



**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.**





# *Serenity by the Sea*

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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.

An aerial photograph of a waterfall cascading down a rocky cliff into a dense, lush green forest. The waterfall is the central focus, with water flowing from the top center towards the bottom center. The surrounding forest is thick and vibrant green. In the top right and bottom left corners, there are decorative elements consisting of three concentric, thin, light-colored circles.

*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*

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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.

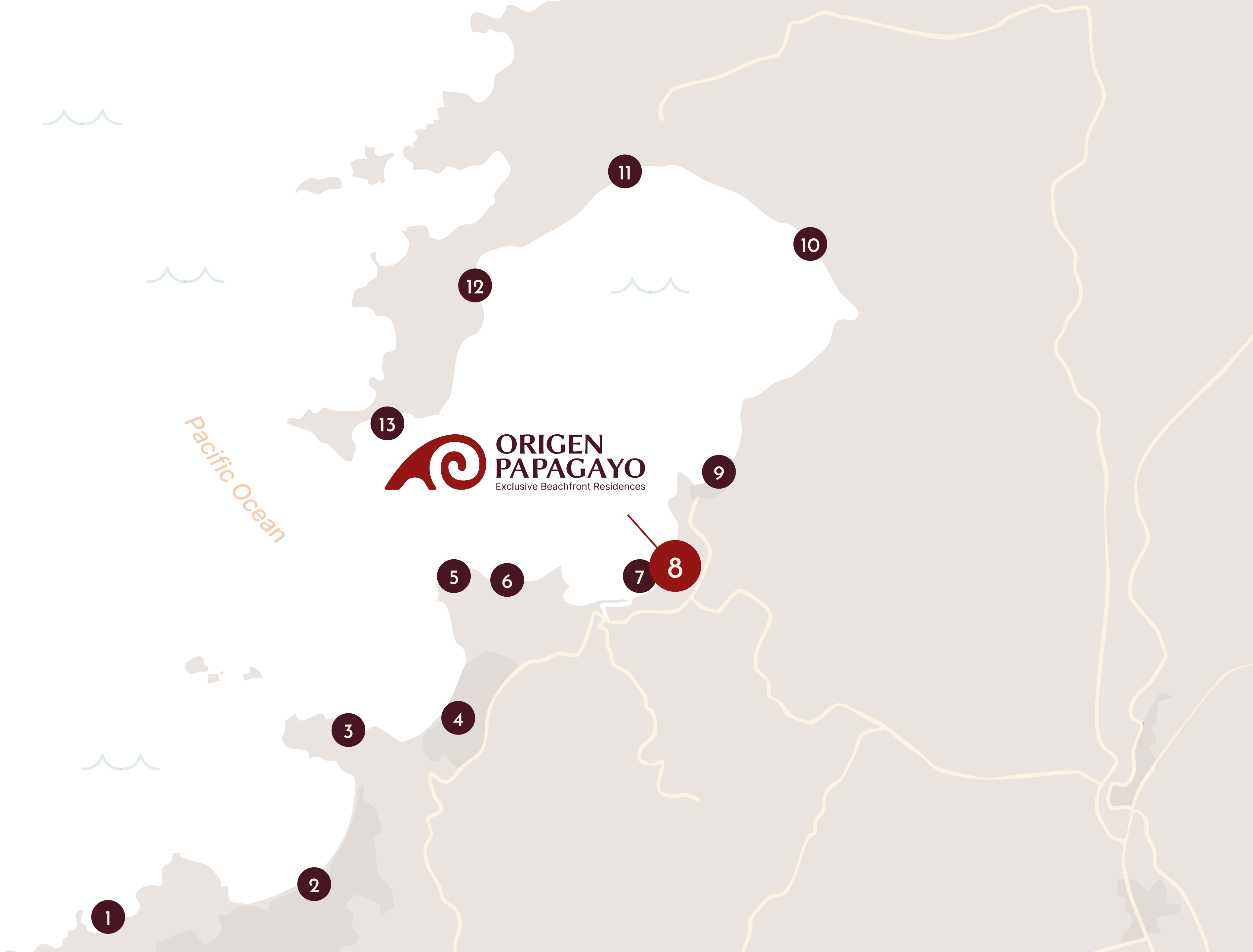
Recognized for its natural beauty and sustainable development, the region brings together luxury resorts, pristine beaches, and protected landscapes.

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 El Mangroove Autograph Collection by Marriott
- 5  ORIGEN PAPAGAYO
- 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)
- 2 Drugs Store - Farma One
- 3 Drugs Store - Fishel
- 4 Pricesmart
- 5  ORIGEN PAPAGAYO
- 6 Walmart
- 7 La Paz Community School - Tempisque
- 8 Pacific International High School
- 9 Lakeside International School





# *Real Estate*

An Exclusive Limited Collection of Luxury Beachfront Residences.



Protected Biological Reserve

Pacific Ocean



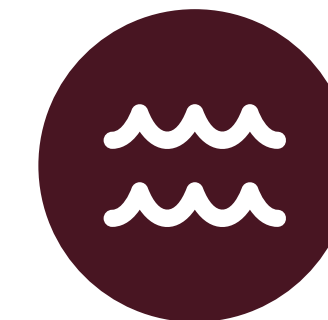
### *Strategic Location*

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



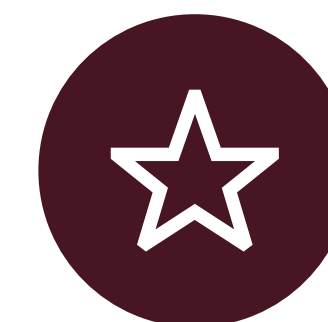
### *Attractive Natural Environment*

Bahía Culebra offers serene beaches and recreational activities.



### *Extensive Beachfront*

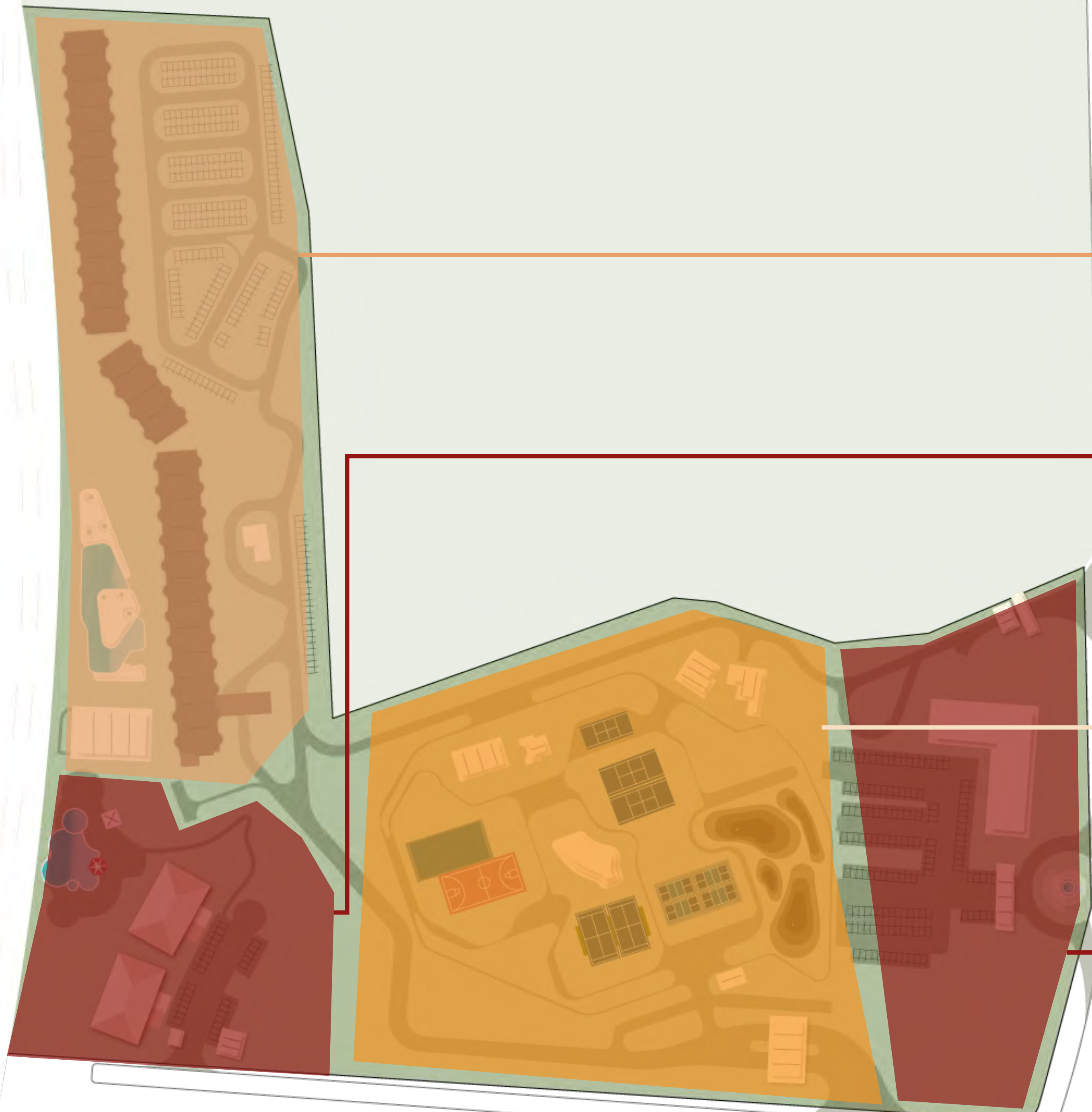
0,25 miles of direct beach access, enhancing property value.



### *Experiences*

Opportunity to offer activities such as hiking and water sports.

Pacific Ocean



Home  
***Nangu Zone***  
Phase 2: Residential Units + Clubhouse

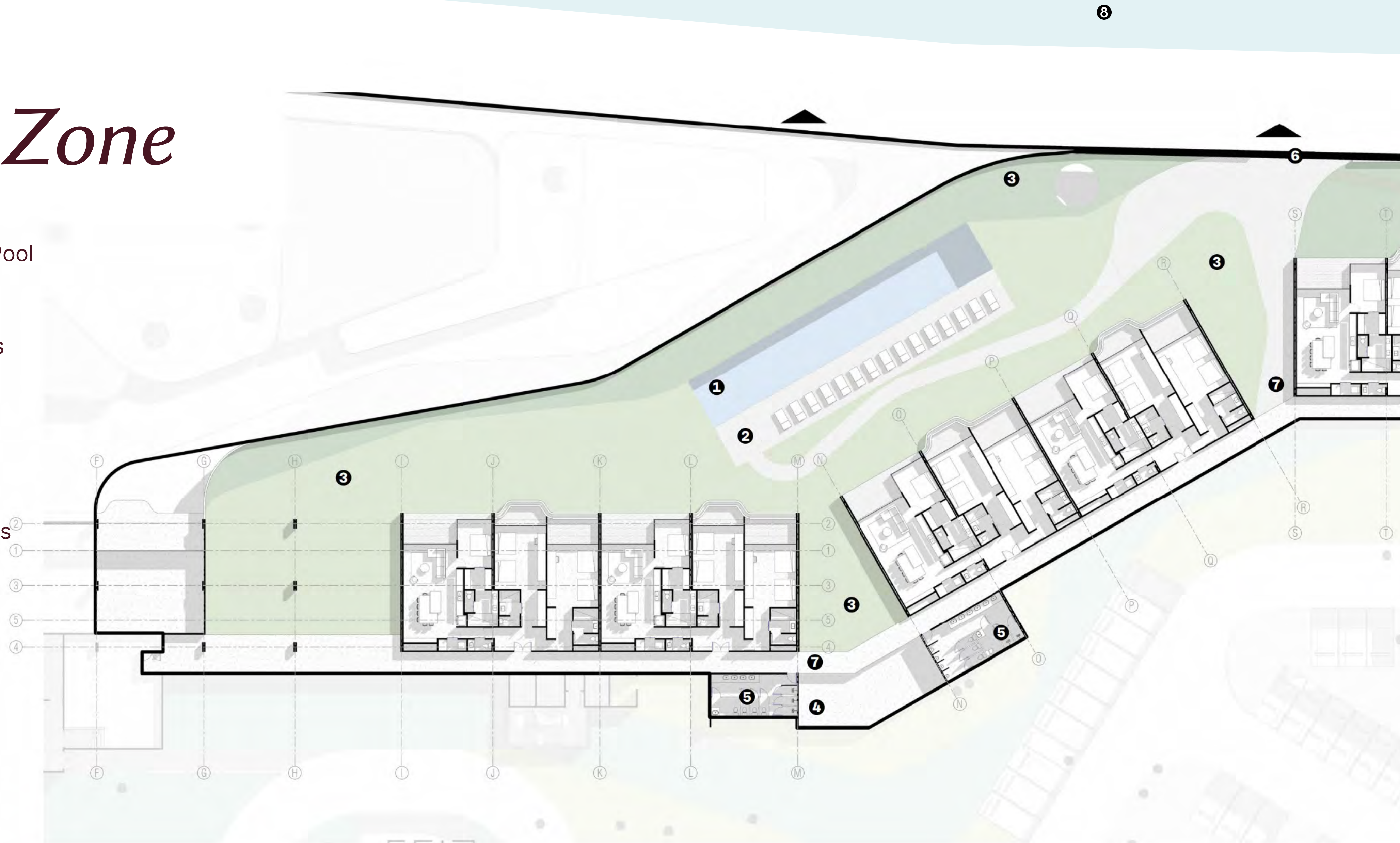
Flower  
***Nyuri Zone***  
Phase 1: Residential Units

Young  
***Nasome Zone***  
Multisports Area

Rain  
***Nimbu Zone***  
Wellness Center

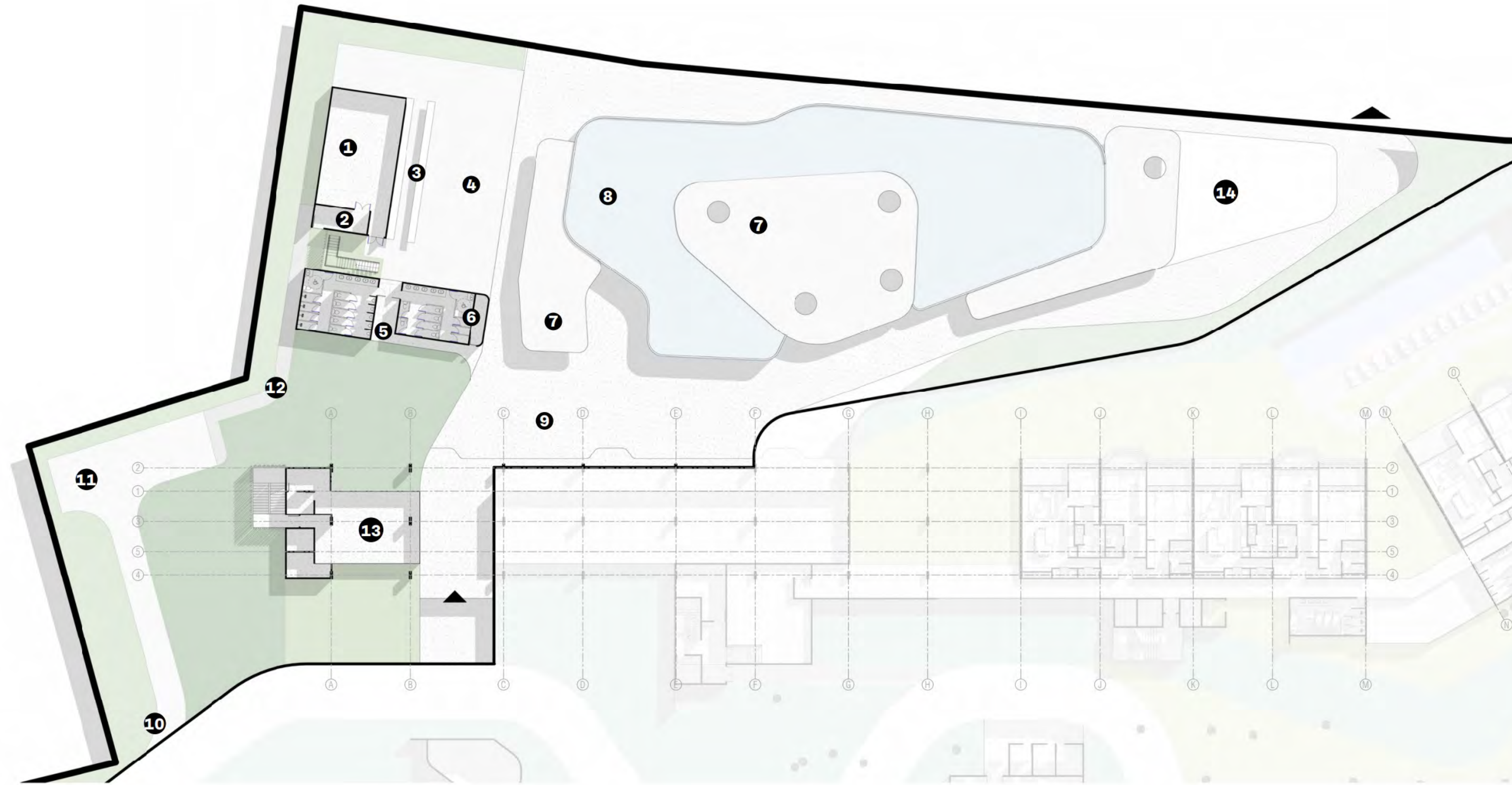
# Nangu Zone

- 1 Private Swimming Pool
- 2 Private Terrace
- 3 Private Green Areas
- 4 Daycare
- 5 Private Bathrooms
- 6 Beach Access
- 7 Internal Connections
- 8 Panama Beach



# 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

## *Manta Rays*

The organic canopy design is inspired by the graceful movement of manta rays.



## *Trees*

Reflecting the vertical geometric patterns of trees in the forest yet harmoniously arranged.



## *Volume*

The main volume is inspired by the serenity of the ocean, a characteristic of our Gulf.









**ORIGEN  
PAPAGAYO**  
Exclusive Beachfront Residences





*Premium Amenities  
Beach Club*

An Exclusive Limited Collection of Luxury Beachfront Residences.

Parking Lot

Residences  
& Beachclub

Swimming Pool

Swimming Pool

Residences

Pacific Ocean

Playground  
Area

Yoga  
Center

ProShop

Tennis  
Court

Wellness  
Center

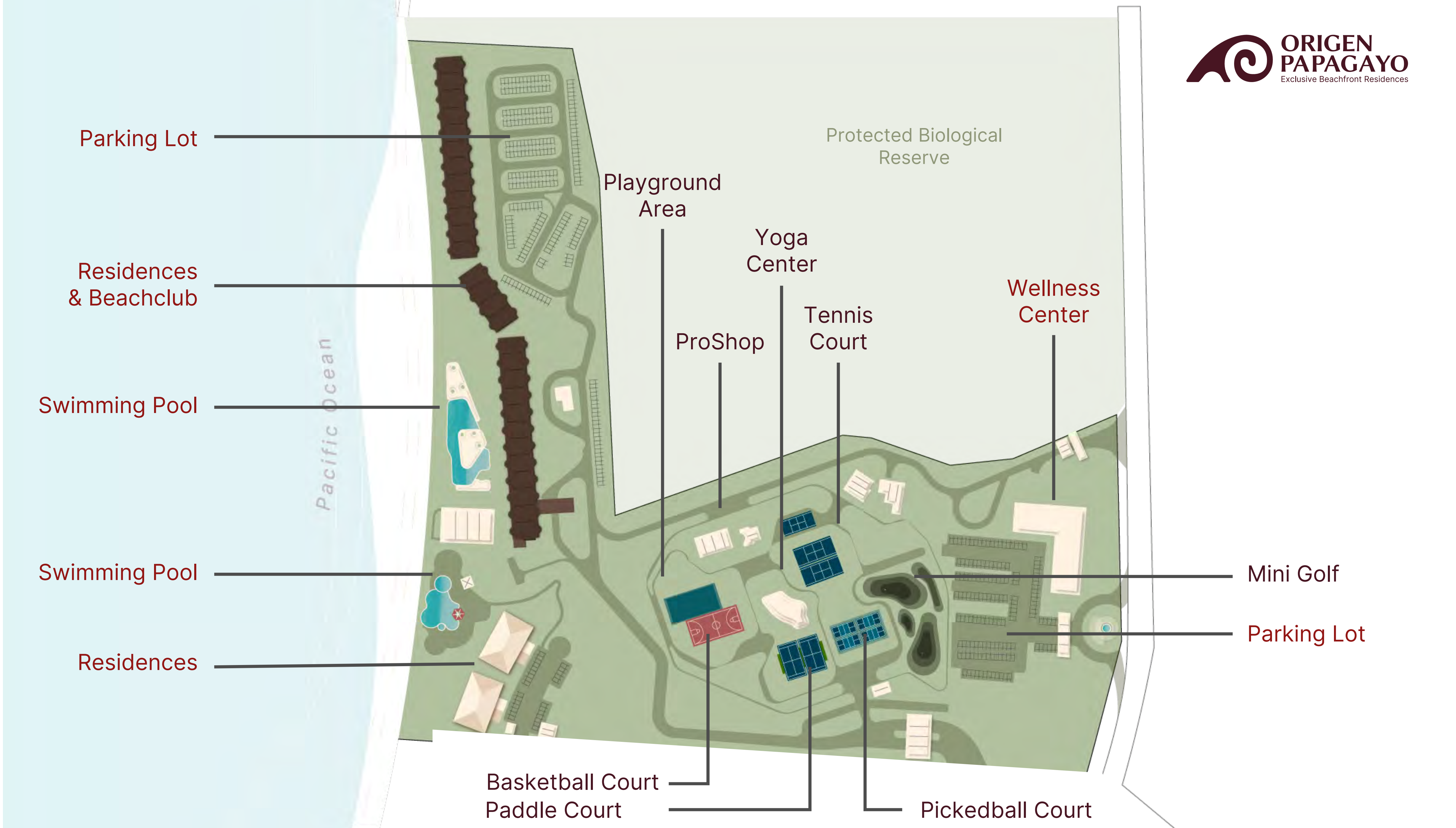
Protected Biological  
Reserve

Mini Golf

Parking Lot

Basketball Court  
Paddle Court

Pickedball Court



# *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

FF 1 - First Floor - Nyuri Zone

## 3 Bedrooms Residence

● Master Room	487.28 ft	45.27 m <sup>2</sup>
● Second Room 01	378.35 ft	35.15 m <sup>2</sup>
● Second Room 02	393.21 ft	36.53 m <sup>2</sup>
● Garden	999.40 ft	92.84 m <sup>2</sup>
<b>Total Area</b>	<b>4,076 ft</b>	<b>378.67 m<sup>2</sup></b>

HOA \$ per month / Subject to change



# Distribution

FF 2 - First Floor - Nyuri Zone

## 3 Bedrooms Residence

● Master Room	487.28 ft	45.27 m <sup>2</sup>
● Second Room 01	378.35 ft	35.15 m <sup>2</sup>
● Second Room 02	393.21 ft	36.53 m <sup>2</sup>
● Garden	973.17 ft	90.41 m <sup>2</sup>
<b>Total Area</b>	<b>4,055.01 ft</b>	<b>376.72 m<sup>2</sup></b>

HOA \$ per month / Subject to change

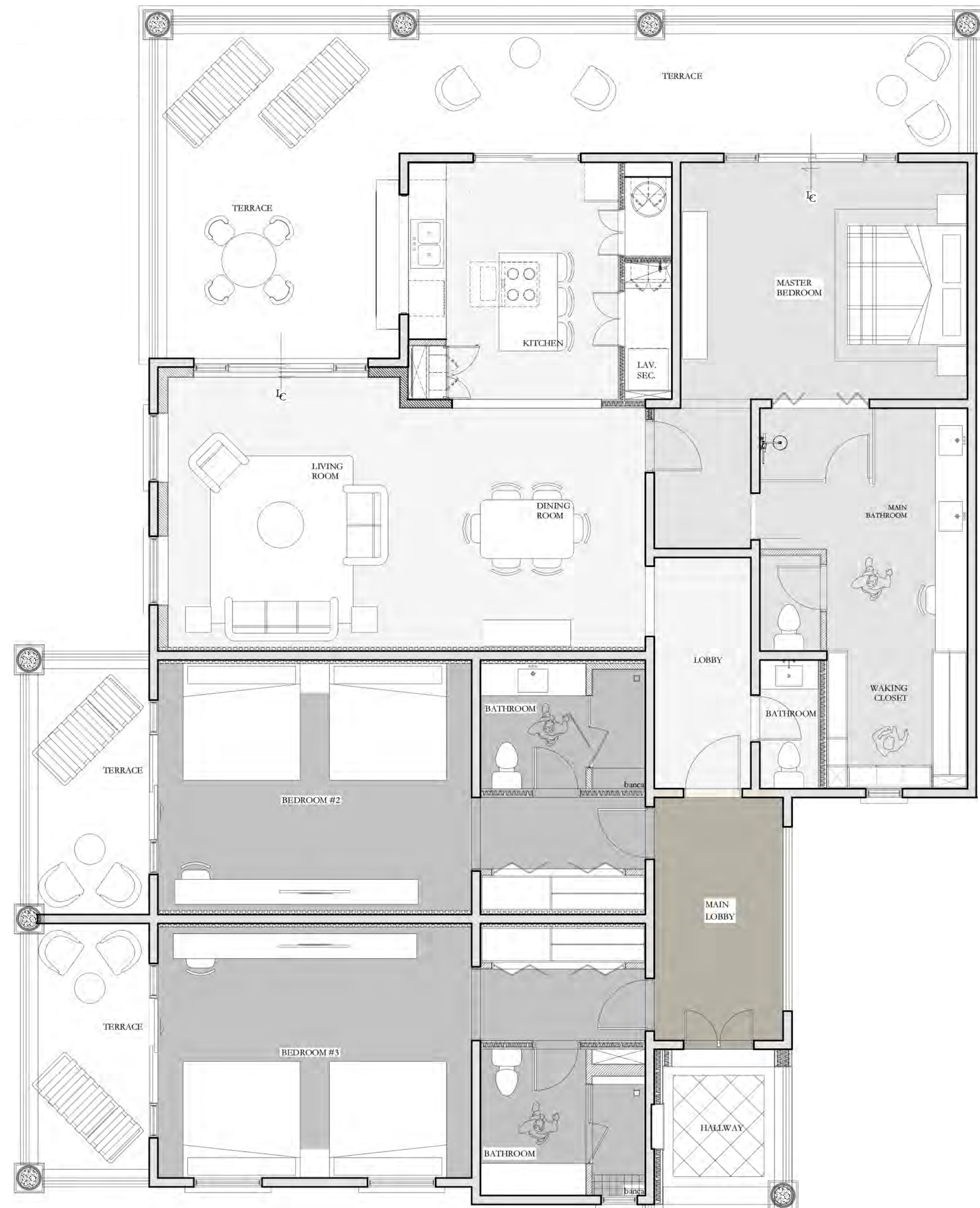


# Distribution

FF5 - Second Floor- Nyuri Zone

## 3 Bedrooms Residence

● Master Room	487.28 ft	45.27 m <sup>2</sup>
● Second Room 01	378.35 ft	35.15 m <sup>2</sup>
● Second Room 02	393.21 ft	36.53 m <sup>2</sup>
<b>Total Area</b>	<b>3,088.73 ft</b>	<b>286.95 m<sup>2</sup></b>



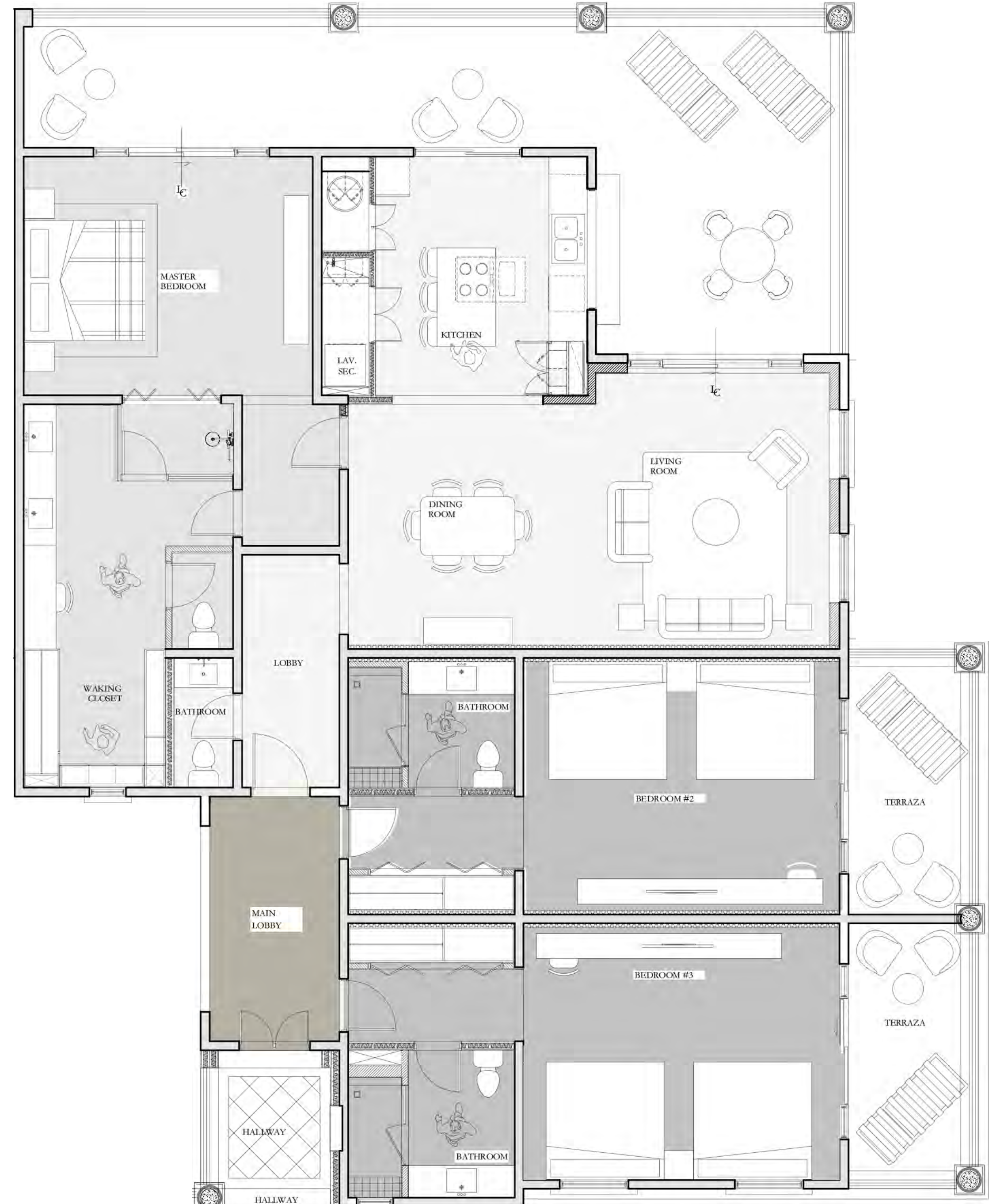
HOA \$ per month / Subject to change

# Distribution

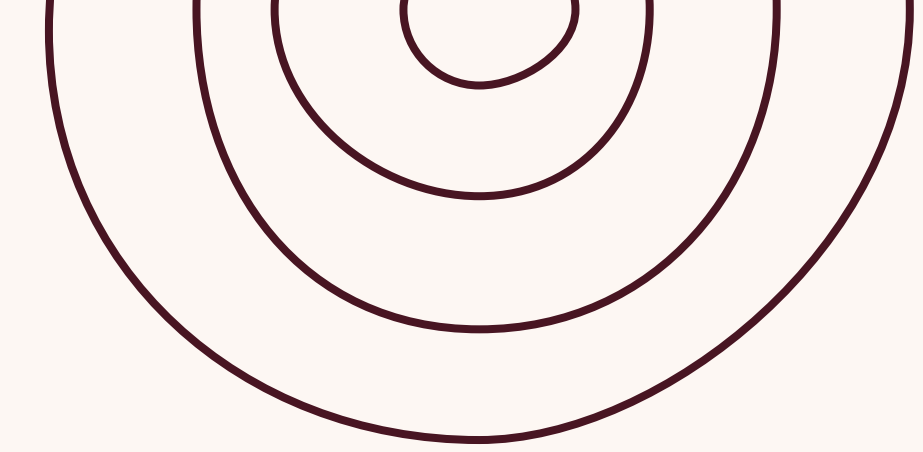
FF6 - Second Floor- Nyuri Zone

## 3 Bedrooms Residence

● Master Room	487.28 ft	45.27 m <sup>2</sup>
● Second Room 01	378.35 ft	35.15 m <sup>2</sup>
● Second Room 02	393.21 ft	36.53 m <sup>2</sup>
<b>Total Area</b>	<b>3,084.96 ft</b>	<b>378.67 m<sup>2</sup></b>



HOA \$ per month / Subject to change



# *Residences*

# *Nangu Zone*

*Phase 2*

An Exclusive Limited Collection of Luxury Beachfront Residences.



# Distribution

Design 3 - Second Floor- Nyuri Zone

## 3 Bedrooms Residence

● Master Room	326.79 ft	30.36 m <sup>2</sup>
● Second Room 01	503.64 ft	46.79 m <sup>2</sup>
● Second Room 02	470.92 ft	43.75 m <sup>2</sup>
● Total Area	<b>2,583.55 ft</b>	<b>240.02 m<sup>2</sup></b>



HOA \$ per month / Subject to change














*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*

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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*

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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*

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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.



*Contact Us*

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