



MONTE MAR

GATED COMMUNITY



Welcome to our Master Planned Gated Development!

The Monte Mar development project is located in the Pacific Northwestern area of Costa Rica, known as the Papagayo Region within the province of Guanacaste. This 500 acre natural mountain setting is nestled above the sands of Playas Del Coco. There are two primary gated entrances, both are only 30 Minutes (25 km) from the Guanacaste International Airport.

The master plan contains a total of 278 properties

- 88 Ocean view lots
- 190 Nature view lots

Introduction to the development



The vision of the project is to develop a community, ecologically oriented, low density, where outdoor living drives the everyday.



Amenities and Services

Amenities include a clubhouse, fitness center, pool, and social areas with stunning panoramic views of the Pacific Ocean, Santa Rosa National Park, Papagayo Bay and a number of volcanoes to the northeast. Approximately 12 kms of trail systems are projected throughout the development. Perfect for your everyday walk, jog, hike or bike ride with your family and friends.

Maintenance-free living with common area landscaping.

24-hour security and gated entry.
Fully paved roads throughout.

INTRODUCTORY
PRICING

Available Lots in Lower Valley

Lot 14	Valley View	5,036m ²	\$89,000
Lot 15	Valley View	5,503m ²	\$89,000
Lot 16	Valley View	4,854m²	SOLD
Lot 17	Valley View	4,845m²	SOLD
Lot 18	Valley View	4,845m ²	\$89,000
Lot 19	Valley View	2,823m ²	\$89,000
Lot 20	Valley View	2,909m ²	\$89,000
Lot 21	Valley View	3,274m ²	\$89,000
Lot 22	Valley View	3,809m ²	\$89,000

INTRODUCTORY
PRICING

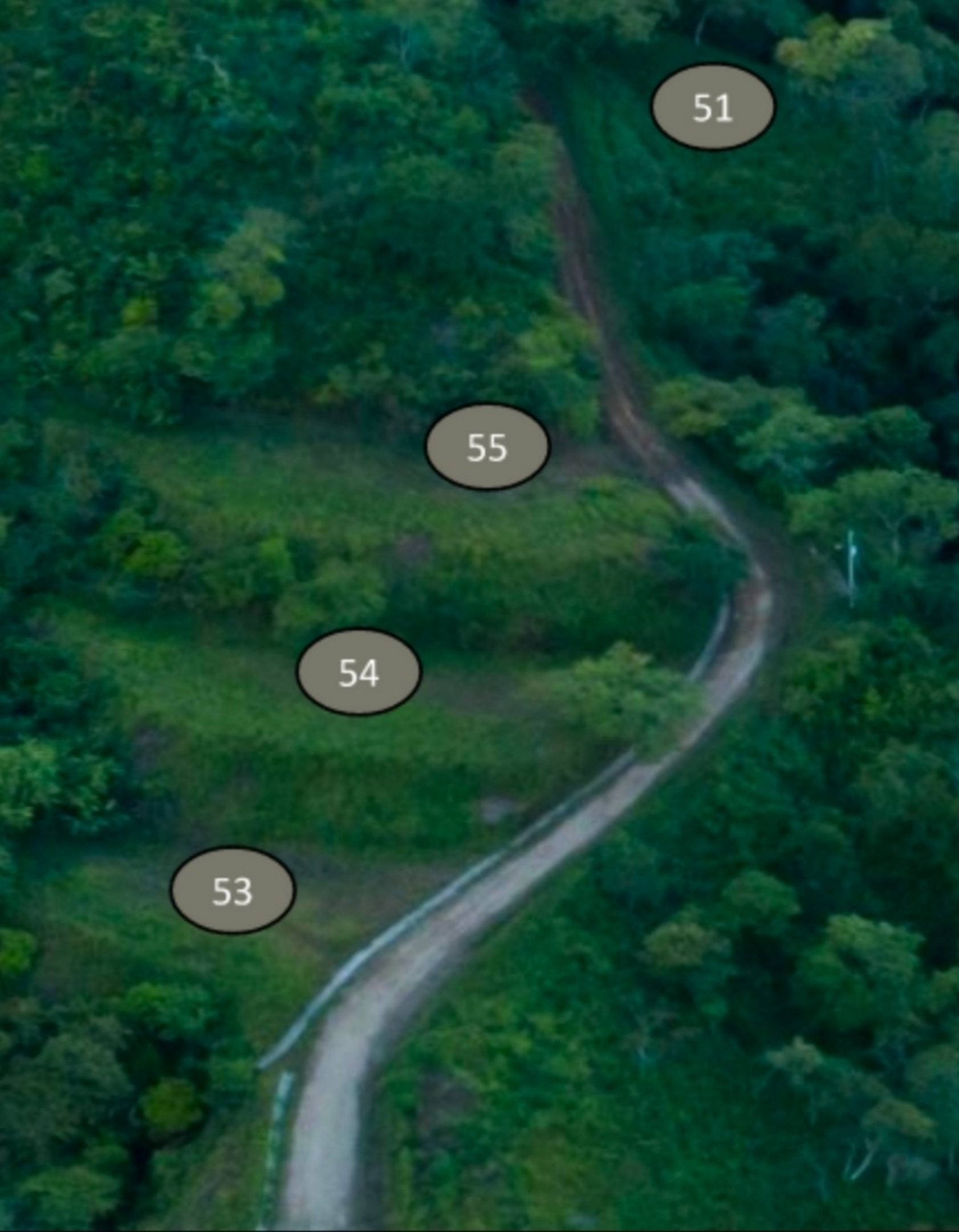
Available Lots in Center Ridge

Lot 29	Valley View	3,633m ²	\$149,000
Lot 30	Ocean View	1,772m²	SOLD
Lot 31	Ocean View	1,468m ²	\$310,000
Lot 32	Ocean View	1,875m ²	\$300,000
Lot 33	Ocean View	2,125m ²	\$335,000
Lot 34	Ocean View	1,242m ²	\$290,000
Lot 35	Ocean View	1,047m²	SOLD
Lot 36	Ocean View	1,820m²	SOLD

INTRODUCTORY
PRICING

Available Lots in East Ridge

Lot 46	Ocean View	4,033m ²	\$165,000
Lot 47	Ocean View	4,033m ²	\$165,000
Lot 48	Ocean View	1,820m²	SOLD
Lot 49	Ocean View	1,531m²	SOLD
Lot 50	Ocean View	4,255m ²	\$400,000



**INTRODUCTORY
PRICING**

Available Lots in Upper Valley

Lot 51	Bay View	2,537m ²	\$130,000
Lot 52	Bay View	1,899m²	SOLD
Lot 53	Ocean View	1,899m²	SOLD
Lot 54	Ocean View	2,140m²	SOLD
Lot 55	Ocean View	2,829m²	SOLD
Lot 56	Ocean View	3,033m ²	\$239,000



Why choose our development?

Experience luxury living redefined in our master planned gated development. Enjoy safety, privacy, exclusivity, and top-notch amenities. Check our lot listings now!



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