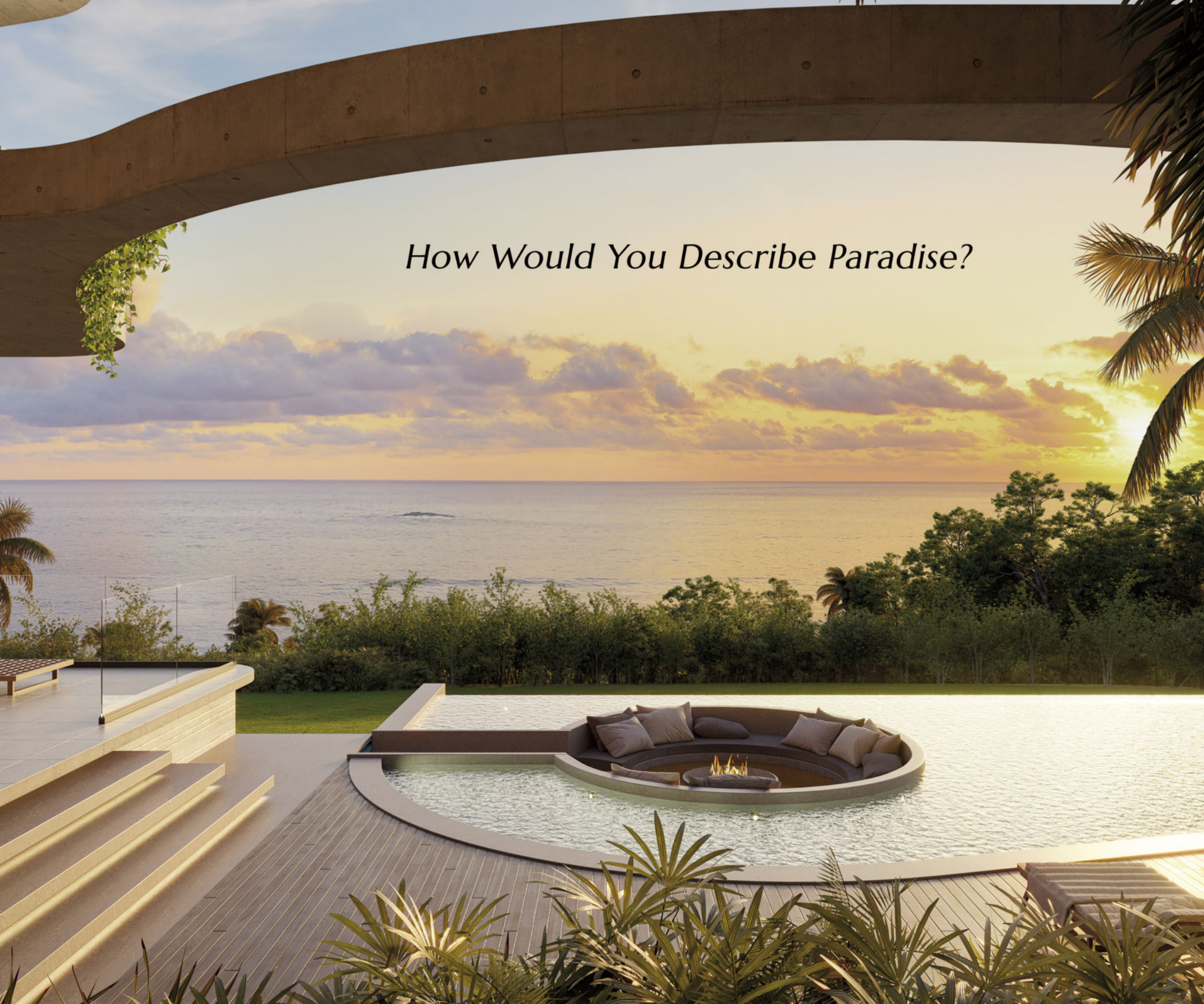




by **VIVENDI**
INVESTMENT GROUP



How Would You Describe Paradise?





LUXURIOUS RESIDENCES

in a tropical paradise

AGUJAS OCEAN VIEW is a sophisticated private community of exclusive residences offering panoramic and unobstructed views of the Pacific Ocean. It provides private lots of over 1.24 Acres, allowing you to connect with majestic biodiversity, enjoy a dreamlike view, and experience an unparalleled lifestyle.



PROJECT VIDEO



VIVENDI

INVESTMENT GROUP

ATTY. ANTONIO GÓNGORA
CEO, VIVENDI INVESTMENT GROUP

At VIVENDI, we go beyond real estate construction; we are dedicated to building lasting relationships. We value the trust placed in us by our clients and partners, and we work tirelessly to uphold that trust in every interaction. Our commitment to transparency, integrity, and corporate responsibility guides every decision and action we take.

Agujas Ocean View, our flagship project, embodies our commitment to excellence and innovation. This condominium, featuring cozy residential complexes on unique, sea-view lots, undoubtedly carries the distinctive hallmark of VIVENDI.

ENG. FERNANDO SORIA

CFO, VIVENDI INVESTMENT GROUP

Agujas Ocean View stands as the Top-tier project of VIVENDI Investment Group, the result of a meticulous financial and commercial evaluation conducted over a decade. We have designed every aspect of the project with the goal of maximizing profitability and ensuring the financial stability of our investors. The financial strength that distinguishes our firm is clearly reflected in the solidity and potential returns that Agujas Ocean View offers to its owners.



ENG. MAURICIO GUTIERREZ

CCO, VIVENDI INVESTMENT GROUP

Creating a conceptual project involves stepping into the shoes of those who will inhabit it, breathing their air, sharing their dreams, desiring their wishes, enjoying their tastes, and ultimately bringing it to life. That learning and experience are what we embed in our projects, giving them a unique identity—an identity that marks a significant difference between owning a simple property and owning a VIVENDI property.

LOCATED 10 MINUTES FROM PLAYA AGUJAS, COSTA RICA.

Live in a Dream Location

Playa Agujas is located in the canton of Garabito, adjacent to Playa Limoncito and near the town of Quebrada Ganado.

This stunning beach has earned the prestigious “Ecological Blue Flag” recognition for its exceptional cleanliness and pristine natural state.



Enjoy nature, comfort, and accessibility.



Just 50 minutes from the capital, San José.



Surrounded by the most beautiful tourist spots in the country, such as Playa Jacó, Playa Hermosa, the Punta Leona resort, and “La Marina” in Playa Herradura.



Surrounded by national parks and nature reserves, it is the perfect starting point to explore Costa Rica’s unique biodiversity.



Just 12 Miles from the new Metropolitan International Airport of Costa Rica, connecting you to international destinations, making this an ideal place for tourists and residents alike.

VIEW ON
GOOGLE MAPS



LUXURY PRIVATE LOTS

With Unobstructed Ocean Views

Agujas Ocean View offers you the opportunity to acquire a private lot starting at 1.24 Acres with spectacular panoramic views of the Pacific Ocean, all within an exclusive luxury residential condominium.

Located on a vast 296-acre property of lush natural beauty, Agujas Ocean View is distinguished by its private lakes, rivers, waterfalls, and unparalleled nature. Immerse yourself in a unique environment where local wildlife and exotic birds seamlessly blend with the landscape, creating a sanctuary of peace and beauty for those seeking a lifestyle in harmony with nature.





PLAYA AGUJAS - COSTA RICA

CHOOSE ONE OF OUR 1.24 ACRES OR LARGER LOTS



LOT	SIZE - Acre
1	1,48
2	1,7
3	2,96
4	2,24
5	1,35
6	1,3
7	2,33
8	2,46
9	1,43
10	1,84
11	1,81
12	1,58
13	1,66
14	1,63
15	1,6

LOT	SIZE - Acre
16	1,58
17	1,42
18	1,84
19	2,3
20	2,98
21	1,63
22	4,75
23	1,39
24	1,33
25	1,52
26	1,85
27	3,12
28	2,49
29	4,42
30	4,13

LOT	SIZE - Acre
31	3,96
32	1,68
33	1,25
34	1,44
35	2,03
36	1,72
37	1,43
38	1,29
39	1,3
40	1,25
41	2,72
42	1,62
43	1,72
44	1,44
45	1,87

LOT	SIZE - Acre
46	1,35
47	1,69
48	2,77
49	1,8
50	2,15
51	2,2
52	1,42
53	1,36
54	1,4
55	1,63
56	1,67
57	1,75
58	1,51
59	1,73
60	1,62

LOT	SIZE - Acre
61	1,33
62	1,34
63	1,36
64	1,36
65	1,32
66	1,26
67	1,71
68	1,43
69	1,37
70	1,77
71	7,21
72	1,73
73	1,32
74	1,27
75	3,07

LOT	SIZE - Acre
76	1,52
77	1,32
78	1,76
79	2,14
80	2,29
81	2,46
82	2,39
83	2,17

LIVE IN A CUTTING-EDGE CONDOMINIUM

Design, Exclusivity, and Nature

The **Agujas Ocean View Club House** is the perfect place to relax, socialize, and fully enjoy life. With spacious areas and 24-hour services, it offers you a unique experience, complemented by stunning views and direct access to our exclusive private lake for sport fishing.





Enjoy Agujas Ocean View



24-HOUR CONCIERGE AND SECURITY SERVICES



PAVED EXTERNAL AND INTERNAL ROADS



LIGHTING, ELECTRICITY AND ALL ESSENTIAL UTILITIES



CLUB HOUSE AND FISHING LAKE



CAFÉ / BAR



SPA



EVENT HALL



GYM



PRIVATE INTERNAL WATERFALLS AND RIVERS

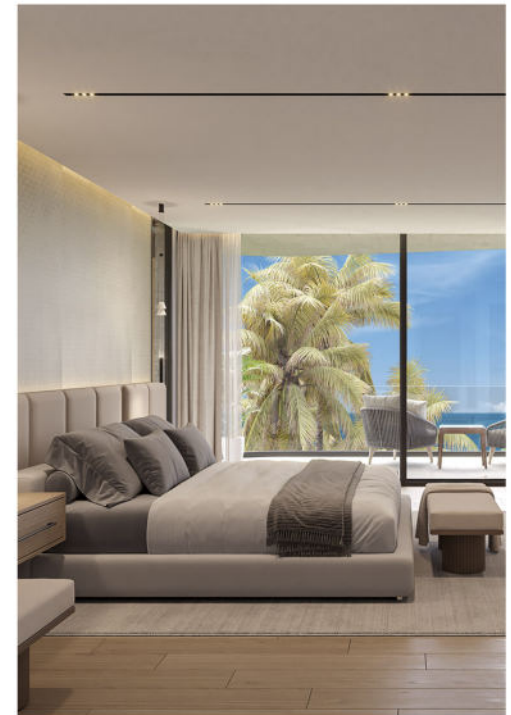


TROPICAL TRAILS FOR TREKKING

3 TYPES OF LUXURY HOMES

KOORA

DYNAMIC, SOPHISTICATED, AND UNIQUE

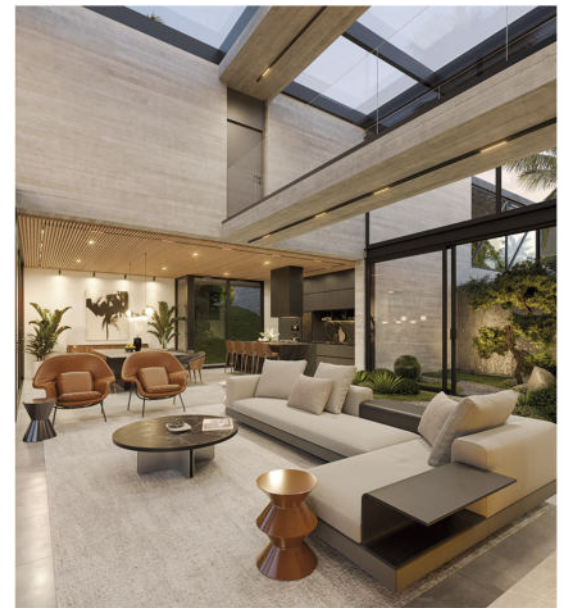




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ZIBA

COMPACT, ELEGANT, AND COZY



ANAÁ

MODERN, SPACIOUS, AND ELEGANT



DISCOVER SOME OF THE BENEFITS OF INVESTING IN REAL ESTATE IN COSTA RICA



Costa Rica ranks among the highest in Political Stability Index in Latin America (World Bank, The Worldwide Governance Indicators 2010).



You can buy property as a tourist; additionally, investors with a property valued at \$200,000 or more are eligible for a Resident Investor Visa.



The rights and obligations for a foreign investor are exactly the same as for any Costa Rican citizen; buying property is as easy for foreigners as it is for locals.



The lowest property tax in the entire Caribbean at 0.25% annually.



Costa Rica has one of the most enviable climates in the world and is one of the most attractive tourist destinations on the planet. Additionally, it hosts 5% of the world's total biodiversity.



Costa Rica is one of the most stable countries in the world and has shown consistent economic growth over the past 25 years due to its strategies based on openness to foreign investment (World Bank, 2023).



1031 Exchange available.



Travel without a visa, buy properties, and open bank accounts as a foreigner with just a passport.



INVESTORS AND REAL ESTATE EXPERTS

We have years of experience

We understand that a real estate project is more than just walls and roofs; it is the canvas on which we paint a new chapter in your life. Our projects are designed to provide you with not just a residence, but a lifestyle that enhances every aspect of your existence. From modern and functional spaces to services designed to simplify your daily life, we offer you more than just a house; we give you the key to a more prosperous and fulfilling future.



www.vivendiinvestmentgroup.com



Agujas
Ocean View

by **VIVENDI**
INVESTMENT GROUP

Nature
is the New Luxury





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