

**ORIGEN
PAPAGAYO**
Exclusive Beachfront Residences

An Exclusive Limited Collection of Luxury Beachfront Residences.

Your New Origin of
Beachfront Life Style



Located in Playa Panamá, in the Gulf of Papagayo, Guanacaste, one of the most privileged destinations on Costa Rica's Pacific coast.

Origen Papagayo is a collection of exclusive beachfront residences designed to integrate nature, architecture, and well-being within an exceptional coastal setting. Surrounded by tropical forest, wildlife, and breathtaking views of Bahía Culebra, the project allows the surrounding landscape to become an essential part of the Origen Papagayo experience.

Conceived as a beach club & wellness center, Origen Papagayo offers a lifestyle experience focused on relaxation, well-being, and a deep connection with nature.



Beachfront Life Style

With 0.25 miles of beachfront just steps away, the sound of the waves and the ocean breeze create a setting of complete tranquility.

Morning walks on the sand, breathtaking sunsets, and uninterrupted ocean views transform every moment into a unique coastal experience.

Here, the ocean becomes part of everyday life.



A full-page background image showing a sunset over the ocean. The sky is a deep orange and yellow, with the sun low on the horizon. The water is dark, with gentle waves breaking onto a sandy beach. The overall mood is peaceful and serene.

Serenity by the Sea

Bahía Culebra is a sanctuary of serenity, where calm waters and lush landscapes create one of the most beautiful coastal settings in Costa Rica.

Here, the ocean reflects the changing colors of the sky while gentle waves meet the shore in perfect harmony.



Why live in Costa Rica?

Live In An Exclusive Limited Collection of Luxury Beachfront Residences.



*Nature as your
everyday experience*

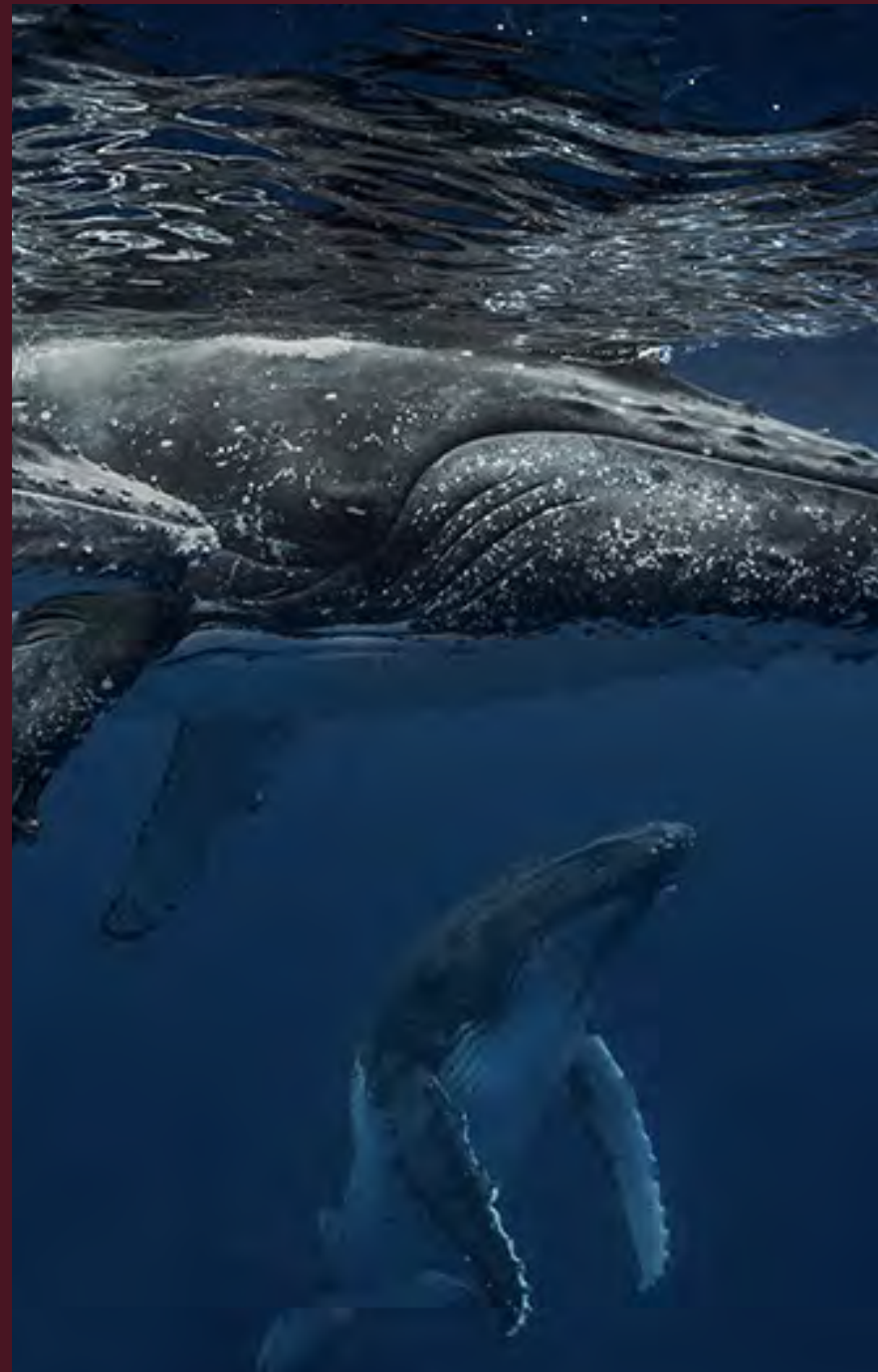
Costa Rica is home to nearly **5%** of the world's **biodiversity**

The Gulf of Papagayo is one of the richest regions in Costa Rica's North Pacific. Its waters are part of migratory routes for species such as humpback whales and dolphins, and serve as habitat for sea turtles and a wide diversity of fish.

On land, the region is dominated by tropical dry forest, home to a remarkable variety of flora and wildlife, including native trees, flowering species, monkeys, deer, and a wide range of birds.

More than **25%** of the national territory is protected as national parks or biological reserves, ensuring the natural landscape surrounding **Origen Papagayo** remains intact and pristine in perpetuity.

Pacific Natural Wonders



Whale Watching

Humpback whales migrate to Guanacaste's Pacific waters twice annually.

It is one of the longest whale-watching seasons on Earth.



Sea Turtle Nesting

Turtles nest on Guanacaste beaches seasonally.

This biological significance places the coastline under environmental protection.



Coffee & Cacao

Costa Rica's coffee industry ranks among the most prestigious in the world.

Cacao is gaining international attention for its fine aroma and sustainable practices.



National Parks

25%+ of Costa Rica's territory is protected land.

The undevelopable natural environment surrounding Origen Papagayo is a permanent feature.

100% Renewable Energy

Costa Rica generates over 98 percent of its electricity from renewable sources, primarily hydroelectric, along with geothermal, wind, and solar energy, making it one of the cleanest energy matrices in the world.

Residences at Origen Papagayo benefit from this national infrastructure, offering a lifestyle powered by clean energy from the start. This positions the project as an attractive opportunity for investors seeking assets aligned with sustainability and long term value trends in global real estate.



The Secret of a long Happy Life

Costa Rica is home to one of the world's five recognized **Blue Zones**, located in the Nicoya Peninsula, where people are known for living longer and healthier lives. Research links this longevity to factors such as strong social connections, active lifestyles, and diets based on fresh, local foods.

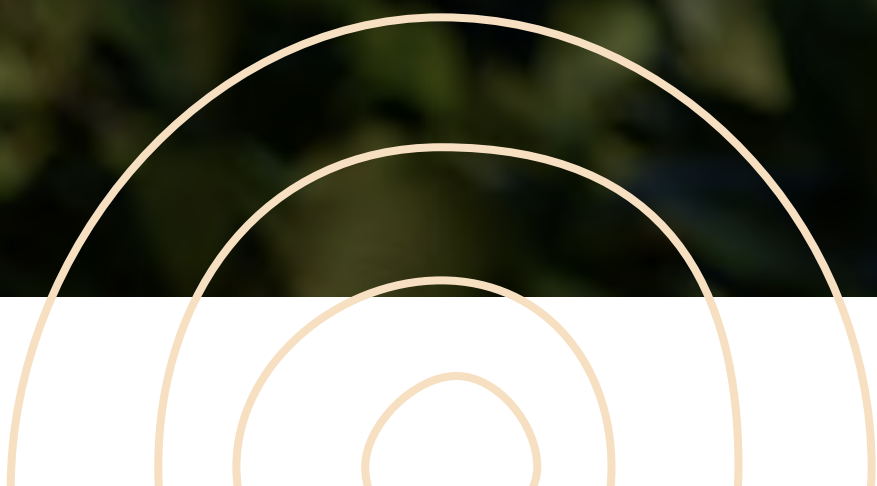
In the North Pacific region, near Origen Papagayo, this culture of wellbeing is part of everyday life, shaping an environment that naturally supports balance, longevity, and quality of living.



A country that chose peace

Costa Rica has a stable society with transparent elections, a free press, and a strong rule of law, making it one of the most solid democracies in the region.

Within this framework, property rights are fully protected and apply equally to both local and international buyers. This legal certainty reinforces Costa Rica's reputation as a secure and reliable destination for real estate investment.



World-class Bilingual Education

Costa Rica prioritizes education as a key pillar of its development, with strong public investment and free access to public schooling.

IB Programs

International Baccalaureate programs are available in select private schools. Offering globally recognized academic standards.

Bilingual

Bilingual education (English - Spanish) is widely integrated from early years in private institutions.

Public schools

Public education is state funded and tuition free, with growing incorporation of bilingual programs.

Outcome

Graduates from these systems are well prepared to pursue higher education both locally and internationally.



World-class Healthcare

Costa Rica is widely recognized as a leading destination for medical tourism, offering high quality healthcare services across the country. Private hospitals such as Hospital CIMA and Clínica Bíblica are internationally accredited (**AAA**) and known for their advanced medical care.

Residents also benefit from access to modern surgical centers, as well as high quality dental clinics and wellness facilities. This network of care provides a standard comparable to major international cities, often at more competitive costs, without compromising quality or accessibility.



Strategic Location Costa Rica

Costa Rica is in the heart of Central America, between the Caribbean and the Pacific, with easy access from North America.



Canada

Spain

United States

Costa Rica

Brasil



Strategic Location Costa Rica

Only 25 minutes from Liberia International Airport (LIR), with direct flights from major cities in the United States and Canada.

Easily accessible from the US, Canada, and Europe, this premier destination ensures seamless connectivity while preserving its natural beauty. With a private airstrip just 15 minutes away.

Liberia International Airport (LIR)



Juan Santamaría
International Airport (JSO)

Province Of Guanacaste

Located in the northwest of Costa Rica, Guanacaste is one of the country's most desirable destinations for luxury tourism and real estate investment.

Known for its pristine beaches, national parks, and vibrant culture, the region offers a unique combination of natural beauty and modern infrastructure.

With year-round sunshine and direct international access through Liberia Airport, Guanacaste has become a prime destination for both lifestyle living and property investment.



Gulf of Papagayo

Located on the majestic Pacific coast of Costa Rica, the Gulf of Papagayo is one of the country's most exclusive coastal destinations.

Recognized for its natural beauty and sustainable development, the region brings together luxury resorts, pristine beaches, and protected landscapes.

Designed to offer a refined experience of sun, ocean, and nature, Papagayo represents the perfect balance between exclusivity and environmental harmony.



Beaches

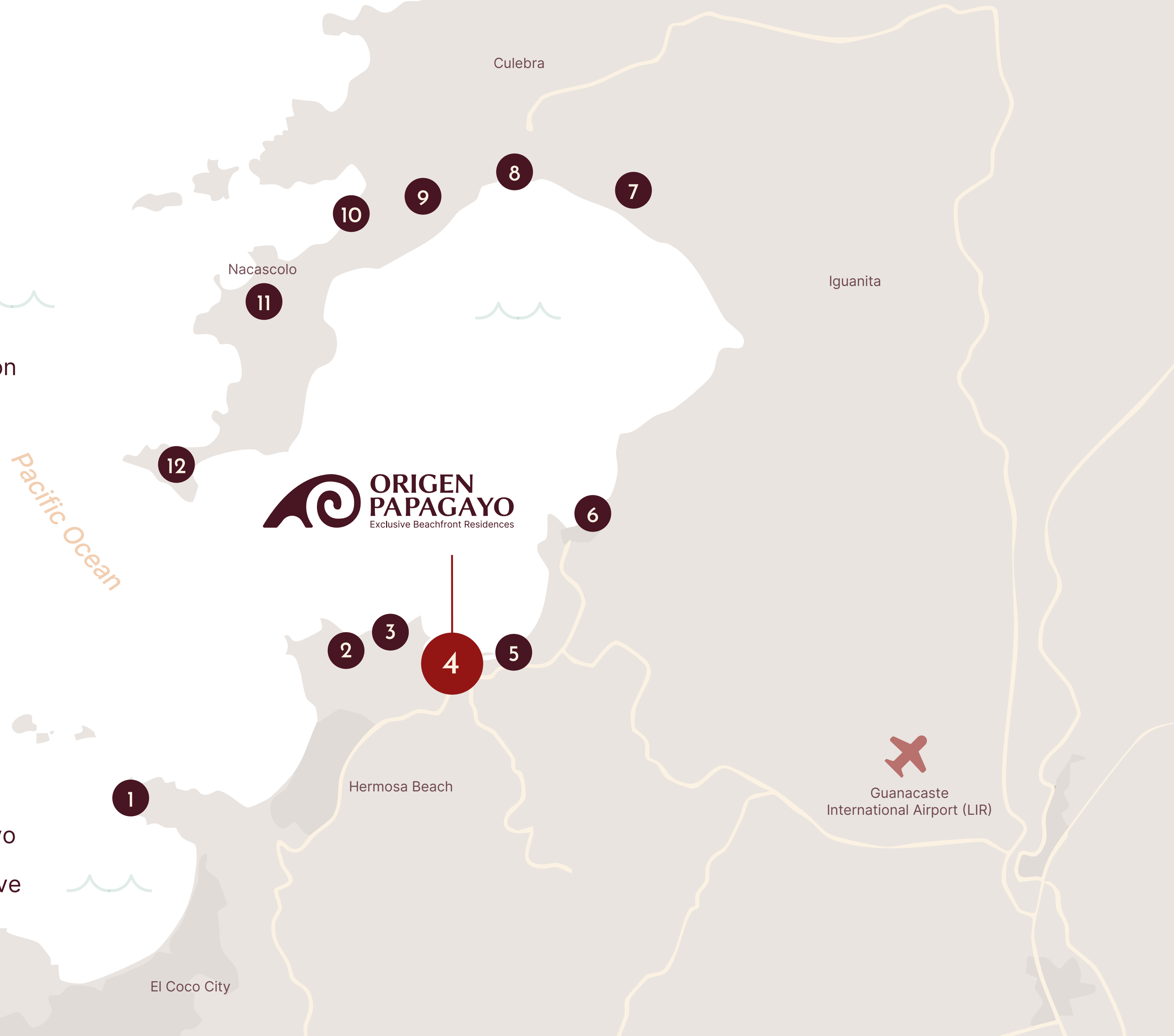
- 1 Playa Ocotal
- 2 Coco Beach
- 3 Calzon de pobre Beach
- 4 Hermosa Beach
- 5 Bonita Beach
- 6 Buena Beach
- 7 Panama Beach
- 8  ORIGEN PAPAGAYO
- 9 Arenillas Beach
- 10 Iguanita Beach
- 11 Manzanillo Beach
- 12 Nacascolo Beach
- 13 Blanca Beach



The Neighborhood

Gulf of Papagayo · North Pacific Costa Rica

- 1 Waldorf Astoria Costa Rica Punta Cacique by Hilton
- 2 The St. Regis Papagayo
- 3 Occidental Papagayo
- 4  ORIGEN PAPAGAYO
- 5 El Mangroove Autograph Collection by Marriott
- 6 Secrets Papagayo
- 7 Planet Hollywood by Royalton
- 8 Marina Papagayo
- 9 Andaz Peninsula Papagayo Resort by Hyatt
- 10 The Hive Private Residence Peninsula de Papagayo
- 11 Nekajui Peninsula Papagayo, a Ritz-Carlton Reserve
- 12 Four Seasons Resort Peninsula Papagayo



Featured Locations

- 1

Metropolitan Hospital (H)
Clinica Biblica (H)

🚗

40 minutes
18,8 mi | 30.4 km

2

Drugs Store - Farma One

🚗

7 minutes
2,6 mi | 4.5 km

3

Drugs Store - Fishel

🚗

20 minutes
8,2 mi | 13.2 km

4

Pricesmart

🚗

20 minutes
11,4 mi | 18.4 km

5

Guanacaste International Airport (LIR)

🚗

30 minutes
14,9 mi | 24 km

6

Wallmart

🚗

33 minutes
17,2 mi | 27.8 km

7

La Paz Community School (IB)

🚗

10 minutes
5,6 mi | 9.1 km

8

Dolphin's Academy School

🚗

20 minutes
7,7 mi | 12.5 km

9

Lakeside International School

🚗

15 minutes
8,3 mi | 13.5 km

10

Teocali Academy (IB)

🚗

40 minutes
19.07 mi | 30.7 km

The map illustrates the Papagayo region, highlighting various locations and their accessibility from a central point. The locations are numbered 1 through 10, each with a corresponding travel time and distance. The map includes geographical features like the coastline, islands (Culebra, Nacascolo, Iguanita), and major roads. Key landmarks such as the Guanacaste International Airport (LIR) and several hospitals and schools are marked. The ORIGIN PAPAGAYO logo is prominently displayed in the center, indicating the starting point for the featured locations.

ORIGIN PAPAGAYO
Exclusive Beachfront Residences

Locations and Travel Details:

 - 1. Metropolitan Hospital (H) / Clinica Biblica (H): 40 minutes, 18.8 mi | 30.4 km
 - 2. Drugs Store - Farma One: 7 minutes, 2.6 mi | 4.5 km
 - 3. Drugs Store - Fishel: 20 minutes, 8.2 mi | 13.2 km
 - 4. Pricesmart: 20 minutes, 11.4 mi | 18.4 km
 - 5. Guanacaste International Airport (LIR): 30 minutes, 14.9 mi | 24 km
 - 6. Wallmart: 33 minutes, 17.2 mi | 27.8 km
 - 7. La Paz Community School (IB): 10 minutes, 5.6 mi | 9.1 km
 - 8. Dolphin's Academy School: 20 minutes, 7.7 mi | 12.5 km
 - 9. Lakeside International School: 15 minutes, 8.3 mi | 13.5 km
 - 10. Teocali Academy (IB): 40 minutes, 19.07 mi | 30.7 km

Other locations marked on the map include: Culebra, Nacascolo, Iguanita, Hermosa Beach, Dolphin's Academy, Farma One, El Coco City, Fishel, La Paz Community, Clinica Biblica (H), and Liberia.



Real Estate

An Exclusive Limited Collection of Luxury Beachfront Residences.

Pacific Ocean



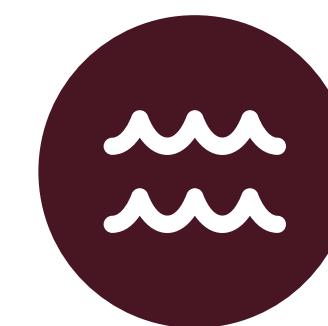
Strategic Location

Close to Guanacaste International Airport, ideal for tourists and investors.



Attractive Natural Enviroment

Bahía Culebra offers serene beaches and recreational activities.



Extensive Beachfront

0,25 miles of direct beach access, enhancing property value.



Experiences

Opportunity to offer activities such as hiking and water sports.

Home

Nangu Zone

Phase 2: Residential Units + Clubhouse

Flower

Nyuri Zone

Phase 1: Residential Units

Young

Nasome Zone

Multisports Area

Rain

Nimbu Zone

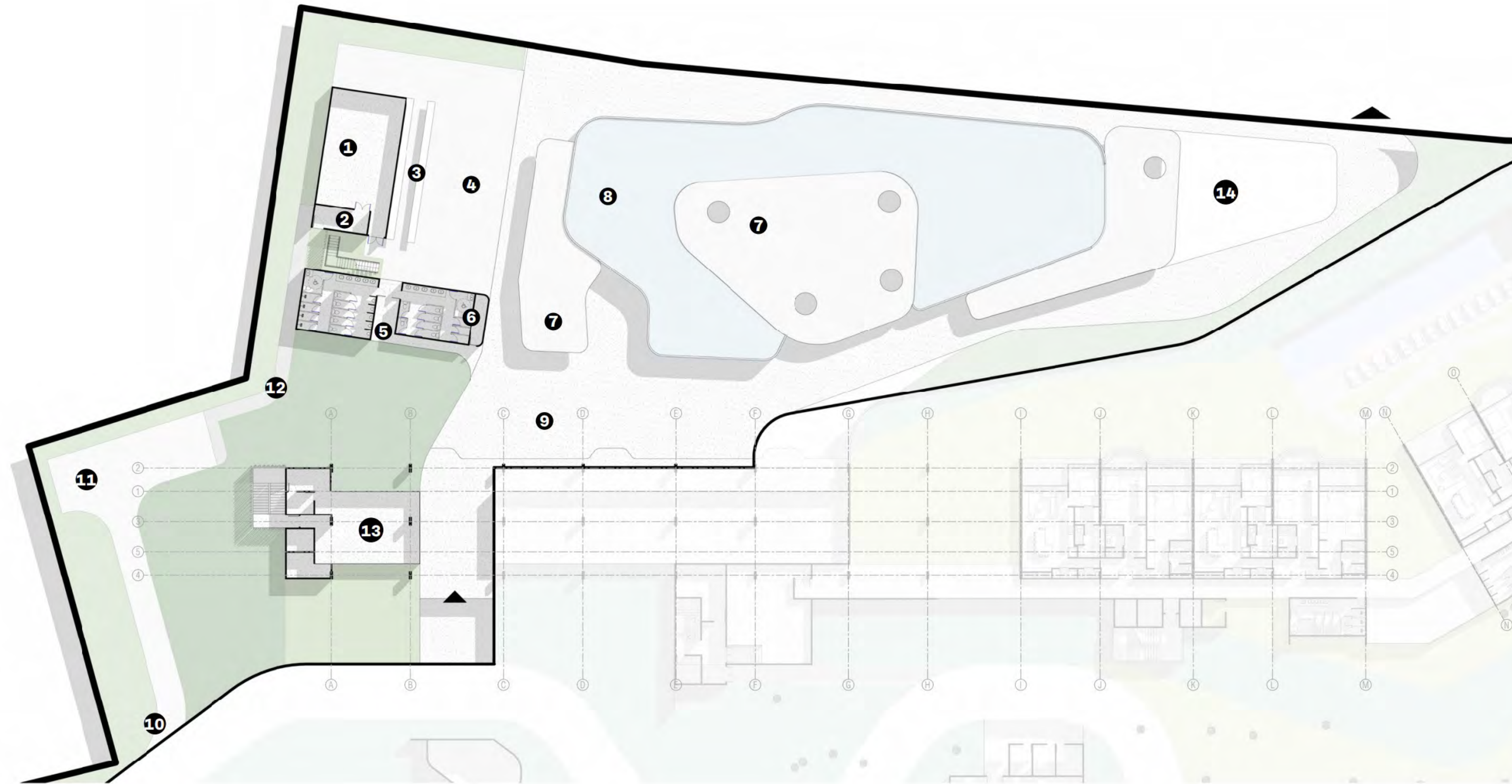
Wellness Center

Pacific Ocean

Protected Biological
Reserve

Nangu Zone

- 1 Restaurant
- 2 Restaurant Access
- 3 Restaurant Bar
- 4 Restaurant Tables
- 5 Public Bathrooms
- 6 Towels and Services
- 7 Swimming Pool Terraces
- 8 Main Swimming Pool
- 9 Plaza
- 10 Service Access Road
- 11 Loading and Unloading Area
- 11 Service Path
- 13 Lobby
- 14 Covered Terrace



Facade











Premium Amenities Beach Club

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Everything Connects Naturally

At Origen Papagayo, life unfolds at a human pace. Every residence, the beach, and each amenity are thoughtfully connected within **walking distance**, creating a seamless flow between home, nature, and community.

This walkable design invites a deeper sense of **grounding**, where each step reconnects you with your surroundings. The ocean, the sand, the breeze, all become part of your daily rhythm, turning simple moments into a more present and balanced way of living.



















Residences Nyuri Zone

Phase 1

An Exclusive Limited Collection of Luxury Beachfront Residences.

Distribution

1-101 - FF1 - Firts Floor - Nyuri Zone

3 Bedrooms Residence

	Master Room	487.28 ft	45.27 m ²
	Second Room 01	378.35 ft	35.15 m ²
	Second Room 02	393.21 ft	36.53 m ²
	Garden	999.40 ft	92.84 m ²
	Total Area	4,076 ft	378.67 m ²

HOA \$ per month / Subject to change



Distribution

1-102 - FF2 - First Floor - Nyuri Zone

3 Bedrooms Residence

	Master Room	487.28 ft	45.27 m ²
	Second Room 01	378.35 ft	35.15 m ²
	Second Room 02	393.21 ft	36.53 m ²
	Garden	973.17 ft	90.41 m ²
	Total Area	4,055.01 ft	376.72 m ²

HOA \$ per month / Subject to change



Distribution

2-105 - FF5 - Second Floor - Nyuri Zone

3 Bedrooms Residence

Master Room	487.28 ft	45.27 m ²
Second Room 01	378.35 ft	35.15 m ²
Second Room 02	393.21 ft	36.53 m ²
Total Area	3,088.73 ft	286.95 m ²

HOA \$ per month / Subject to change



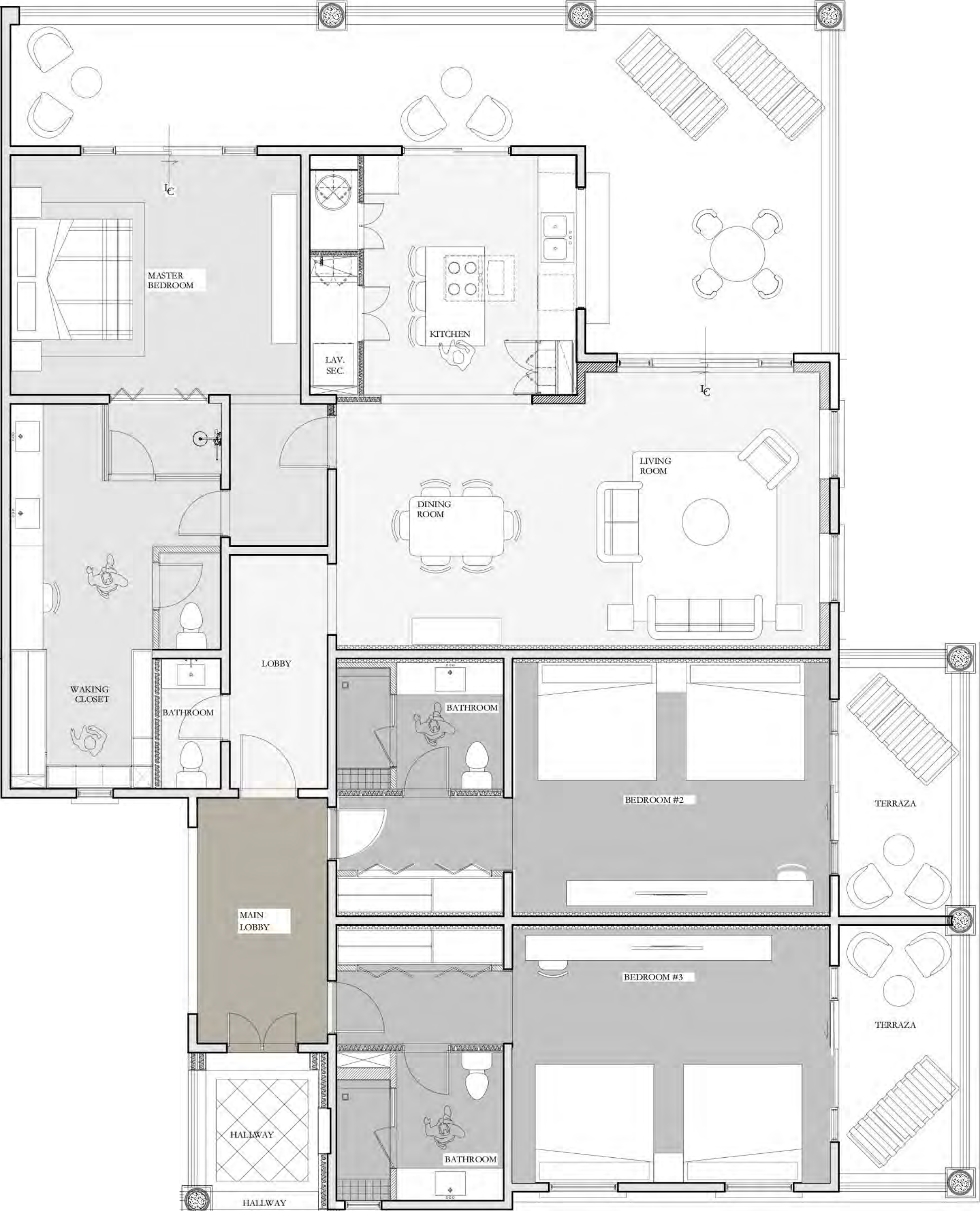
Distribution

2-106 - FF6 - Second Floor - Nyuri Zone

3 Bedrooms Residence

Master Room	487.28 ft	45.27 m ²
Second Room 01	378.35 ft	35.15 m ²
Second Room 02	393.21 ft	36.53 m ²
Total Area	3,084.96 ft	378.67 m ²

HOA \$ per month / Subject to change





Residences *Nangu Zone*

Phase 2

An Exclusive Limited Collection of Luxury Beachfront Residences.

Distribution

FROM 1-101 TO 1-110

First Floor - Nyuri Zone

3 Bedrooms Residence

	Master Room	326.79 ft	30.36 m ²
	Second Room 01	503.64 ft	46.79 m ²
	Second Room 02	470.92 ft	43.75 m ²
	Garden	644.2348 ft	59.96 m ²
	Total Area	3227.7848 ft	299,98 m ²

HOA \$ per month / Subject to change



Distribution

FROM 2-111 TO 2-152

Second Floor - Nyuri Zone

3 Bedrooms Residence

Master Room	326.79 ft	30.36 m ²
Second Room 01	503.64 ft	46.79 m ²
Second Room 02	470.92 ft	43.75 m ²
Total Area	2,583.55 ft	240.02 m ²

HOA \$ per month / Subject to change













**ORIGEN
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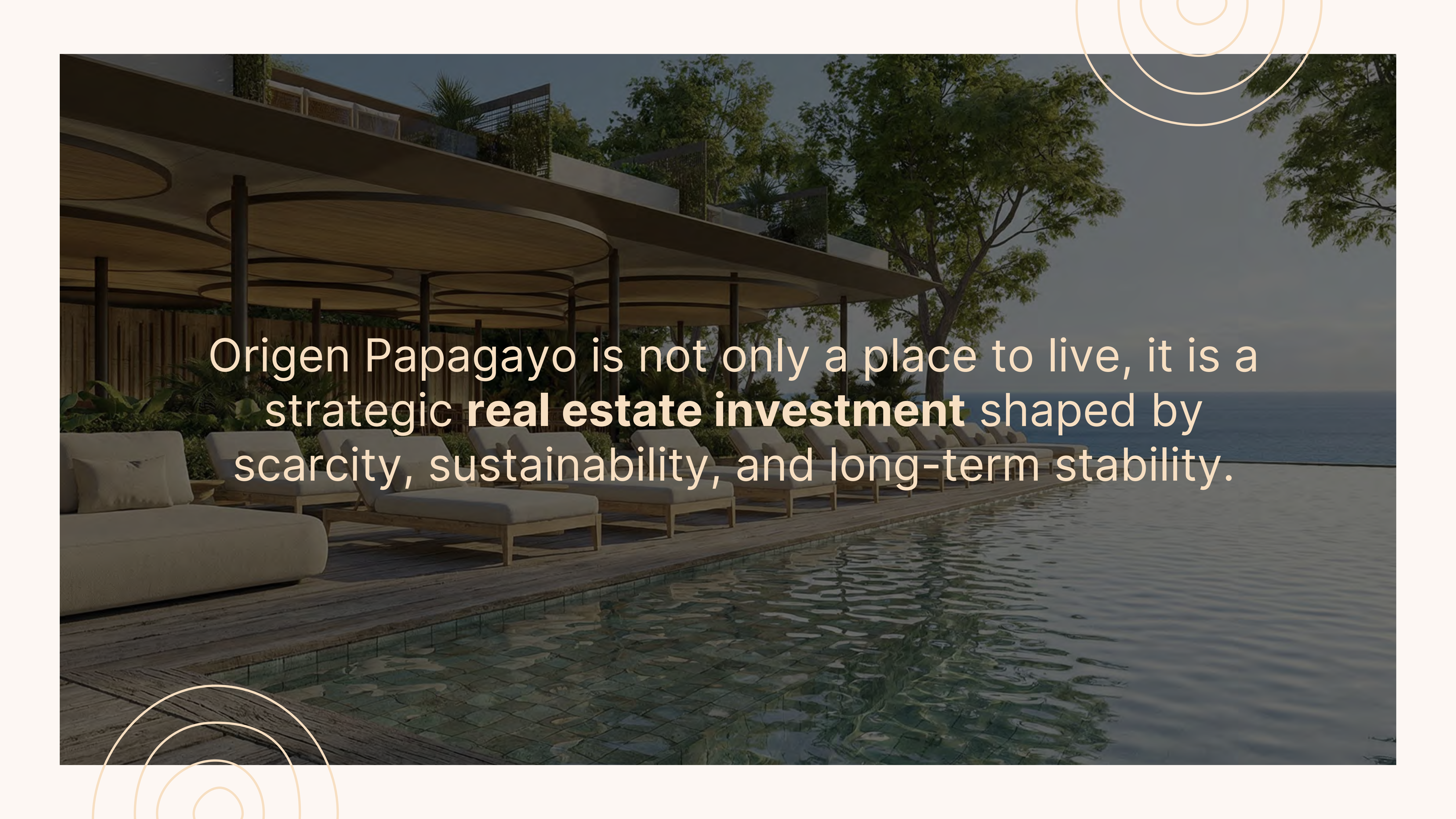


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Why Origen Papagayo is a Smart Investment

An Exclusive Limited Collection of Luxury Beachfront Residences.



Origen Papagayo is not only a place to live, it is a strategic **real estate investment** shaped by scarcity, sustainability, and long-term stability.

01

Scarcity Creates Value

A limited collection of true beachfront residences in a region where new supply is permanently restricted by environmental protections and coastal regulations.

Once sold out, this opportunity cannot be replicated.

02

Built-In Sustainability Premium

Powered by Costa Rica's renewable energy grid, every residence benefits from a clean energy advantage with no additional cost or certification required.

A key differentiator for ESG-driven buyers and global investors.

03

Stability in USD

USD-denominated pricing, equal ownership rights for international buyers, and a proven legal framework that has attracted global investment for decades.

A rare combination of security and growth potential.



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