated to luxurious new heights, with a beautiful sandy beach, a full range of active lifestyle amenities at your whim, even a beach club and fine dining all interwoven into this Heaven-on-Earth place you can call home.



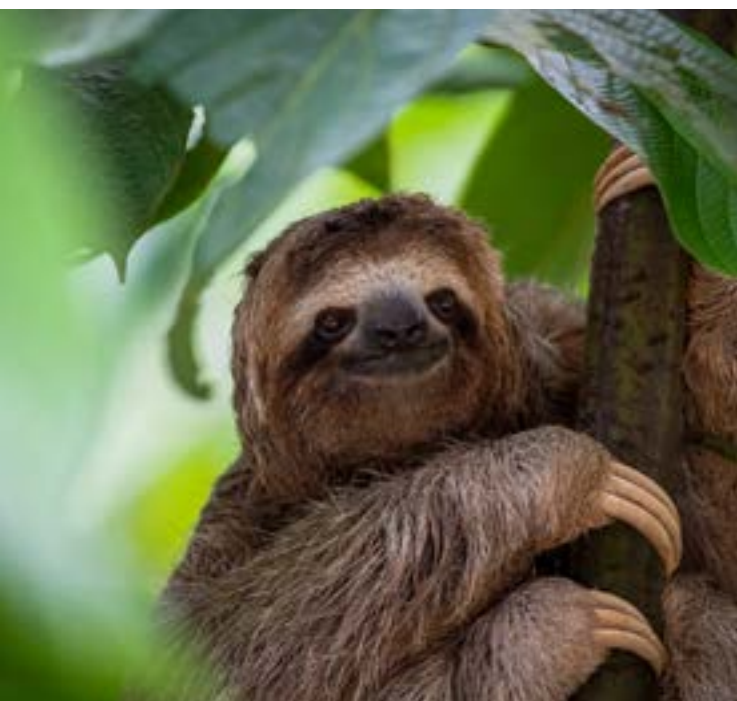
THE CROWN JEWEL OF PACIFICO



SO MUCH TO DO AND ALL THE TIME IN THE WORLD

Pacifico living takes all your favourite things in life to the next level. Whether you're exploring nature, enjoying one of the many activities on-site or relaxing beachside, Pacifico's phenomenal location in the Papagayo Region enjoys the least amount of rainfall in all of Costa Rica – so you can always do more of what you love.





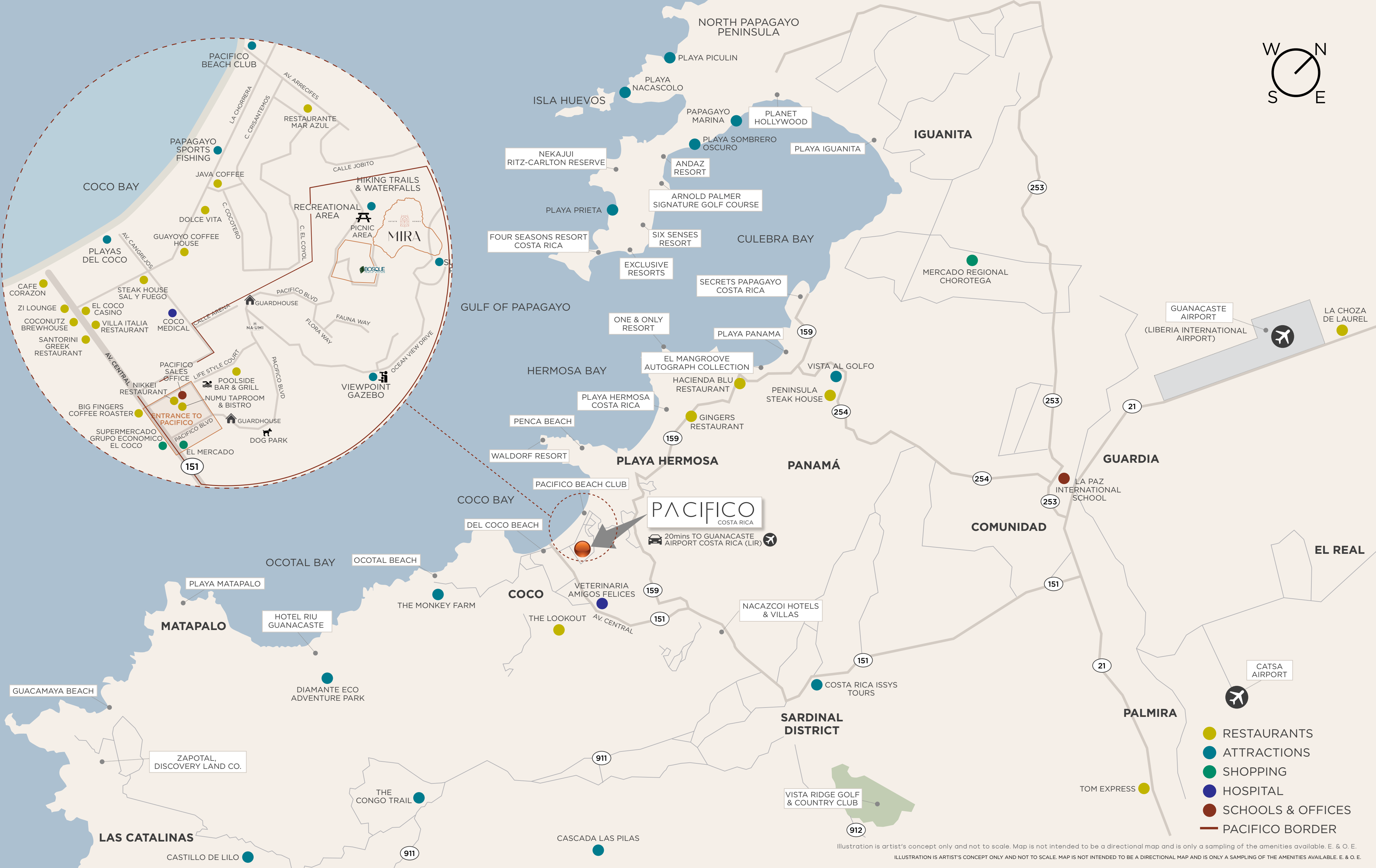
EXPERIENCE LOCAL CULTURE

- Surfing
- National Parks
- Sport Fishing Tours
- Witch's Rock
- Local Wildlife
- Beaches



ONE OF THE MOST ASPIRED RESORT LOCATIONS IN THE WORLD

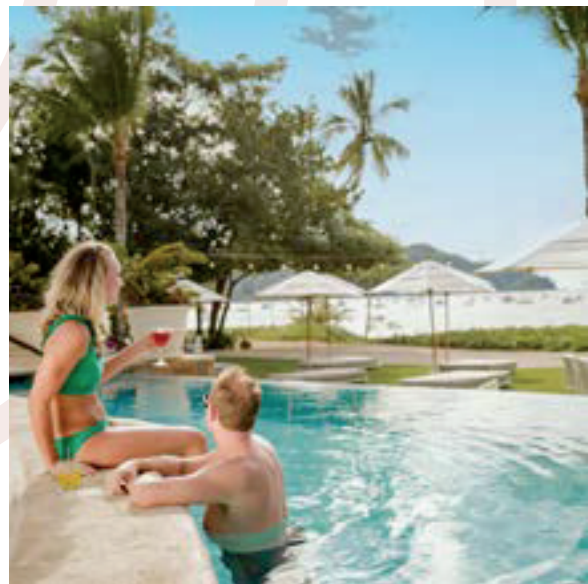
Pacífico is surrounded by prestigious neighbours like The Four Seasons, Ritz Carlton, and Waldorf Astoria. MIRA offers the same stunning views at a more accessible price. It is conveniently located less than 30 minutes from Liberia International Airport, which has daily direct flights, making travel easy. Within the Pacífico community gates, you'll also find amenities such as a retail village, Plaza Pacífico (offering co-working space) and a grocery store, adding to the convenience of living here.





YOUR EXCLUSIVE BEACHSIDE VENUE

The exclusive Pacifico Beach Club is the ultimate game-changer. Virtually float on air in an infinity pool, lounge in the Jacuzzi, order divine fresh bites and custom cocktails, or host an unforgettable event with your friends and family, all with the pristine beach and welcoming Coco Bay waters just footsteps away.



THE NEXT WAVE IN BOATING EXCITEMENT: THE NIMBU BOAT CLUB



The Nimbu Boat Club is Costa Rica's first members-only boat club and is exclusive to Pacifico homeowners. Enjoy all the benefits of owning a boat without any of the hassle or upkeep. Whether it be a world-class fishing adventure, whale watching, or time spent on a secluded beach, our concierge team will work with you to customize your experience. Amenities include a professional captain and crew, food and beverages, and water toys and equipment on the club's top-of-the-line watercrafts. Departing from the Pacifico Beach Club, the Nimbu Boat Club is designed to deliver an experience of a lifetime.



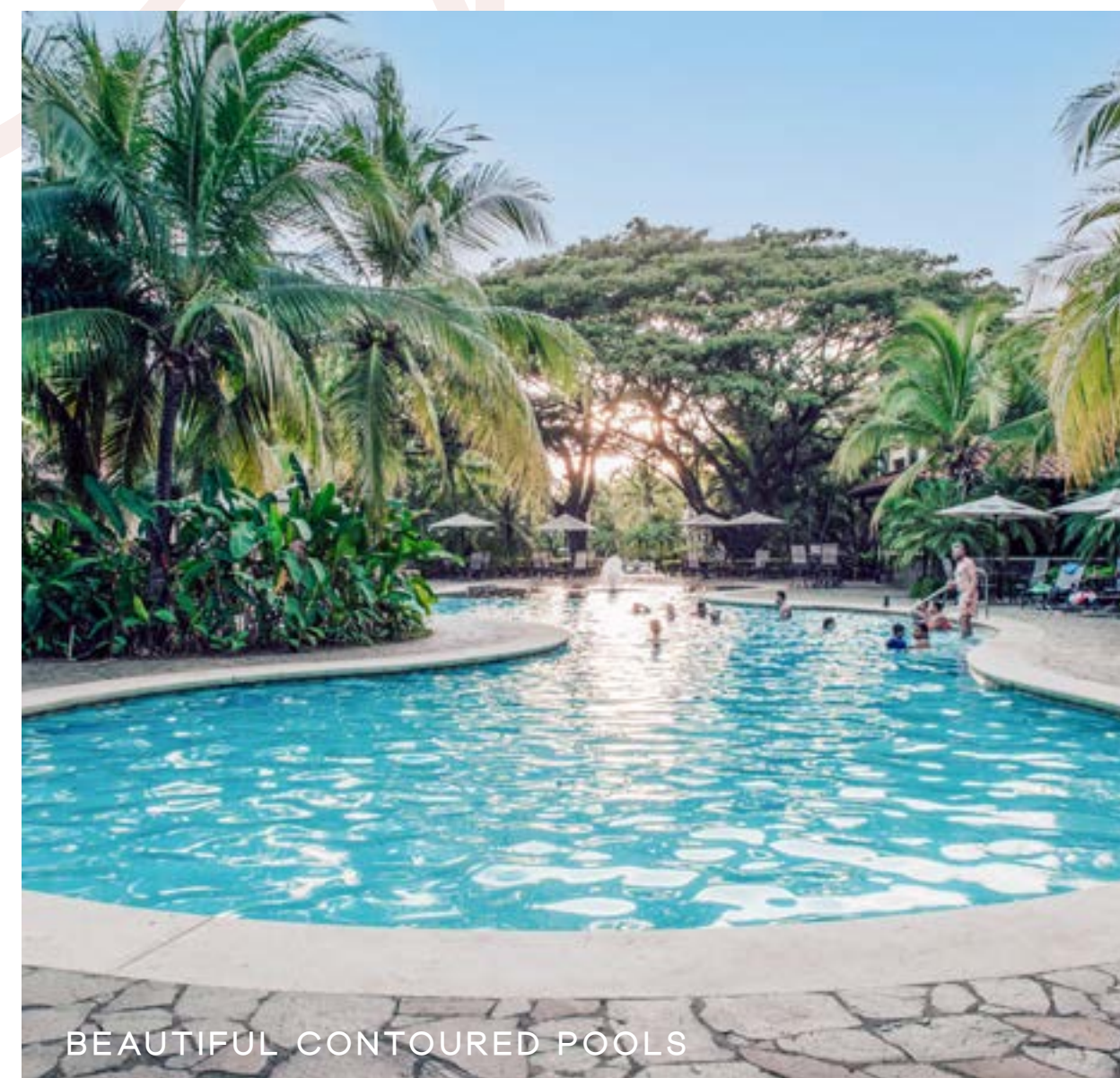


EVERY POSSIBLE AMENITY HAS BEEN THOUGHT OF

At Pacifico, enjoy the many resort-like amenities at your fingertips. Swim on a cloud at any of the gracefully contoured pools that meander through the property. Lounge with good company in one of the pools' many inlets. Climb the Sunset Peak hiking trail and enjoy a picnic near the waterfall. Partake in friendly competition at the multi-sport complex or take some time to stay centered with a yoga break. Engage in some family fun at the children's play area or designated dog park.



GYM



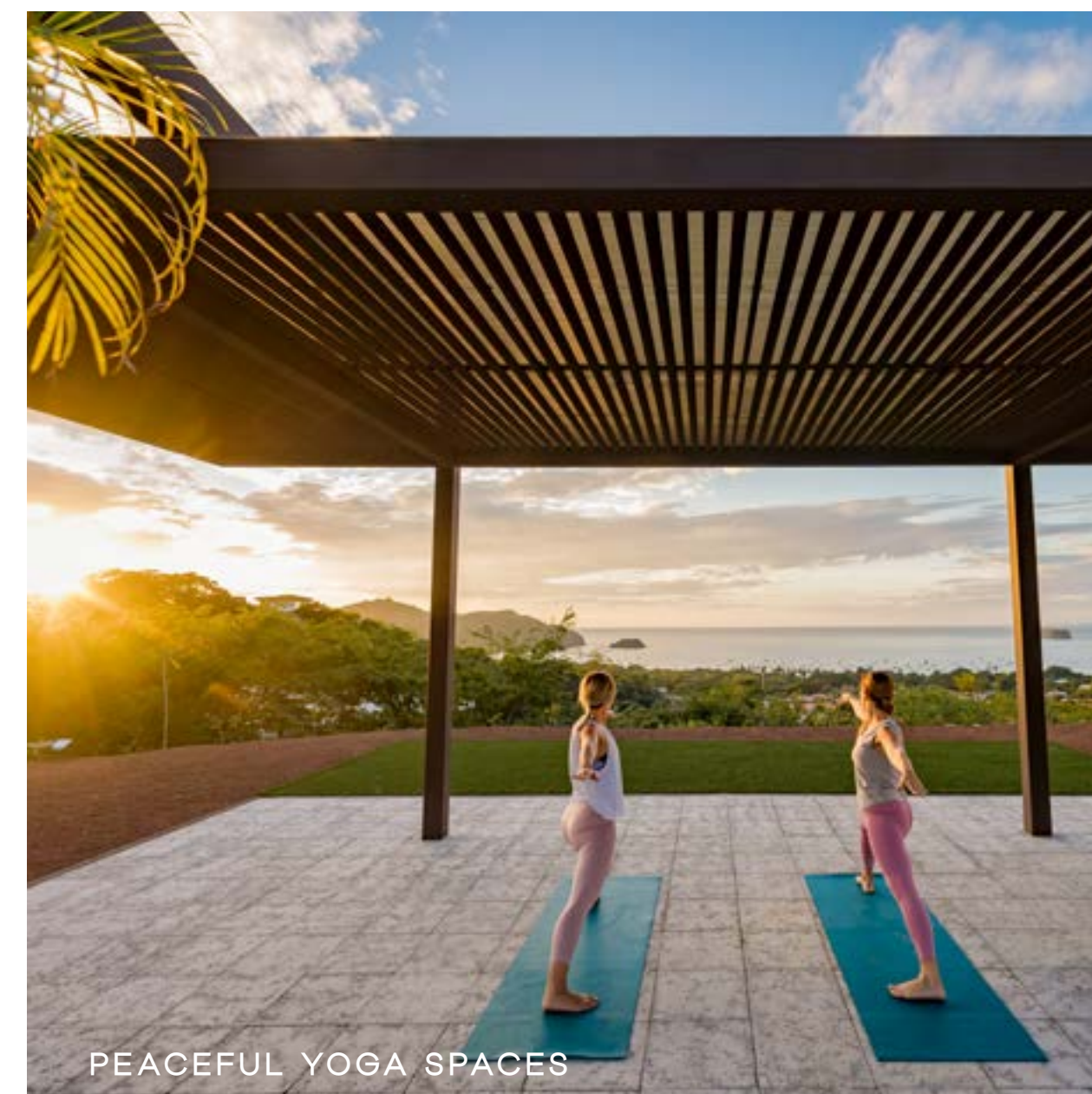
BEAUTIFUL CONTOURED POOLS



CHILDREN'S PLAYGROUND



MULTI-SPORT COMPLEX



PEACEFUL YOGA SPACES



SAVOUR FINE LATIN FLAVOURS

Idyllically located within Pacifico's Beach Club, Alma Santa restaurant presents exquisite Latin cuisine skillfully fashioned from fresh, local ingredients, while the Blu Bar offers pool or beach-side dining. Pacifico's Piña Shack serves snacks and beverages throughout the many pools within the community. The on-site retail village expands your dining options with additional restaurants offering a variety of creative and flavourful dishes.









MIRA

SITE PLAN

As the crown jewel of Pacifico, MIRA is perched at the community's highest point, these expansive lots offer panoramic ocean and mountain views of the surrounding landscape.





LIFE'S A JOURNEY

BEAUTY ON THE INSIDE



FINE DINING. AT HOME.





WHERE ACTION-PACKED DAYS TURN
INTO EXCEPTIONALLY RESTFUL NIGHTS





NATURE INSPIRED SPA LIKE ENSUITES



TRANQUIL PICTURESQUE
OUTDOOR LIVING







DESIGN GUIDELINES

ARCHITECTURAL STYLE

- Architectural Style: Homes will follow a “Tropical Contemporary” style with no colonial elements, arches, or awnings. Clean lines, dark window frames, and symmetrical designs are required.

ROOFING

- Roofs must include either green roofs, concrete slabs, or flat clay tiles. A minimum of 20% and a maximum of 30% of the roof should be dedicated to green (garden) roofing.

EXTERIOR MATERIALS

- Exterior walls must use natural, dark-toned materials, such as local stone and wood. Light-colored veneers or finishes are not permitted.

LIGHTING

- Only low-voltage LED lighting is permitted, with soft, warm tones to reduce light pollution.

LANDSCAPING

- Landscaping will emphasize native, drought-resistant plants and maintain a natural dry tropical aesthetic. Irrigation systems must use efficient, low-emission technology, such as drip systems.

PRIVACY AND SCREENING

- HVAC, pumps, and other mechanical equipment must be screened from view. Vegetation or other barriers should be used for privacy and visual consistency.

FENCING AND BARRIERS

- Cyclone fencing up to 1.25m is allowed if it is covered with vegetation. Natural plant hedges are encouraged for privacy.

SETBACKS

- Buildings must follow specific setbacks from property lines, roads, and neighboring lots to maintain space and privacy.

CONSTRUCTION COMMITTEE

- Owners must consult the Pacifico Construction Committee before starting design and construction to ensure compliance with all guidelines.





THE TEAM

DEVELOPER

PACIFICO

Pacifico is owned and operated by a Canadian entrepreneur and a local Costa Rican businessman who has been involved in Pacifico since its earliest days. Together, the duo brings a strong understanding of North American modernities and technologies, fused with the colourful Costa Rican culture, connections and a passionate sense of community. The developers provide many of the construction and project management services in-house, ensuring this groundbreaking development meets their vision for uplifting lifestyle amenities and a warm, inviting community that welcomes homeowners and visitors alike.

SALES & MARKETING

HIRSCH + ASSOCIATES

Hirsch + Associates is a premier full-service real estate firm that has been delivering unparalleled expertise and results for over 15 years. They partner with some of the most prominent developers, offering guidance at every stage of the process to bring visionary projects to life through a combination of deep industry knowledge and a passion for innovation. From master-planned communities, iconic high-rise condominiums, resort style developments and everything in between, Hirsch + Associates crafts bespoke sales programs, seamlessly blending strategic creativity with precise execution. With over 8,500 units sold, \$7.5 billion in sales, and 36+ projects successfully launched and completed, they take pride in delivering exceptional outcomes for their clients and creating lasting value for buyers.

klg | REAL ESTATE & CONSULTING

KLG Real Estate & Consulting collaborates with premier builders to bring pre-construction buildings and master-planned communities to life. As a strategic partner, the firm provides expert guidance and insight from initial concept to occupancy and everything in between. With eight years' experience, KLG has successfully positioned and sold many towers, resorts and master-planned communities.





An aerial photograph of a beach. The left side of the image shows the ocean with a textured, greenish-blue surface. A white line of surf separates the ocean from the sandy beach. Two small figures of people are walking along the shoreline, one slightly ahead of the other. The right side of the image is the sandy beach, which is a light tan color. The text "LIFE IS WHAT YOU MAKE IT" is overlaid in white, sans-serif capital letters across the center of the image, with the figures of the people walking between the words "IS" and "WHAT".

LIFE IS WHAT
YOU MAKE IT



MIRA

— AT —

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COASTAL LIVING
COSTA RICA

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