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*Welcome*  
To  
La Jolla Ocean View Estates

## *Infrastructure*

Phase I consists of 40 lots sized between ½ and 1 ½ acres spread out over 50 acres. This west facing community is just minutes from the beach and near the newly planned Flamingo marina. Each exclusive, tropical estate has a large pad site and is designed for maximum building capacity and privacy. All lots are designed to capture the wonderful ocean views, lush surrounding valleys and mountains where troops of Howler monkeys and flocks of tropical birds make their home.

Great care has been taken to preserve the natural environment by placing utilities underground, including, phone, electric, internet, irrigation and the water systems. The wide, gradual roads and surrounding areas will be paved and professionally landscaped. Communal areas have been set aside for owners and guests to enjoy walks to the waterfalls, hiking trails and a butterfly farm. The lots will contain familiar, westernized restrictions to ensure harmony of design within the residential community and the environment.


A Owners Association will be in place to administer the day-to-day happenings in the community and oversee the 24-hour security requirements. One of the few developments in all of Costa Rica to have its own water association, each lot will have its own water meter and an adequate supply of water. All lots are titled with the option of title insurance from First Costa Rican Title and Trust or Stewart Title. Home construction may begin immediately and once construction is completed homeowners will have usage of our property management services, which ranges from a simple monthly bill-pay service to a complete concierge package and vacation rental plan.

- ◆ World class design and detailing
- ◆ Three wells on site with regularly tested potable water
- ◆ Telephone lines available
- ◆ All utilities underground
- ◆ Advanced irrigation and water system; each lot is individually metered
- ◆ Paved, wide, gradual roads
- ◆ Septic absorption tanks
- ◆ Fire protection (water hydrant & water tank storage)
- ◆ Flood protection (retaining walls)

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