



# Simbiosis

AVELLANAS



+



+



# Simbiosis

AVELLANAS

An **exclusive** and **visionary** real estate project located in the heart of Playa **Avellanas**, **Guanacaste**, **Costa Rica**. Imagine living in a place where nature and luxury seamlessly intertwine. The name "**Simbiosis**" reflects the belief that any project involving the coexistence of multiple people must be symbiotic for them to achieve their goals. This unique development is not just about selling a piece of land in this paradise; it offers a one-of-a-kind concept that is **family-oriented**, **secure**, and **exclusive**. We provide a comprehensive experience, from the design and construction of your future home to its management, ensuring your investment is cared for every step of the way. Just **800 meters** from the perfect waves of Playa Avellanas and surrounded by a growing number of **high-quality** restaurants and services, Simbiosis Avellanas is the ideal destination for those seeking a free, healthy lifestyle in touch with nature, without sacrificing modern comforts.



Estuary of Playa Avellanas



Avellanas Mangroves



# WHY AVELLANAS?

---

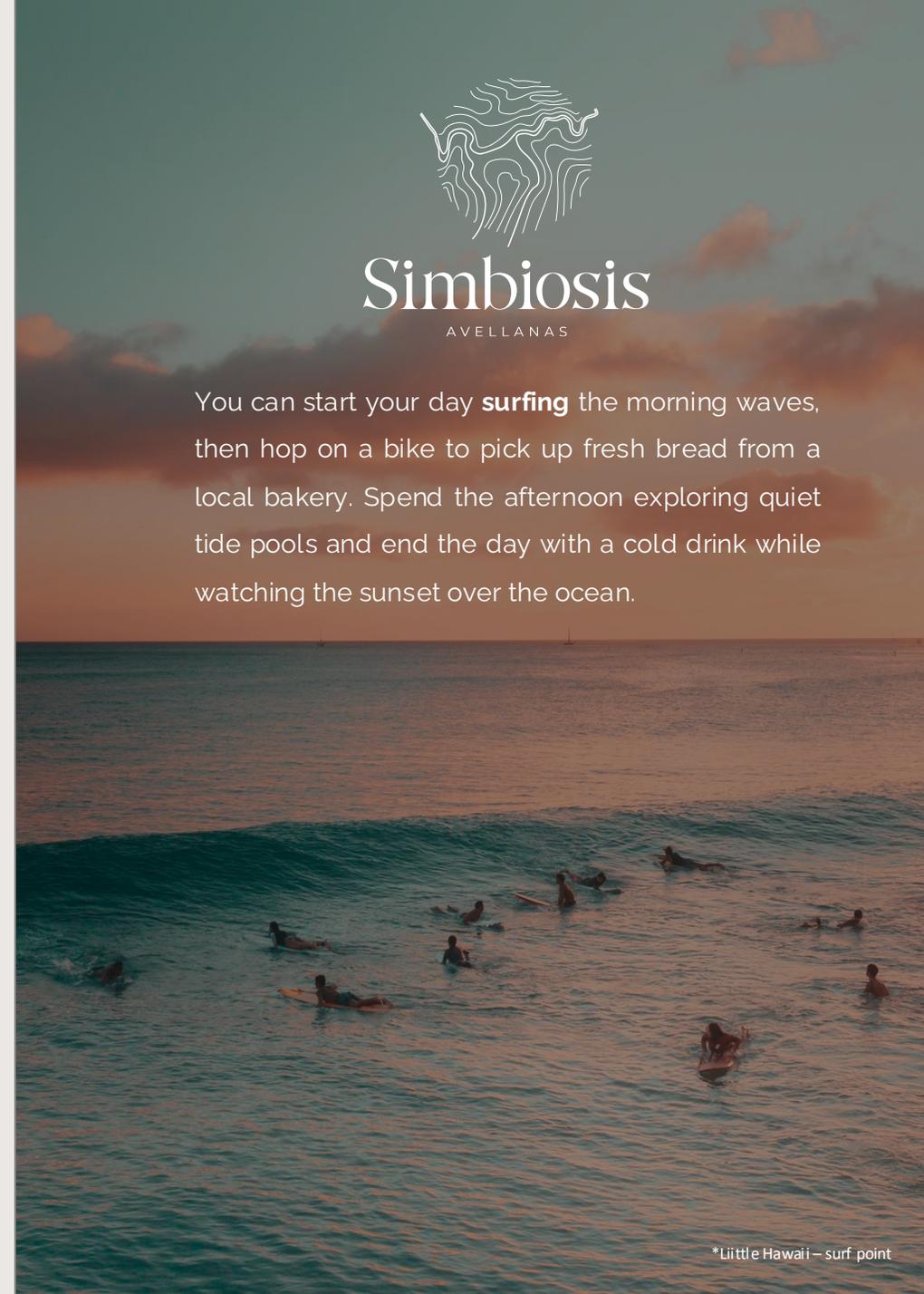
Avellanas is a stunning beach with **crystal-clear waters**, shaded by **ancient trees and surrounded by a magnificent coastal forest**. The expansive shoreline stretches north to Playa Langosta and south to Playa Negra and Junquillal. This tropical paradise boasts some of the best surfing spots in Costa Rica, where the conditions are perfect year-round. The dry season offers clear blue skies and consistent offshore winds, making it a haven for surfers seeking a variety of breaks along the beach to catch the perfect wave.

Beyond **surfing**, Avellanas is experiencing steady tourism growth, which is driving up the demand for lodging and properties. Coupled with the region's expanding infrastructure, modern utilities, and the **high potential for vacation rentals**, Avellanas stands out as an exceptional **investment opportunity**



Simbiosis  
AVELLANAS

You can start your day **surfing** the morning waves, then hop on a bike to pick up fresh bread from a local bakery. Spend the afternoon exploring quiet tide pools and end the day with a cold drink while watching the sunset over the ocean.





## BOOMING DEVELOPMENT

Avellanas is experiencing significant growth, with new restaurants, supermarkets, and infrastructure improvements transforming the area. This development is driving up property values, making it an attractive opportunity for investors looking for high returns.



## NATURAL BEAUTY AND LIFESTYLE

The stunning scenery, clear waters, and green coastal forests provide a unique way of life that's closely connected to nature. This peaceful setting attracts those looking for calm and a healthier, more balanced lifestyle, making it an attractive place for both short-term visitors and long-term residents.



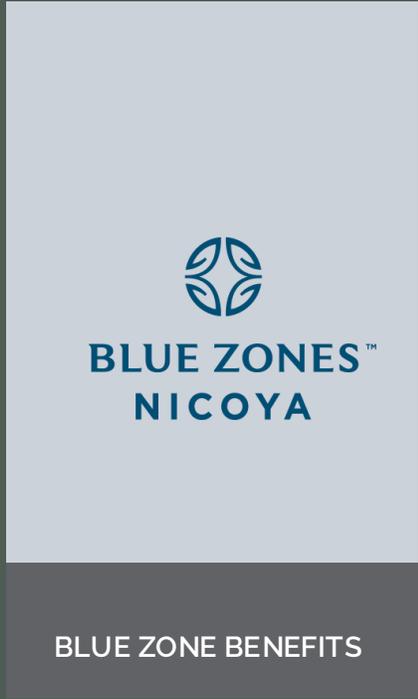
## HIGH-QUALITY AMENITIES

Despite its tranquil setting, Avellanas is home to high-quality amenities such as the famous Lola's Restaurant, which offers a diverse gastronomic experience and stunning ocean views. The presence of such establishments enhances the living experience and attracts a sophisticated clientele.



## HEALTHY LIVING

The area is ideal for those who value a holistic and healthy lifestyle, with access to yoga studios, wellness centers, and a community focused on well-being. The natural surroundings promote outdoor activities and a mindful way of living, attracting a health-conscious audience.



## BLUE ZONE BENEFITS

Avellanas is located within a recognized blue zone, an area known for the longevity and well-being of its inhabitants. This unique aspect adds exceptional value, making it a sought-after destination for those seeking a high quality of life.

**Simbiosis**  
AVELLANAS



Liberia



Coco



Catalinas



Flamingo



Conchal



Ventanas



Grande



Tamarindo



Simbiosis  
AVELLANAS



Santa Cruz



Negra

Simbiosis  
AVELLANAS



LOLA'S RESTAURANT



800M TO BEACH

The stunning scenery, clear waters, and green coastal forests provide **Simbiosis Avellanas** enjoys a prime location just 800 meters from the main entrance of **Playa Avellanas**. This short distance makes it easy to enjoy the beach's crystal-clear waters and breathtaking scenery at any time. Whether you take a leisurely stroll or a quick bike ride, the beach is always just minutes away, inviting you to immerse yourself in the natural beauty and serene atmosphere of this tropical paradise.

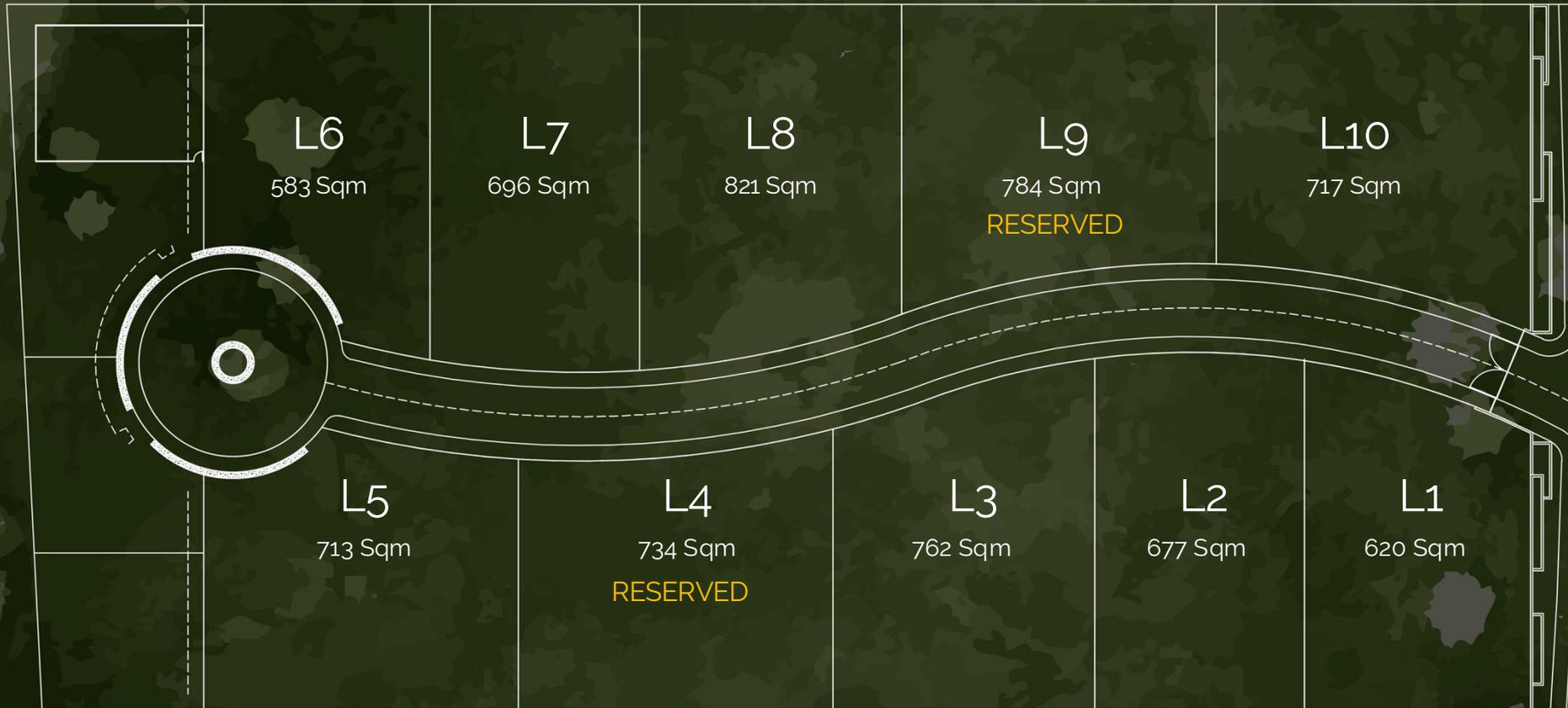


Simbiosis  
AVELLANAS



Simbiosis  
AVELLANAS

# 10 EXCLUSIVE Lots for sale



**Simbiosis**  
AVELLANAS

|     |           |
|-----|-----------|
| L1  | \$279,114 |
| L2  | \$304,652 |
| L3  | \$343,057 |
| L4  | \$330,601 |
| L5  | \$321,192 |
| L6  | \$262,448 |
| L7  | \$313,192 |
| L8  | \$369,816 |
| L9  | \$352,925 |
| L10 | \$322,934 |

**Simbiosis** is designed to blend with **nature**, ensuring investment security through careful planning and responsible risk management. The project focuses on **privacy**, **peace**, and a strong sense of **community**. Each lot follows clear guidelines for materials and design to preserve the neighborhood's harmony. The goal is to create a **premium**, well-organized, and secure condominium for its residents.



# SIMBIOSIS WITH NATURE

## LOOK & FEEL

This isn't just about selling **lots**—it's about building a community with purpose. We focus on creating a condominium where **security**, thoughtful **design**, and **sustainability** come together, ensuring every detail aligns with our vision. From natural materials like **wood**, **straw roofs**, **concrete** and **stone** to the seamless integration of each home into the environment, every element is chosen with care. We're also committed to ensuring the community's guidelines are respected, preserving its harmony and unique character over time. The goal is to create a space where luxury, sustainability, and security exist in perfect **Simbiosis** with the natural beauty of Avellanas.

Timeless Design, Naturally Crafted





Simbiosis  
AVELLANAS

Safety

Community

Wellness

Exclusive

# SCHEDULE & DEADLINES

01

2024-2025

RESEARCH &  
DUE DILIGENCE



The first stage of the Simbosis project involved thorough research, due diligence, and the successful acquisition of the lot.

02

Sept-Dec 2025

TECHNICAL STUDIES &  
ENVIRONMENTAL  
FEASIBILITY



This phase involved comprehensive technical studies, design planning, and a full environmental feasibility analysis.

03

Jan-Jun 2026

PERMITS & CONSTRUCTION



This stage covers all necessary permits and the beginning of construction activities. This stage marks the transition from planning to the physical realization of the project.  
PRE-SALES LAUNCH.

04

Jul-Set 2026

LANDWORKS &  
PRE-SALES BEGIN



This phase includes land grading, legal subdivision, and condominium establishment. Key steps involve site preparation, cadastral registration, and the approval of bylaws and governance structures.

05

2026

CLOSING & TITLE TRANSFERS



This phase includes project completion, final inspections, and the legal process for property title transfers



Simbosis  
AVELLANAS



Simbiosis

AVELLANAS