



# MONTE MAR

GATED COMMUNITY

# Welcome to our Master Planned Gated Development!

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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

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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  
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## Available Lots in Lower Valley

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

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## Available Lots in Center Ridge

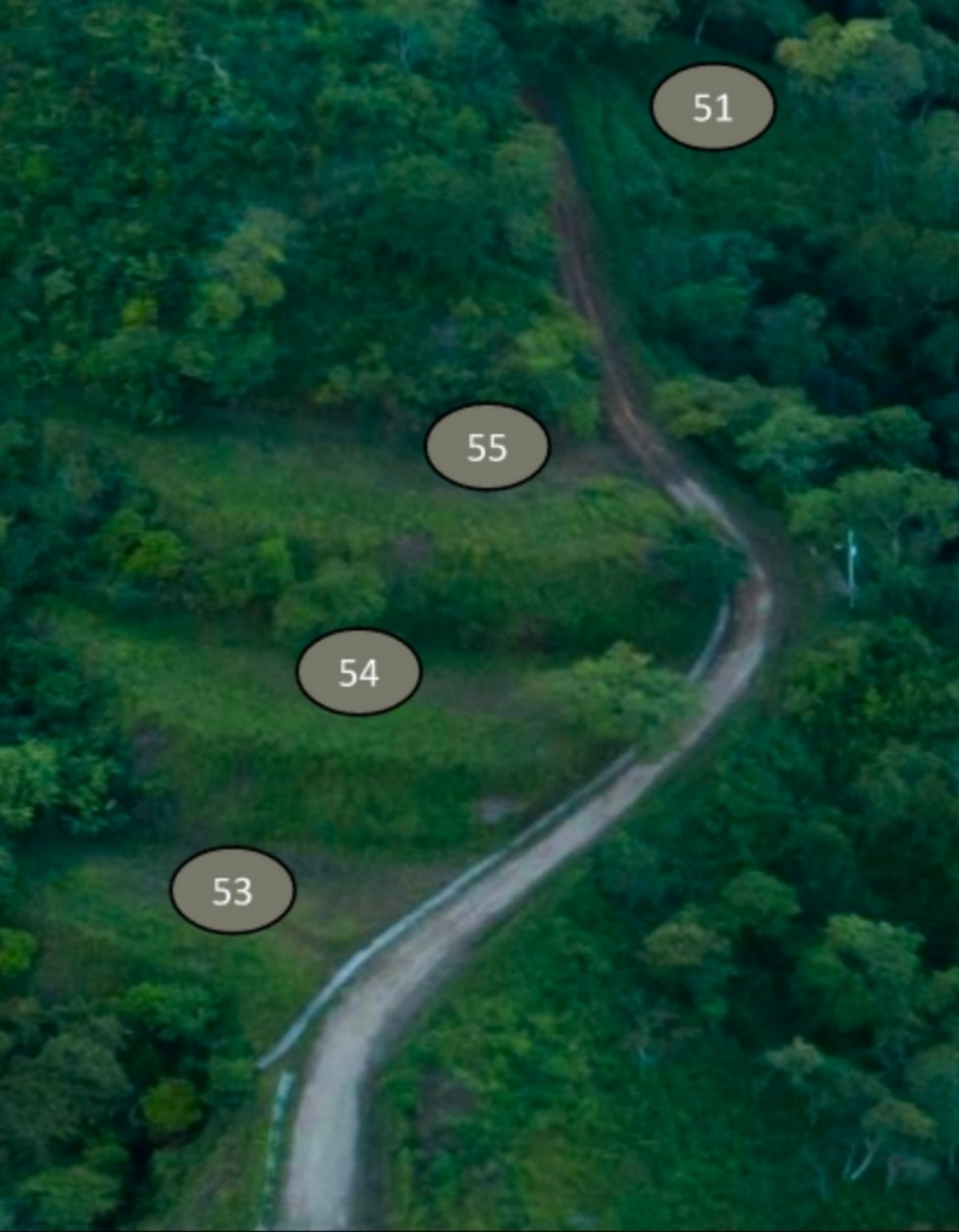
Lot 29	Valley View	3,633m <sup>2</sup>	\$149,000
<del>Lot 30</del>	<del>Ocean View</del>	<del>1,772m<sup>2</sup></del>	SOLD
Lot 31	Ocean View	1,468m <sup>2</sup>	\$310,000
<del>Lot 32</del>	<del>Ocean View</del>	<del>1,875m<sup>2</sup></del>	SOLD
<del>Lot 33</del>	<del>Ocean View</del>	<del>2,125m<sup>2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

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## Available Lots in East Ridge

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Lot 46	Ocean View	4,033m <sup>2</sup>	\$165,000
<del>Lot 47</del>	<del>Ocean View</del>	<del>4,033m<sup>2</sup></del>	SOLD
<del>Lot 48</del>	<del>Ocean View</del>	<del>1,820m<sup>2</sup></del>	SOLD
<del>Lot 49</del>	<del>Ocean View</del>	<del>1,531m<sup>2</sup></del>	SOLD
Lot 50	Ocean View	4,255m <sup>2</sup>	\$400,000



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## Available Lots in Upper Valley

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Lot 51	Bay View	2,537m <sup>2</sup>	\$180,000
<del>Lot 52</del>	<del>Bay View</del>	<del>1,899m<sup>2</sup></del>	<del>SOLD</del>
<del>Lot 53</del>	<del>Ocean View</del>	<del>1,899m<sup>2</sup></del>	<del>SOLD</del>
<del>Lot 54</del>	<del>Ocean View</del>	<del>2,140m<sup>2</sup></del>	<del>SOLD</del>
<del>Lot 55</del>	<del>Ocean View</del>	<del>2,829m<sup>2</sup></del>	<del>SOLD</del>
<del>Lot 56</del>	<del>Ocean View</del>	<del>3,033m<sup>2</sup></del>	<del>SOLD</del>





# Why choose our development?

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

**Thank you for considering the Monte Mar development.  
We look forward to helping you find your dream lot and  
your Pura Vida!**

## **Tres Amigos Realty Group**

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