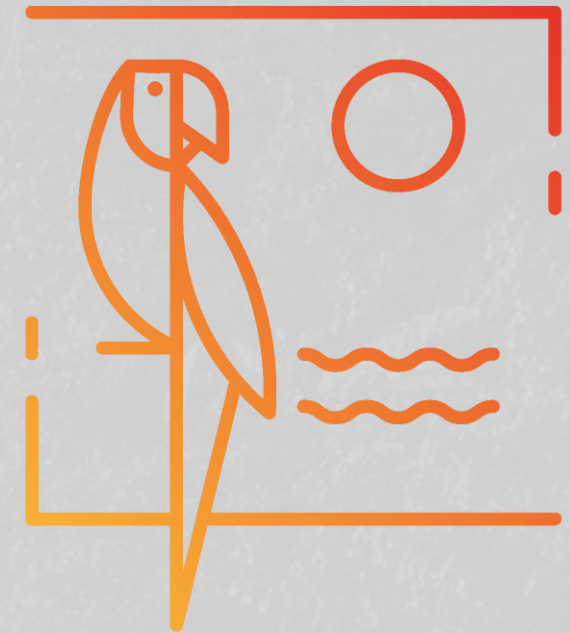


VENTANA DEL PACÍFICO

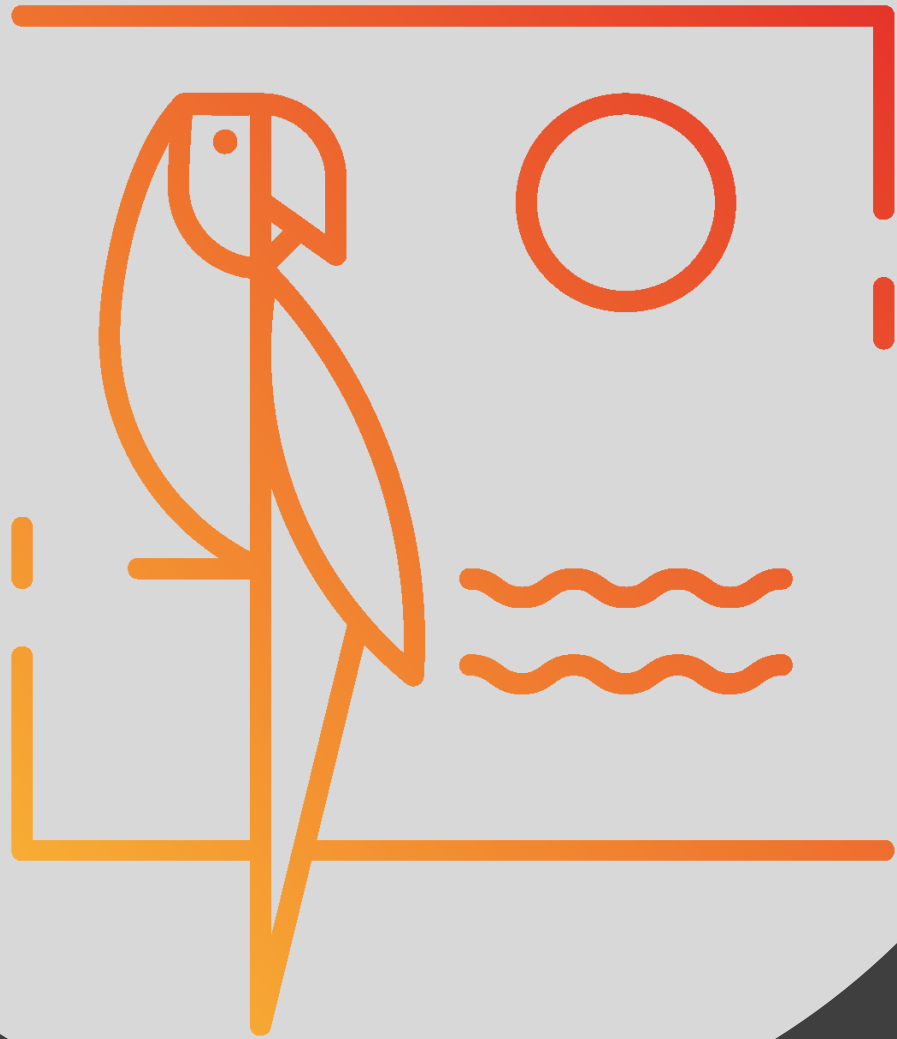
DEVELOPERS

- Chontales is located in Costa Rica's beautiful southern zone, where the mountains meet the ocean.
- Costa Rica stands out for having one of the world longest democracies, and its strong political stability. Combine this with paradisaic beaches and exuberant tropical rain forest makes it a perfect destination when thinking of investment or relocating.
- In the southern zone you will find the Osa Peninsula which holds almost 6% of the world's biodiversity. Here it is easy to find 3 different kinds of monkeys, hundreds of different species of birds including the colorful Scarlett macaws and toucan's, this land is home to some of the most exotic felines such as the ocelot and puma. Marine wildlife is also abundant in the Costa Rica's southern zone where many tours are offered where humpback whales, orcas, and dolphins can be spotted.
- Well over half of the southern zone is protected through state Parks, green zones, primary and secondary forest.



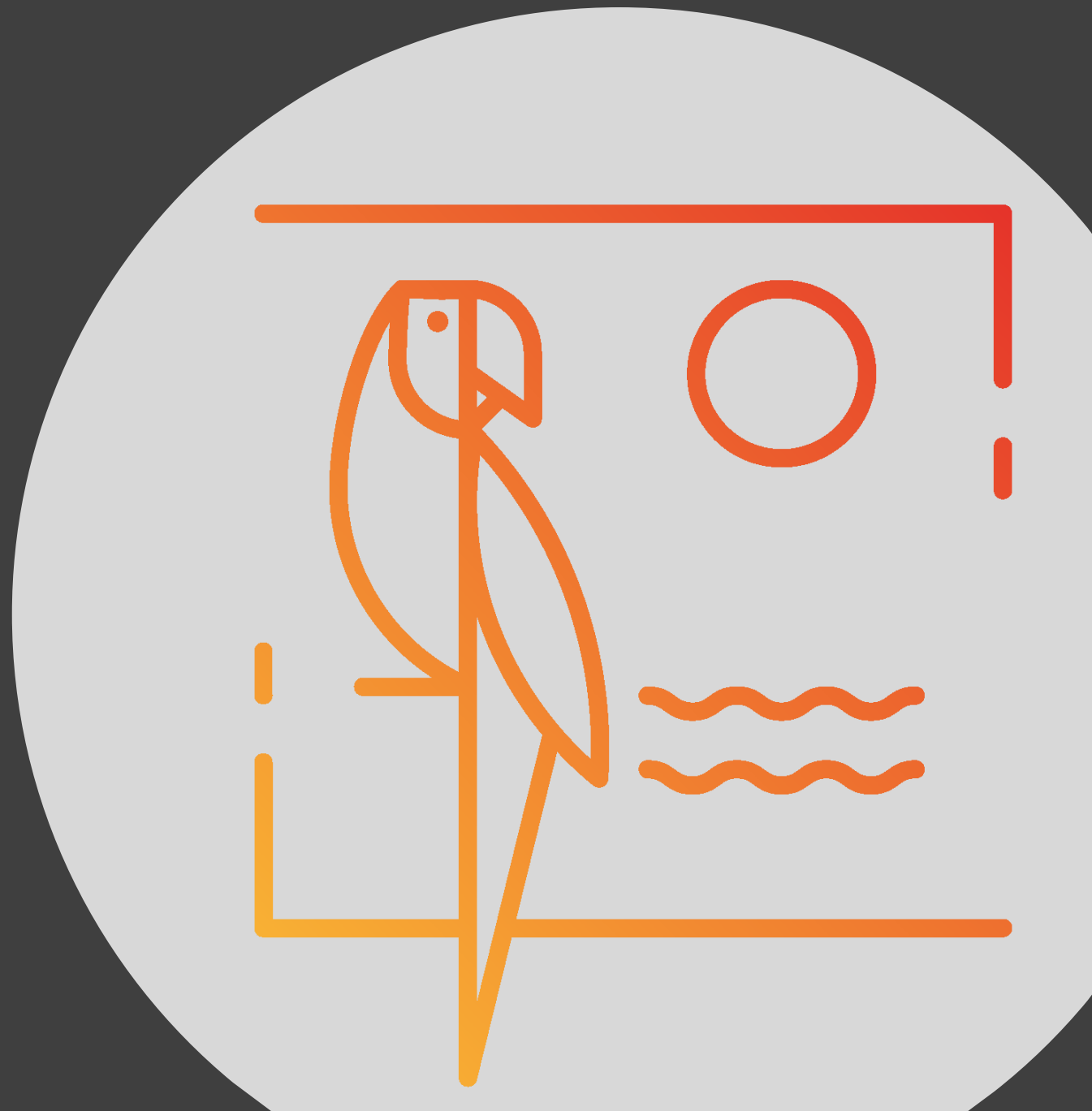
**VENTANA
DEL PACÍFICO**

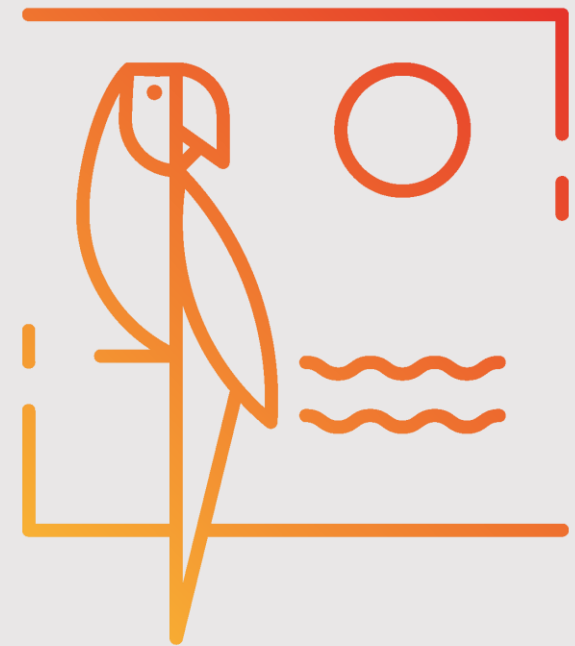
DEVELOPERS



- Over 30 year of experience
- Over 20 residential developments
- 13 projects sold out
- Built over 400 custom homes
- Builds custom furniture in house
- A company with social and environmental responsibility

Project: Condominio Paseo Lapas 18
Conceptual Design by VDP Design Team





**VENTANA
DEL PACÍFICO**

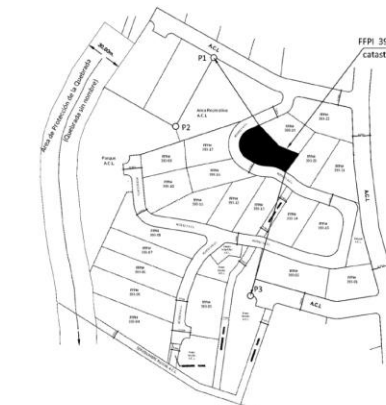
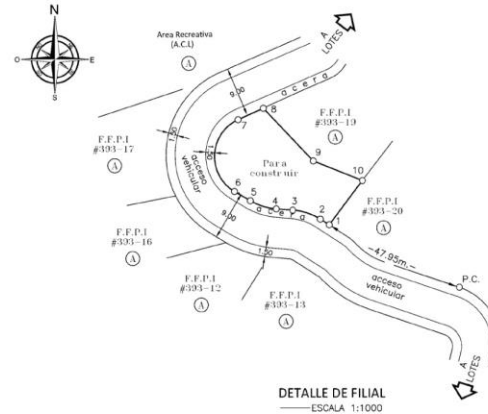
REGISTRO INMOBILIARIO
SUBDIRECCIÓN
CATASTRAL
INSCRIPCIÓN No:
6-2113895-2019
Fecha:
10/03/2019 16:38:38
Registrador:
RONIVY SALAZAR OSANDO
BNC670541A19E1F48DE017C7A810E756

Catastro Nacional
2019-18435-C
13/03/2019 12:00:56
Reingreso

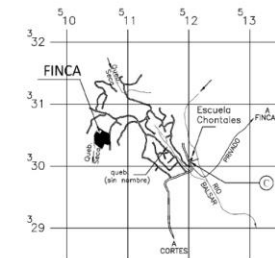
cfia
Contrato 825038
Fecha 13/03/2019
Sellado CFIA

Entero No.
30493693-6

CONDOMINIO HORIZONTAL RESIDENCIAL COMERCIAL
CON FINCA FILIAL PRIMARIA INDIVIDUALIZADA
PASEO LAPAS



DERROTERO			
LINEA	A Z I M U T	DIST. (m)	
1 - 2	301°39'40"	3.44	
2 - 3	287°55'49"	9.49	
3 - 4	274°11'58"	5.39	
4 - 5	287°03'37"	8.90	
5 - 6	299°55'17"	6.05	
6 - 7	02°58'23"	23.18	
7 - 8	66°01'30"	9.08	
8 - 9	136°06'31"	23.58	
9 - 10	111°23'44"	17.30	
10 - 1	217°16'07"	17.95	



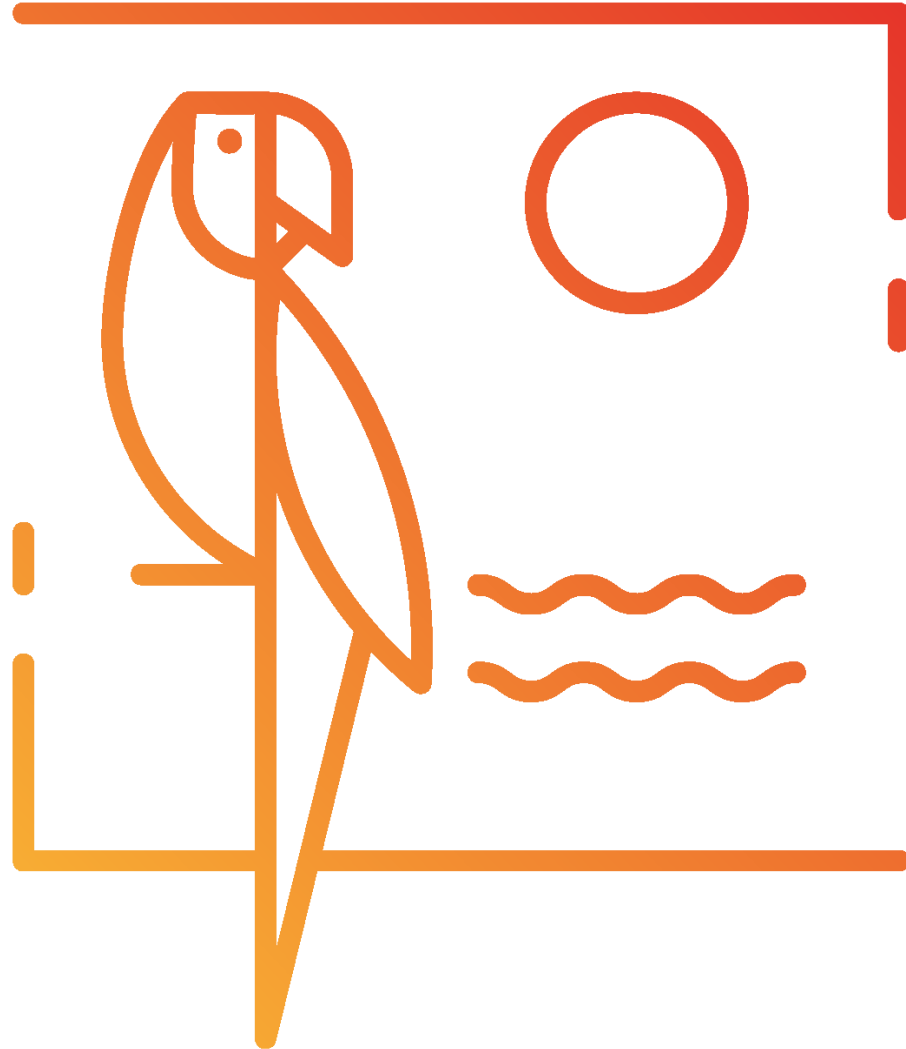
DATOS DE CURVAS						
LOTE	LINEA	DELTA	RADIO	TOTE	L.C. CUERDA	AREA m2
2 - 3	1728'	20.00	4.88	5.99	3.48	-2.53
4 - 5	2943'	20.00	4.57	5.98	8.90	2.99
6 - 7	12806'	13.00	25.57	28.61	23.18	117.71
AREA DEL POLIGONO		840.53m2				
(+)- AREA DE SEGMENTO		120.70m2				
(-)- AREA DE SEGMENTO		-3.63m2				
AREA TOTAL		957.60m2				

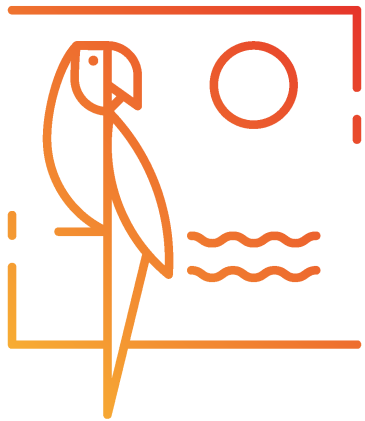
- NOTAS:
- Levantamiento polar. Poligonal abierta.
 - Day fé de que los linderos son existentes.
 - Error angular estimado 0' 01"
 - Error lineal estimado 0.10 m.
 - Modifica al Plano Catastrado # P-1598875-2012.
 - Todos los distancias estan dados en metros.
 - La filial es destinada a uso habitacional.
 - El valor porcentual de la Finca Filial es de 3.90%.
 - Frente total a Acceso Vehicular del vértice 1 al 8 = 71.14m
 - Los puntos de control P1, P2 y P3 son pines en varillas de acero # 3 y corresponden a vértices de la finca madre.
 - Las áreas comunes tales como: áreas verdes, accesos vehiculares, accesos peatonales, aceras, caseta de guarda, basureros, juegos infantiles, parques infantiles son propiedad de los condominios del Condominio Horizontal Residencial Comercial con Finca Primaria Individualizada Paseo Lapas
- COLINDANTE:
 (A) Condominio Horizontal Residencial Comercial con Finca Filial Primaria Individualizada Paseo Lapas
 Amarras:
 del vértice 1 al P3: 103.91m. Az: 195°57'59"
 del vértice 8 al P1: 66.53m. Az: 326°09'31"
 del punto P1 al punto C que es vértice Sur de la línea de propiedad de la Escuela de Chontales, distancia=1360.45m. Az=107°49'50"

Simbología:
 =A.C.L = AREA COMON LIBRE
 =F.F.P.I = Finca Filial Primaria Individualizada

Número de consecutivo del contrato del plano constructivo: OC 794592

FINCA FILIAL FOLIO REAL N° 6186719F-000 Area según Registro = 957.37 m² FOLIO REAL FINCA MATRIZ N° 6004707M-000 Area según Registro = 43580 m²	Area: 957 m²	SITUADO EN: CHONTALES DISTRITO: 01° PUERTO CORTES CANTON: 05° OSA PROVINCIA: 06° PUNTARENAS	ESCALA: INDICADA FECHA: Febrero 2019 FFPI # 393-18
JAIRO J. MARTINEZ LAINEZ Topógrafo Asociado T. A. 8503	PROTOCOLO TOMO: 20618 FOLIO: 108-110		





VENTANA
DEL PACÍFICO
DEVELOPERS





CPL-18 DAHLIA	FIRST LEVEL	
	M2	FT2
INTERIOR	117.42	1263.89
TERRACE	44.84	482.65
CARPORT	26.00	279.86
POOL	15.50	166.84
LOT SIZE	957	10301.1





VENTANA
DEL PACÍFICO
DEVELOPERS





VENTANA DEL PACÍFICO

DEVELOPERS





Finishings

Standard toilets and sinks.

Metal roofing, 26 gauge steel.

On demand water heaters.

Slope ceilings starting at 10 ft.

Indoor and outdoor mate white paint.

Laurel wood ceiling.

Ceiling fans in every room, air conditioning in bedrooms.

Windows and sliding doors: Aluminum frame with mosquito screens.

Tiled swimming pool with chlorine water treatment system.

Solid wood doors (CR Cedar wood).

Exposed concrete carport flooring.

Solid wood on kitchen and bathroom cabinets (CR Cedar wood).

Metal eaves through and downspouts included.

Quartz kitchen and bathroom countertops.

Exposed metal ceiling on carport.

Porcelain tiled Floor (60cmx60cm)

Concrete walls.

Tiled showers.