



BRISAS
PACIFICAS

Golfito

Master Plan Booklet

Prepared By:





Adventure

No limits, no boundaries, feed your sense of adventure.



Nature

Live in harmony with countless species of flora and fauna.



Escape

Unwind and unplug in complete solitude.



Comfort & Convenience

Living in comfort in sensible and sustainable modern villas.

Brisas Pacíficas is a new eco-community located just minutes away from the friendly and bustling town of Golfito, Costa Rica. Conceived by Miami based developers Pablo Andrade and Javier Cruz, and designed by Fort Lauderdale based EcoPlan, Inc., Brisas Pacíficas is a small community of only 78 villas, a boutique hotel, equestrian facilities, nature trails, boat facilities and conservation areas. For every acre that will be platted, there is 1 acre that will be kept in conservation. Sensibly sized and sensibly designed sustainable villa homes are to be nestled into the landscape, between trees, with minimal impact.

Over half of the villa home sites have world class unobstructed views to the town of Golfito, Golfito Bay, Golfo Dulce, the Pacific Ocean, Osa Peninsula and the mountains of southern Costa Rica. The remaining home sites are nestled on the edges of secondary and primary forests where the only neighbors you'll see are the Monkeys, Sloths, Coatis, Kinkajou, Quetzels, Trogons and Toucans.

Every home site in Brisas Pacíficas will be a minimum of 5000 square meters (1.2 acres) to over 17,000 square meters (4.2 acres). These large home sites help minimize impact and facilitate a low density development that exists in harmony with nature.

Location

Brisas Pacíficas Golfito is located in the southern zone of Costa Rica in the province of Puntarenas. Golfito's small regional airport is only minutes away and is served by multiple daily flights on both Nature Air and TACA's regional carrier SANSA REGIONAL from San José. Flight times between Golfito and San José are approximately 50 minutes. Drive times between San José and Golfito are approximately 4 hours on Costa Rica's newly constructed Pan American Highway.



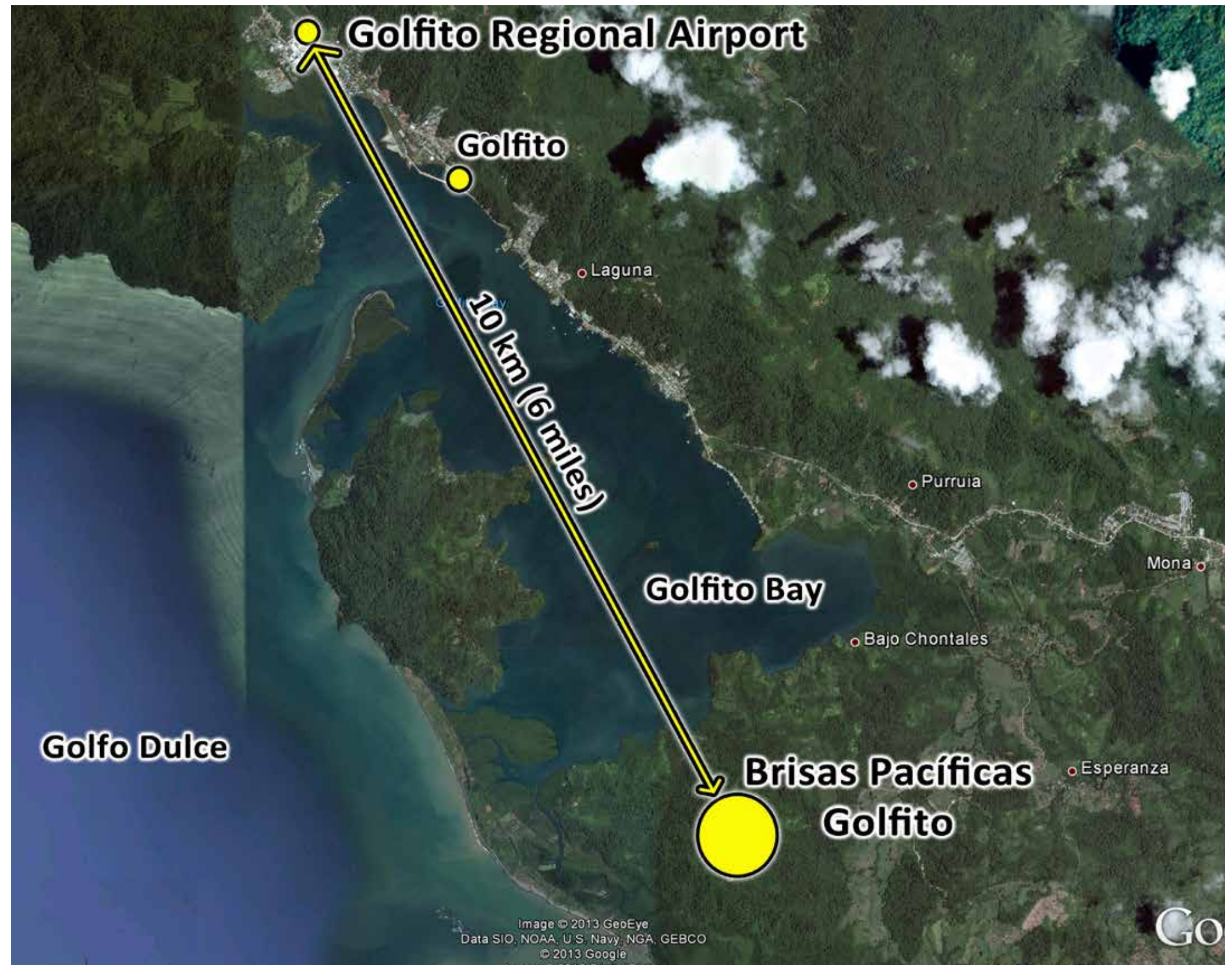
Location

A third international airport serving the southern portions of Costa Rica and northern Panama is currently in the planning stages near Palmar Sur. The development of this airport will assure easy access to the Golfito area and Brisas Pacíficas from international destinations throughout the United States, Canada, Europe and Latin America. Drive times from Brisas Pacíficas to Palmar Sur is approximately 50 minutes.



Location

Golfito's regional airport is only 10km (6 miles) from Brisas Pacíficas. Arrival to the property from Golfito can be done by car which takes approximately 20 minutes. However, residents and visitors of Brisas Pacíficas will most likely choose to arrive via our private boat service, across the beautiful and always tranquil waters of Golfito Bay, arriving at the Brisas pier.



Golfito History

The port town of Golfito was founded in the late 1930's by the United Fruit Company, primarily for the processing and exportation of Bananas. Within a short time, Golfito was built into a prosperous trade center, bustling with activity and industry. At that time and into the 1980's, Golfito was the most important port in southern Costa Rica.

Due to declining market conditions, increase in taxes and a banana blight, the United Fruit Company pulled out of Golfito in 1985, and eventually an economic depression ensued throughout the area. The United Fruit Company eventually turned over all of their real estate holdings to the Costa Rican government. The following year, the Golfito Reserve, or Refugio Nacional de Vida Silvestre was established as a National Park and Wildlife Refuge Area.

In 1990, a duty free shopping zone was opened in Golfito attracting Costa Ricans from all over the country. That, combined with a thriving Eco-tourism industry developing around Golfito has revived the town and boosted the local economy.



Golfito Today

Today, Golfito is once again a bustling community that has an established port economy for the exportation of Palm Oil, as well as an ever growing tourism industry. Tourists are treated to a variety of activities including world class sport fishing (both inshore and offshore), whale watching in Golfo Dulce, kayaking through the tranquil waters of Golfito Bay and nearby rivers, as well as a myriad of other eco-tourism activities that abound in the region.

The community also boasts a variety of hotels and resorts, restaurants, bars, markets, and retail outlets allowing you access to services and goods. Medical facilities include a hospital in Golfito, as well as a future 224 room critical care hospital near Palmar Sur, which is planned as part of the new international airport.



Adventure

Whether it is touring the property on horseback, or exploring nearby waters and forests, the opportunities for adventure are limitless at Brisas Pacíficas.



Nature

Living in harmony with nature is a philosophy and way of life at Brisas Pacíficas. Both on site, at nearby national parks, nature preserves and in surrounding waters, opportunities to experience a rich, bio diverse landscape abound.



Escape

Life at Brisas Pacíficas offers you the opportunity to easily escape, unplug and unwind. True wilderness is right out your back door, and the avenues towards solitude and reflection have never been as close and easy as they are here at Brisas Pacíficas.



Convenience

With the town of Golfito only minutes away, you'll always have access to all of the essential needs of modern living, including transportation, health care, shopping, dining and entertainment.

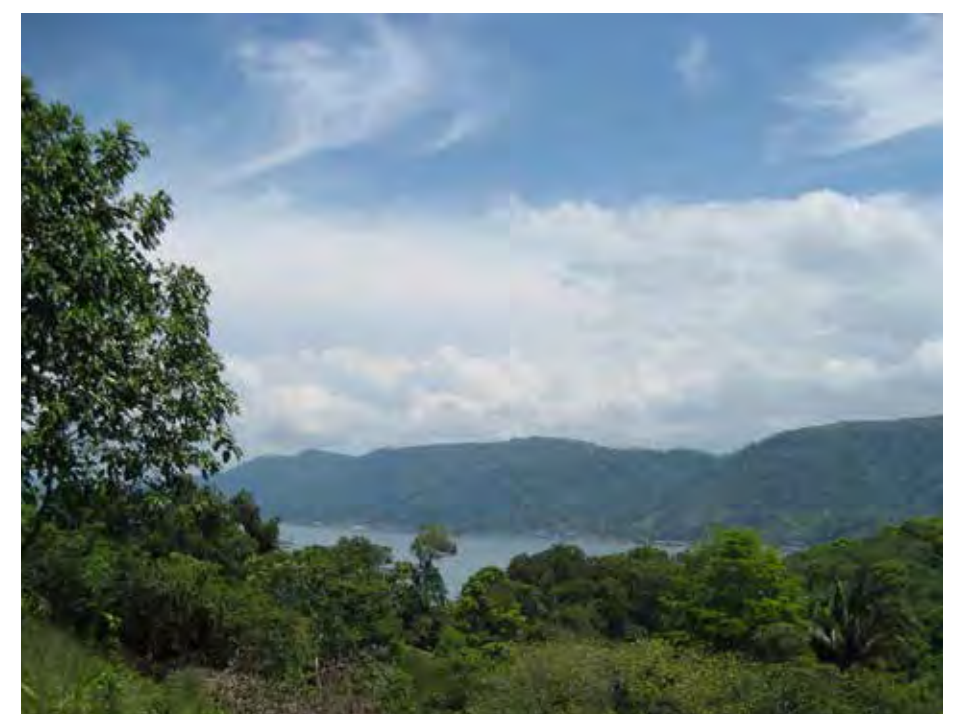
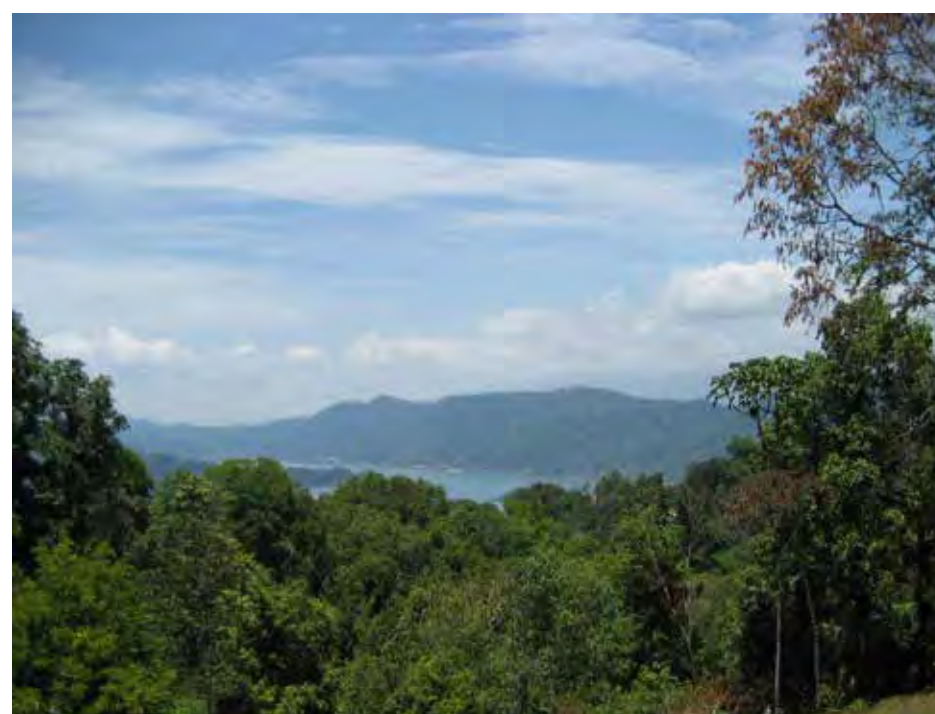


Comfort / Convenience

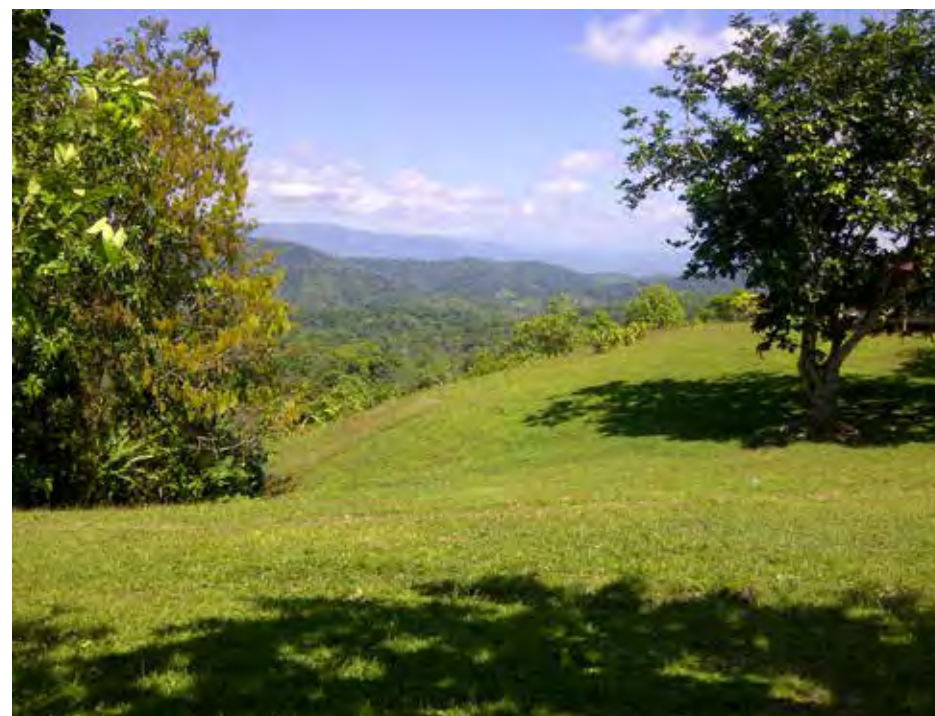
Arrival

The approach by boat to Brisas Pacíficas from Golfito takes us across the tranquil waters of Golfito Bay, to the project's community dock facilities. This pier will be purposed as a point of embarkation for day tours for whale watching, river tours, kayaking, etc. Or, our private water taxi will take you to Golfito for dining, shopping, or drop you at your boat docked at one of the marina facilities in Golfito.





Property Photographs



Property Photographs







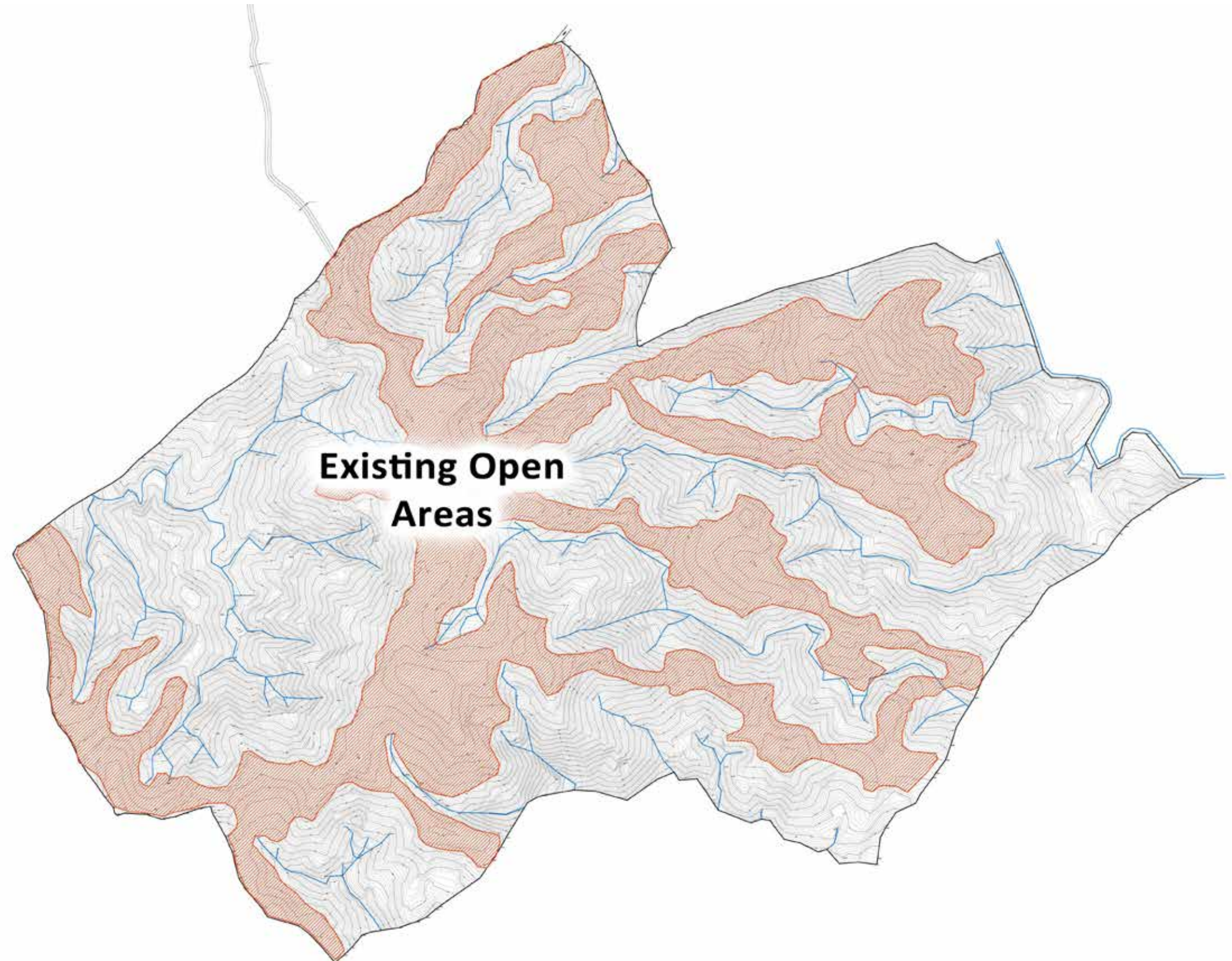




Property Photographs

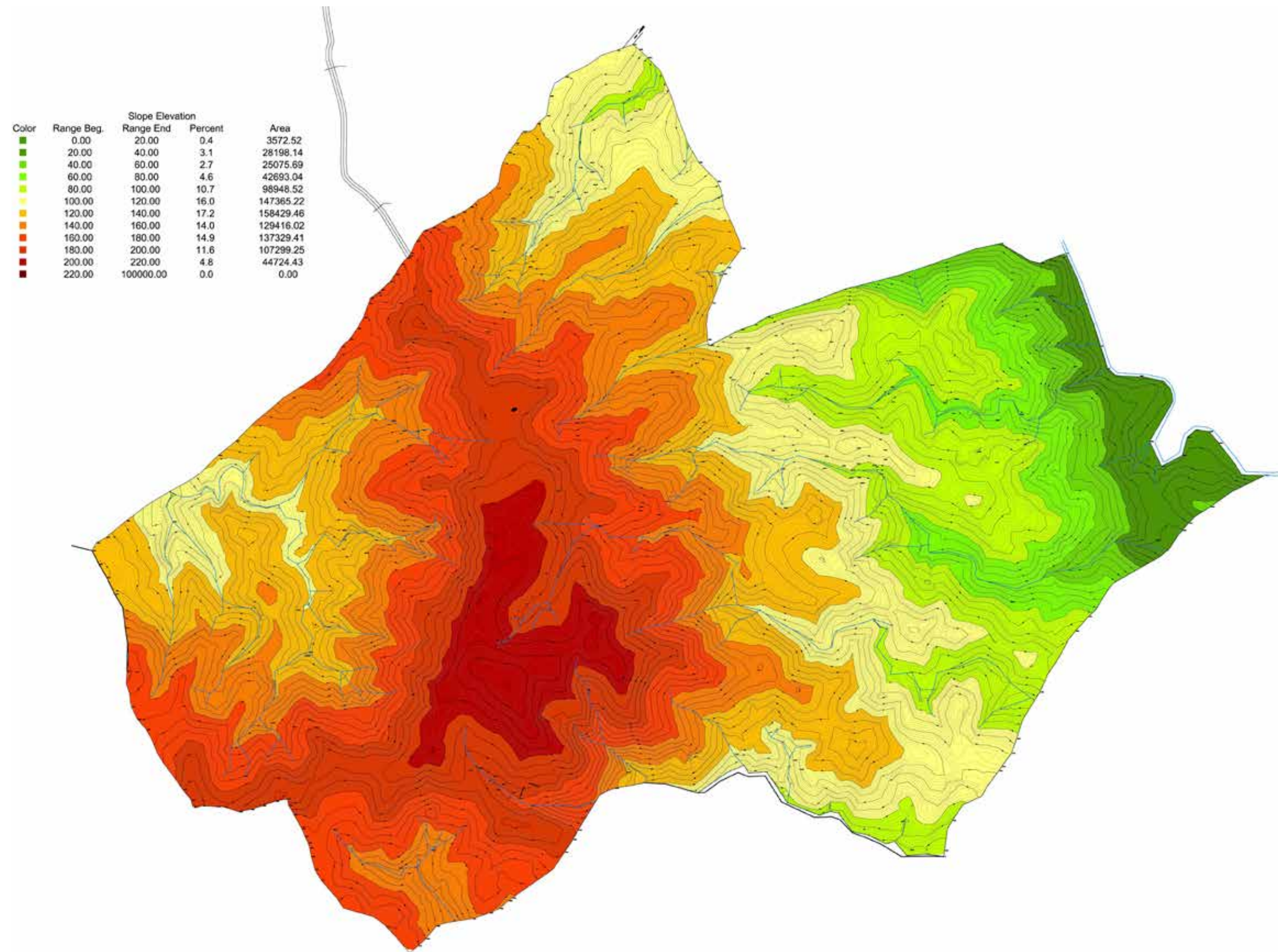
Site Analysis

Prior to undergoing the planning and design process for Brisas Pacíficas, EcoPlan has thoroughly analyzed the existing conditions of the property to determine the opportunities and constraints of the site. A series of site analysis diagrams have been prepared to map items such as existing open areas, drainage corridors, slopes and elevations. These diagrams are overlaid with our concepts as we go through the design process, and help us as designers make decisions on how to utilize the land in the most efficient and sensitive manner possible.



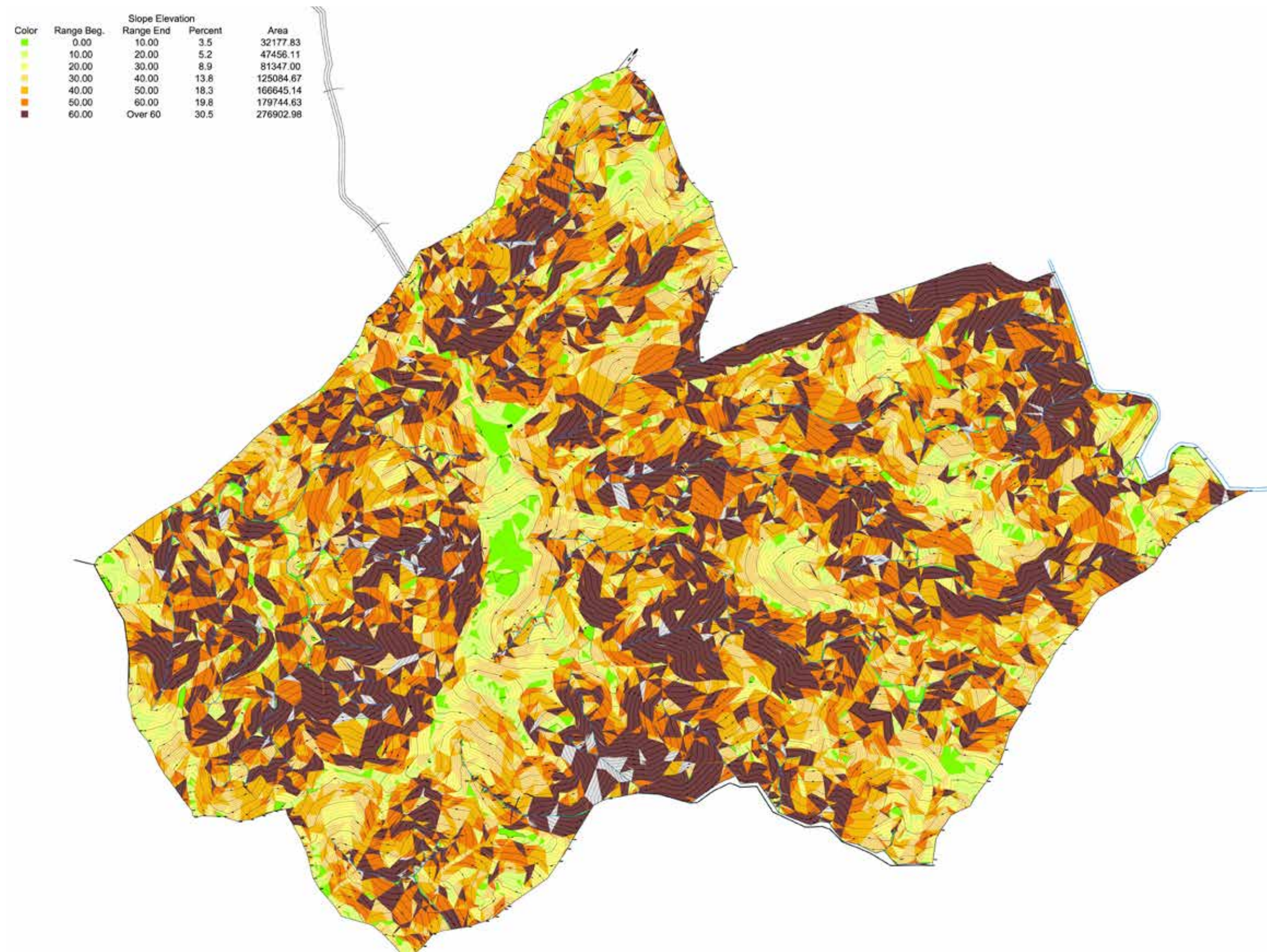
Elevation Analysis

The elevation analysis map color codes the various elevation ranges from dark green which represent the lowest elevations (below 20m) to the highest elevations (above 220m). Visualizing the various elevation ranges allows us to determine the various watersheds and how land masses impact views from various locations within the property.



Slope Analysis

The slope analysis map color codes the severity of the slopes throughout the property. The degree of slopes range from light green (0-10% slopes) to dark brown (over 60% slopes). In order to prepare a design that is sensitive to the existing terrain and vegetation, the proposed development areas are concentrated on those portions of the site that are within the ranges of 0-40% slopes, with proposed construction in areas exceeding 40% slope held to an absolute minimum to reduce both the impact and the cost of development.



Aerial Overlay

Overlaying the property boundary and topographic contours over the aerial photograph allows us to map existing forest and open areas, both on site and in adjacent areas. Additionally, the overlay allows us to trace view sheds to adjacent waterways to maximize views from the development areas of the project.



Concept 1

Highlights:

- Portion of entry road moved off site to minimize construction of entry road in extreme slopes.

- Small zone of (18) Luxury Estate Lots (5000 sq. mtrs. minimum).

- (55) Luxury Forest Cabins, accessed by electric cart and walking paths only to minimize impact on the existing terrain and vegetation.

- Large 2.5Ha. Boutique Hotel Parcel.

- Minimal impact in sensitive “tacotal” forest areas. Units to be constructed between the trees.

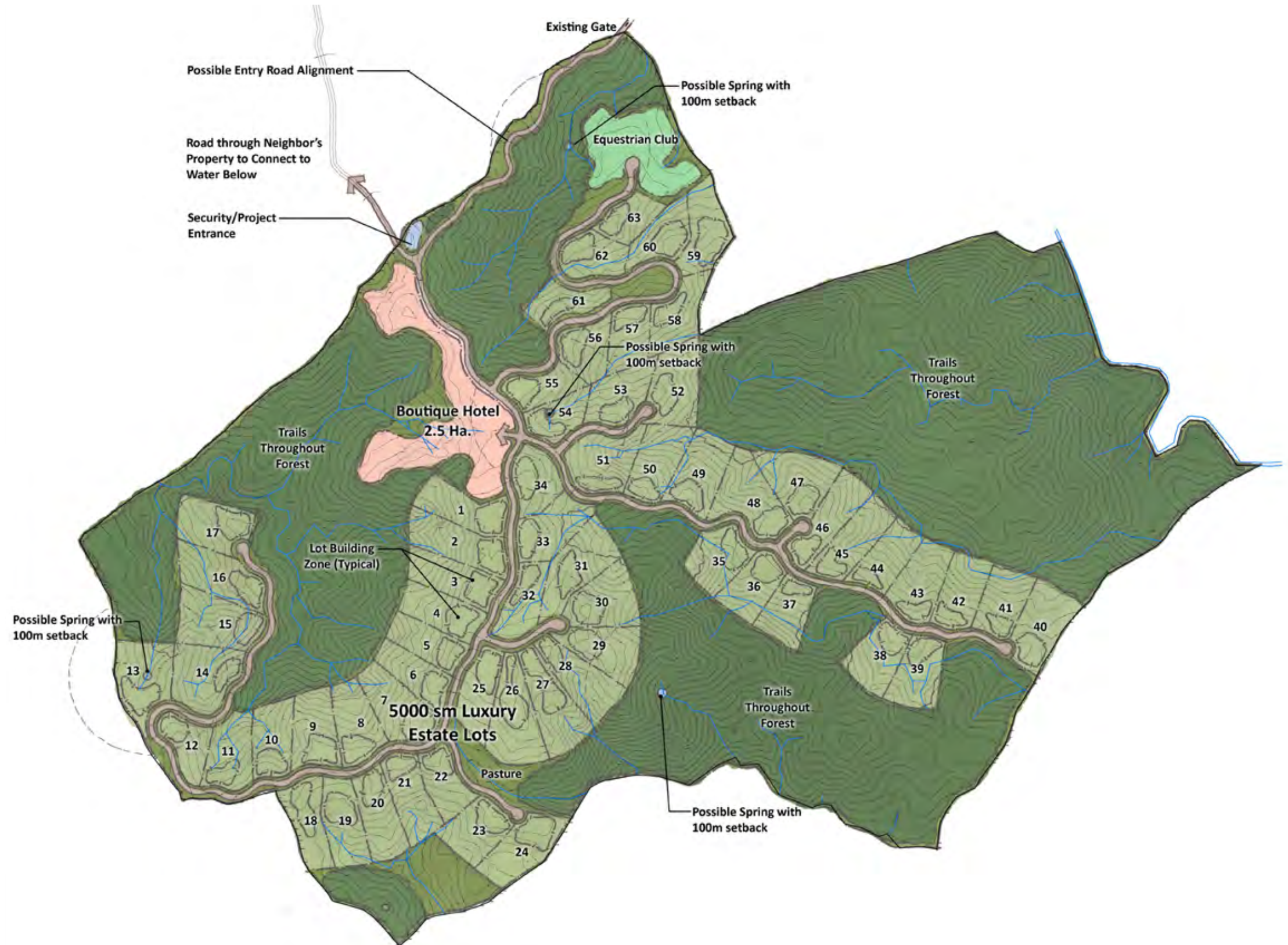
- Conservation areas throughout the property.



Concept 2

Highlights:

- Maintain entry road on property in the event agreement could not be made with the adjacent property owner.
- Large area of (63) Luxury Estate Lots (5000 sq. mtrs. minimum)
- Large 2.5Ha. Boutique Hotel Parcel.
- Minimal impact in sensitive “tacotal” forest areas. Units to be constructed between the trees.
- Conservation areas throughout the property.



Concept 3

Highlights:

- Portion of entry road moved off site to minimize construction of entry road in extreme slopes.
- Zone of (42) Luxury Estate Lots (5000 sq. mtrs. minimum).
- (6) Large Family Compounds
- 1.8Ha. Boutique Hotel Parcel at highest and most valuable piece of property.
- Organic community farms.
- Conservation areas throughout the property.



Concept 4

Highlights:

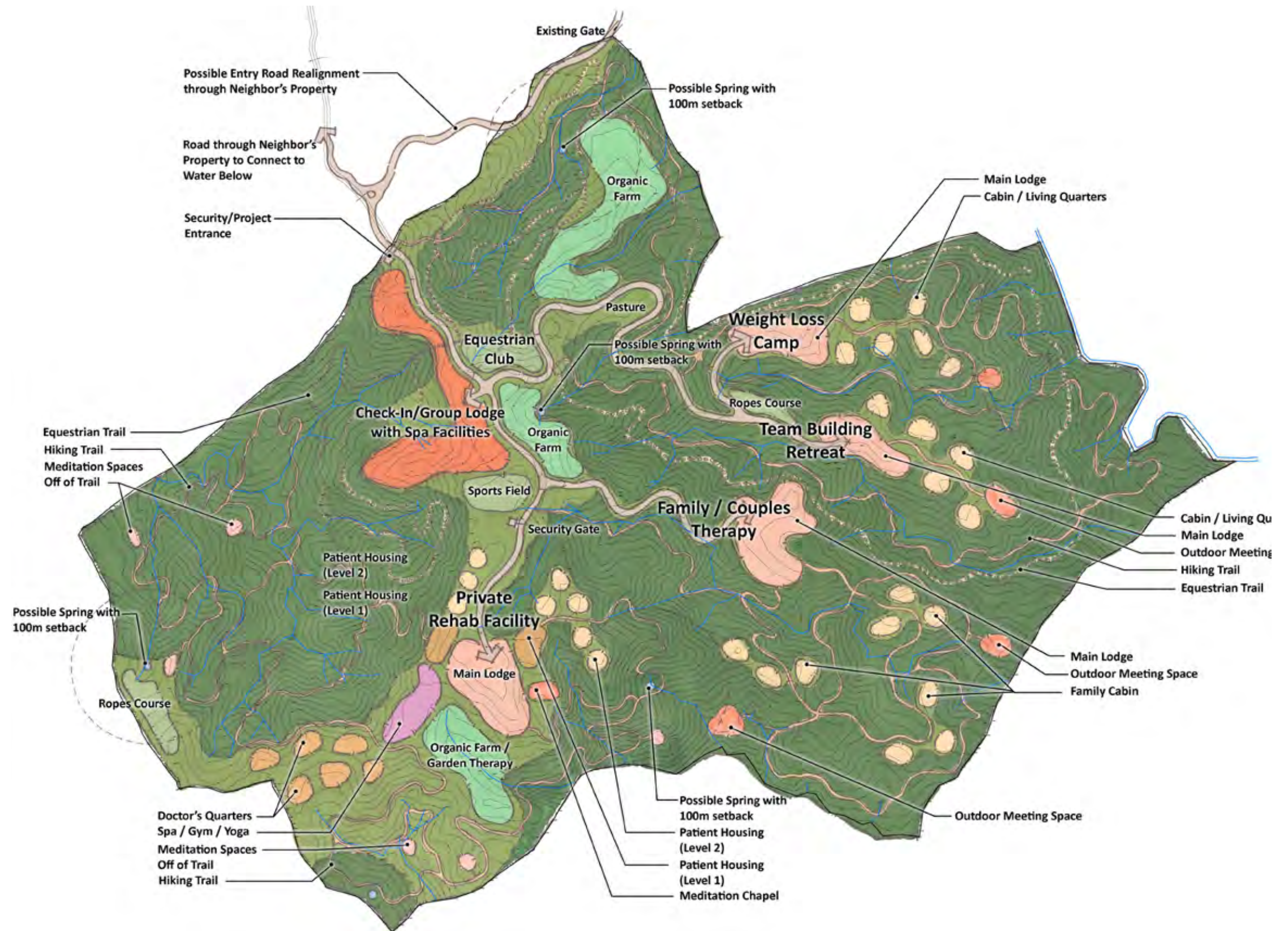
-Portion of entry road moved off site to minimize construction of entry road in extreme slopes.

-Rehabilitation and Wellness Destination with various therapy facilities including Weight Loss, Family Therapy, Team Building and Addition Rehab Facilities.

-No residential or resort facilities

-Minimal impact in sensitive “tacotal” forest areas. Units to be constructed between the trees.

-Conservation areas throughout the property.



Concept 5

Highlights:

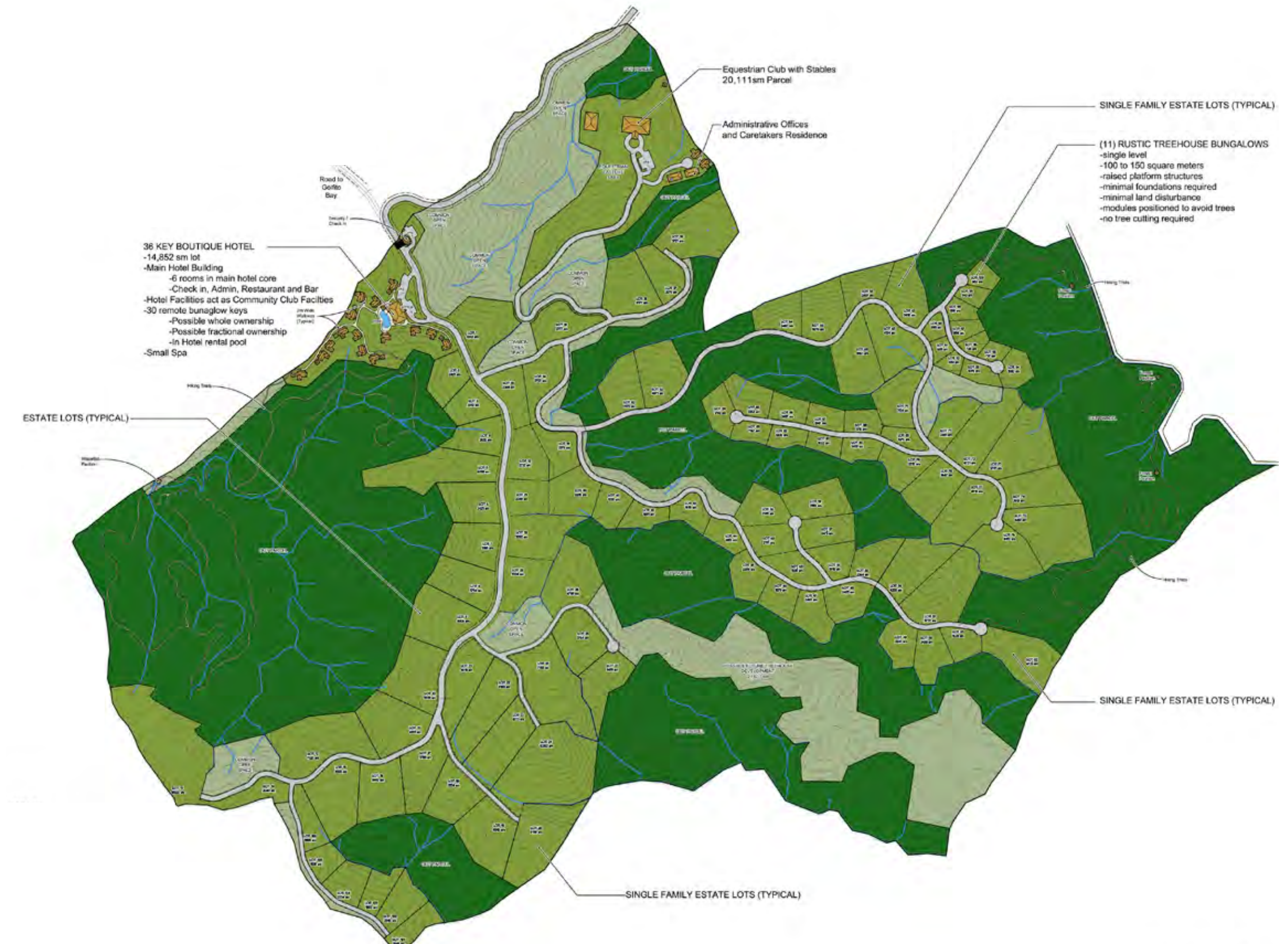
- Portion of entry road moved off site to minimize construction of entry road in extreme slopes.
- (2) Prime ocean view parcels for development / boutique hotels
- (2) Multifamily development parcels
- (25) Premium ocean view lots
- (38) Forest view lots
- (59) Tree house villas (zero impact construction).
- Conservation areas throughout.



Preliminary Master Plan

Highlights:

- Portion of entry road moved off site to minimize construction of entry road in extreme slopes.
- (36) Key Boutique Hotel and Spa
 - 14,852 sm lot
 - Main Hotel Building
 - 6 rooms in main hotel core
 - Check in, Admin, Restaurant and Bar
 - Hotel Facilities act as Community Club Facilities
 - 30 remote bungalow keys
 - Possible whole ownership
 - Possible fractional ownership
 - In Hotel rental pool
 - Small Spa
- (38) Premium Ocean View Lots
- (68) Forest & Mountain View Lots
- (38) Forest view lots
- Equestrian facility and trails throughout.
- Conservation areas throughout.



Master Plan

This image of the Master Plan overlaid on the aerial photograph illustrates the connection to Golfito Bay where the community pier and boat dock will be located, as well as the roadway connection from the main property down to the waterfront.

Additionally, this overlay illustrates the relationship between Brisas Pacíficas and Golfo Dulce, as well as the adjacent and picturesque river / mangrove estuary system to the southwest of the property.

Finally, this plan also shows the route of the access road coming into the property to the north and east of the project.



Master Plan

-(36) Key Boutique Hotel and spa w/ Resident's Club access.

-(78) Total Estate Lots of at least 5000 sq. mtrs. each. (31) of the lots have prime, ocean views, (47) have premium forest and mountain views.

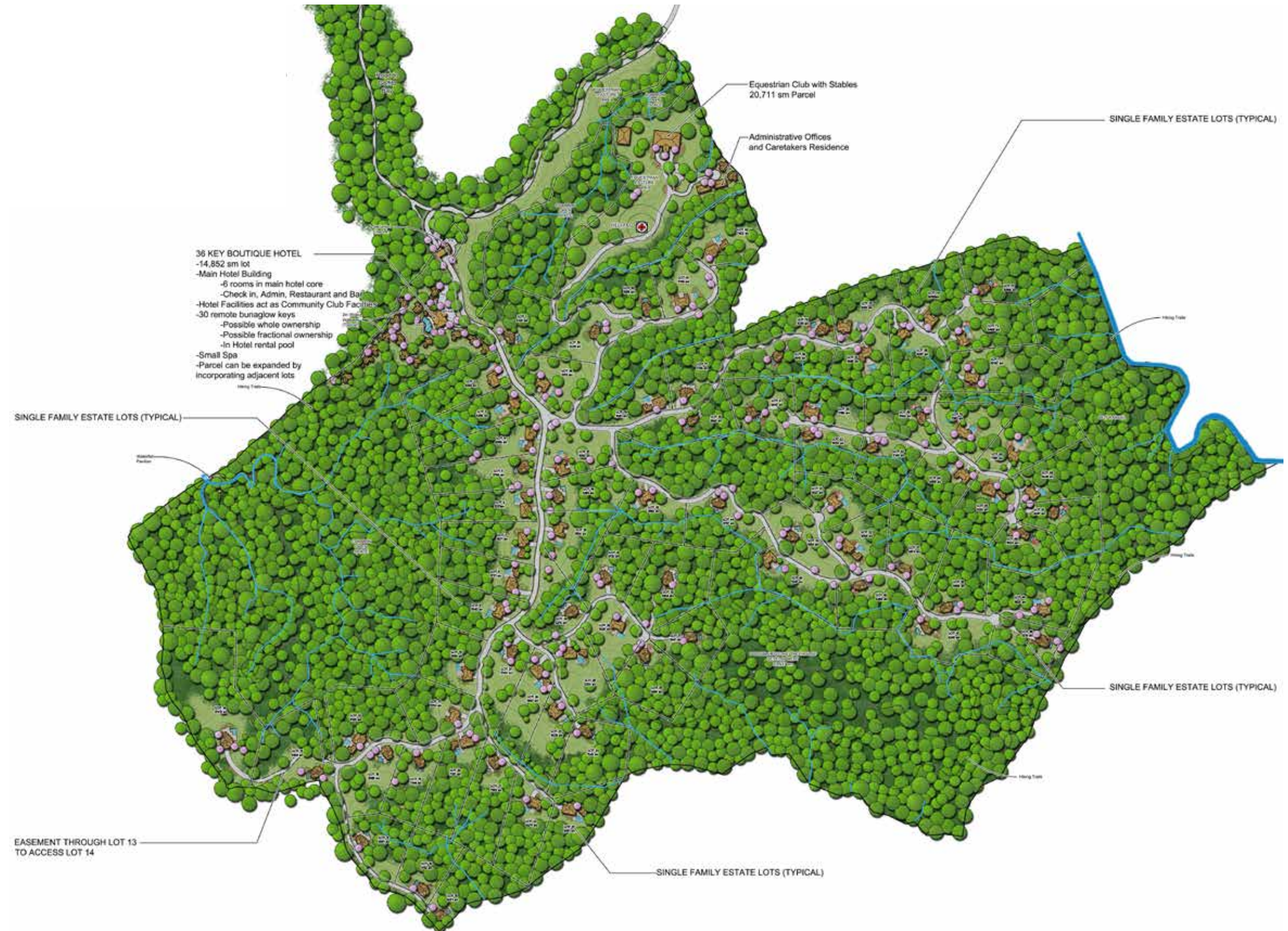
-Gated and Secured Access

-Equestrian Club, Horse Stables, Paddocks and Pastures

-Roadway connection to community pier / boat dock for private water taxi access to Golfito and day tours.

-Network of scenic hiking paths, horse trails, and mountain biking trails throughout.

-Forest waterfall natural swimming hole.



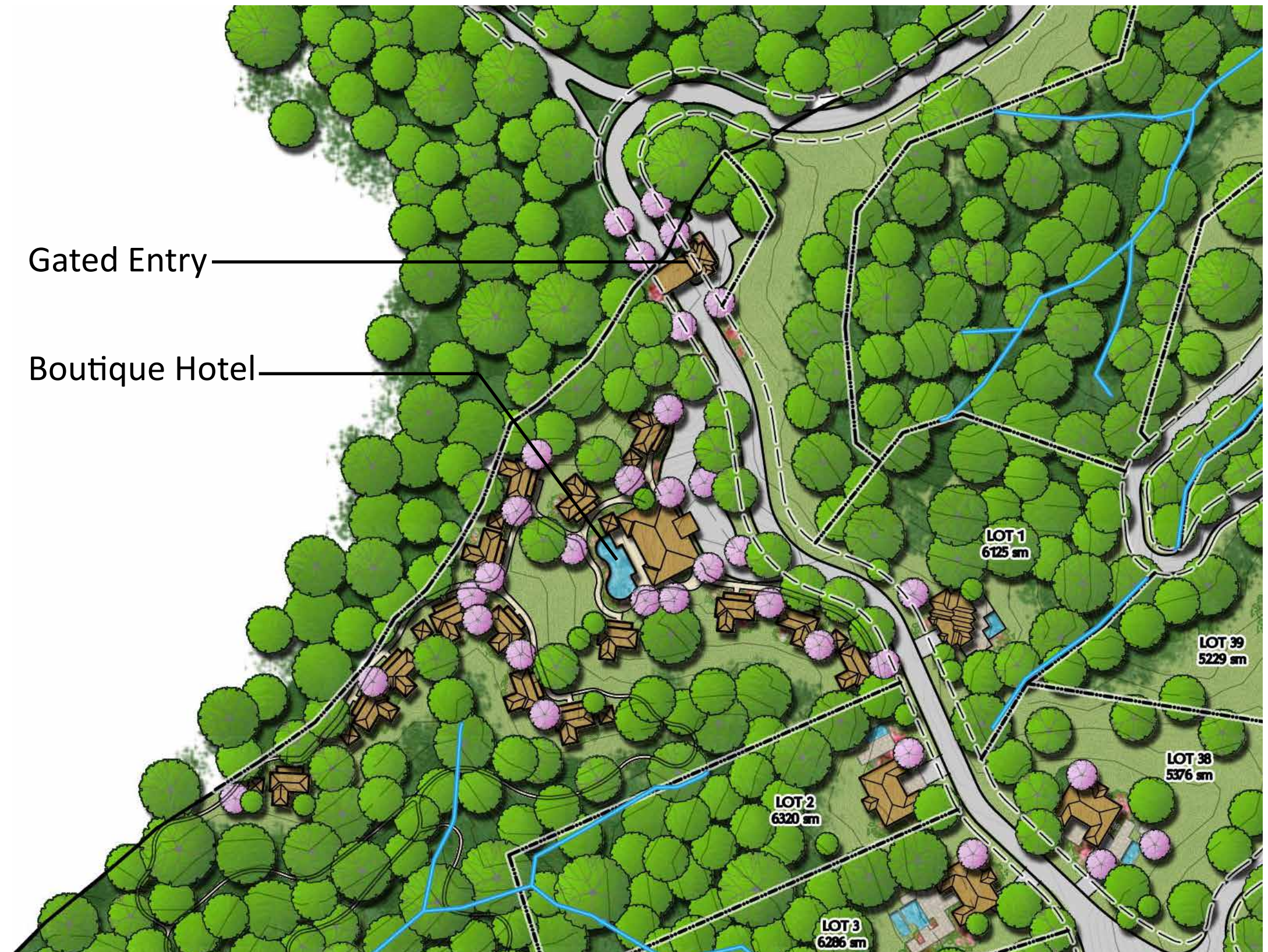
Overall Master Plan

Boutique Hotel

The Boutique Hotel at Brisas Pacíficas will include 30 keys in (14) remote single, duplex and triple bungalows, carefully built into the hillside to capture views to Golfito Bay and Golfo Dulce. There will be (1) remote spa building with various treatment spaces. Access to all bungalows is via pathways and foot bridges. Tree house like construction practices will be used to minimize impact.

The main building is to include the resort core, with (6) standard rooms, restaurant, lounge, business center, meeting room and tour desk. This building may be constructed in the first phase to act as the community club facilities and lodge for prospective future residents.

The boutique hotel property may be expanded by incorporating adjacent lots 1 through 4.



Golfito Bay Road and Community Boat Dock

Primary access between Brisas Pacíficas and Golfito will be via private water taxi. Whether the trip is for shopping, dining, accessing your boat at one of Golfito's marinas, a trip to the airport or day tours, Brisas Pacíficas will have private water taxis to deliver you to and from Golfito.

Equestrian Facilities and Helipad

Nothing beats touring Brisas Pacíficas and surrounding areas by horseback. The community stables, paddocks and pasture areas will house a small complement of horses for exploring the trails and conservation areas.

A dedicated helipad will be provided in case of emergencies.



Residential Areas

Brisas Pacíficas will include a total of (78) large estate lots for sale. These lots range in size from 5000 square meters to over 17000 square meters. Although the lots are large, development of the lots will be mostly restricted to the building pads established by the developer, in the interest of preserving the existing terrain, trees and other vegetation. These larger lots help assure a “low density” feel and will reduce the overall impact on the land.

The lots exist in a variety of conditions including open ridge tops with expansive panoramic views, forest edge lots with “window” views through the vegetation, and forest lots with open understory beneath the existing tree canopy.





Master Plan Enlargement -Typical Residential Area



Master Plan Enlargement -Typical Residential Area



Master Plan Enlargement -Typical Residential Area

Architectural Inspiration

The developers of Brisas Pacíficas will encourage the development of villas and a boutique hotel that is sensible in its scale and its integration into the existing landscape.

The architectural character of historical Golfito should influence designers to extrapolate the historic themes of tropical design with the use of blended indoor / outdoor space, large overhangs and low pitched roofs that are built below the tree canopy. Materials and methods shall be sustainable and reflect the historic architectural character of the region.





Architectural Character Images



Architectural Character Images



Architectural Character Images



Architectural Character Images



Architectural Character Images



Architectural Character Images - Boutique Hotel



Architectural Character Images - Boutique Hotel



Architectural Character Images - Boutique Hotel



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