

Conod / Project Amenities

First Floor Amenities and Features:

- Master bath includes outside garden Jacuzzi/shower
- Double top mount sinks in master bathroom
- Outside garden shower off second bedroom
- Recessed lighting throughout
- Ceiling fans in bedrooms and living room
- Frigidaire high efficiency front load clothes washer
- Frigidaire front load clothes dryer
- Frigidaire oven with ceramic cook top
- Over range mounted Frigidaire Microwave
- Frigidaire dishwasher
- Carrier A/C in both bedrooms
- Secure owners storage closet
- Separate guest powder room
- Pre-wired services for telephone, internet and cable TV
- Terraces off living room and each bedroom

Second Floor Amenities and Features:

- Double top mount sinks in master bath
- Large indoor shower in master bath
- Large indoor shower in second bedroom
- Recessed lighting throughout
- Ceiling fans in bedroom and living room
- Frigidaire high efficiency front load clothes washer
- Frigidaire front load clothes dryer
- Frigidaire oven with ceramic cook top
- Over range mounted Frigidaire Microwave
- Frigidaire dishwasher
- Carrier A/C in both bedrooms

- Secure owners storage closet
- Separate guest powder room
- Pre-wired services for telephone, internet and cable TV
- Balconies off living room and both bedrooms

The site for Villas Las Ventanas was selected for it's tranquility and close access to the seemingly endless sandy beach of Playa Junquillal.

An indulgent, 1.7 acre property reserves over half it's space for a diverse tropical landscape. Eight palm species together with an abundance of native flowers and plants surround a free-form salt water pool, waterfalls and a large Jacuzzi shaded by an imported hand-tied thatched roof.

Life in the tropics should be experienced outside where the cool breezes, sunsets and starry nights are best shared amongst friends.

Construction Planning and Permitting

Engineering plans and applications for construction permits were processed by Miquel Torres, a civil engineer with 25 years of experience. Project approval was granted by the national and municipal permit offices. Construction complied with or surpassed the national building code. Engineering inspections were conducted weekly throughout the construction process and have now been completed.

This project has also been approved by SETENA, the National Environmental office.

Water service was granted by the Water Association of Paraiso, Guanacaste Province. The high water quality is regulated by the National Water Board (AyA) of Costa Rica.

Villas Las Ventanas Legal Status

Villas Las Ventanas is a duly registered condominium project under the Condominium Law of Costa Rica. Each unit is registered in the National Land Titles Office.

Company structures, share transfers, accounting and all associated legal work is processed by the law firm of Alvarez, Jimenez, De Pass, S.A. San Jose, Costa Rica.

Location

Villas Las Ventanas is located in Playa Junquillal, Guanacaste Province. Access is on a paved secondary road from Santa Cruz to the town of 27 de Abril and then by gravel road to Playa Junquillal. Costa Rican President Oscar Arias recently attended a ceremony announcing a contract to pave the remaining 13 kilometers in 2008. Travel time to the Liberia International Airport currently is 90 minutes but will decrease with completion of the road project. Travel time to the Capital City of San Jose in the central valley is four hours.

