

A lush tropical forest scene with sunlight filtering through the dense canopy of tall trees, creating a warm and serene atmosphere. The text is overlaid on the lower half of the image.

MÍSTICO

BEACH TOWN & RESORT

— COSTA RICA —



RECAPTURE THE MAGIC OF LIVING.



AERIAL OVERVIEW OF MÍSTICO

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ACTUAL VIEW OF ONE OF MÍSTICO'S ART PIECES

WHERE IS MÍSTICO?

Místico is conveniently located just 90 minutes from the city of San José, providing seamless accessibility to health and general services including shopping, fine dining, airport and to easily move around whether commuting or visiting other destinations along the coast.

- 05' from Playa Hermosa
- 10' from Jacó Beach
- 20' from Los Sueños Marina
- 30' from Marina Pez Vela
- 40' from Manuel Antonio National Park
- 80' from Juan Santamaría Intl. Airport (SJO)
- 90' from Downtown San José
- 90' from Nauyaca Waterfalls



THE EVERGREEN COAST

Unlike any other destinations in Costa Rica, the pacific coast is unique for its year round lush rainforests and considered an emerald jewel for its plant and wildlife biodiversity.

Top that with its exciting waves and the extraordinary chance to be 'next door neighbors' with one of the world's largest turtles protected reserves.



WHY MÍSTICO?

Born as a family project created by Manuel Cisneros, CEO & Partner of 506Developers, the Real Estate Development company with a 50 year trajectory in Costa Rica. **Místico was born to fulfill 2 purposes:**

To become the ultimate living community, embracing a thorough understanding of the evolution of the living concept as more than just a place.

An experience where all our needs find comfort in this promised land of Costa Rica.

To recapture and regenerate what was once empty farmland surrounded by an abundance of biodiversity making **Místico an extension of the existing biological corridors throughout the community.**



For over 50 years, our goal has been to **DESIGN + DEVELOP** places to live; work; buy better and play better. We have created this magnificent satellite city to serve both as an alternative or complementary place for the urban San José city living, as well as the dream destination for those who chose permanently living in a sustainable yet dazzling convenient life right in the heart of the Pacific Coast.

Manuel Cisneros
CEO & Partner D506



ACTUAL VIEW OF ONE OF MÍSTICO'S CHILL ZONES



WHAT IS MÍSTICO?

Early development stages started circa 2012 (with around 320 acres back then). Through the years, Místico continues to **grow and evolve**.

Today, it features an expansive site boasting **790 acres** of land with over **2000 feet of titled beachfront** allocating an incredible **50% of the entire project** to **conservation** and about 400 acres of real estate development divided into **7 areas**, each offering a unique mix of real estate; hospitality; experiences and **commercial opportunities**.



Místico Beach Town and Resort is a Luxury Real Estate & Lifestyle Experience that incorporates **biodiversity; sustainability; art & culture; technology; hospitality** and services like no other urbanization grants on the **Pacific Coast** of Costa Rica.



MÍSTICO IN NUMBERS

790

Acres is the total size of the property.

2k+

Feet of Protected Beach Front.

4

Rivers run thru the property.

50%

Of the entire project to conservation.

30+

Miles of pedestrian, equestrian & biking trails; wild paths and water canals.

10+

Experience Centers.

3

Clubs. Social, Beach & Sports.

165+

Different species of birds colive with us.



VIEW FROM NAUTILUS



MASTER PLAN

Designing Místico, the main goal was to 'cuddle' the National Wildlife Refuge that sits in the land. Start by protecting the refuge and the mangrove and have almost 800 acres be an extension of it in alignment with the country's National Wildlife Management plan which was thoroughly studied by the designers of Místico.

Thus, biological; aquifer and regenerative corridors to facilitate permaculture run as vanes throughout all the Místico property.

“

Místico has been visioned around a healthy and active lifestyle and with the broader goal of playing a restorative role in the local environment.

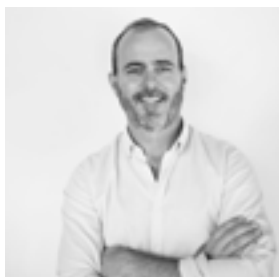
Careful attention has been paid to creating an environment that prioritizes walkers, hikers and bikers. The lakes weaving through the planned community provide both habitat for local fauna and the unique opportunity to canoe, swim or boat between destinations within the community.

Planned biological corridors and reforestation will create a thriving and biologically rich community. Equally important, Místico offers a diverse range of investment options and housing types that cater to both the local and international markets.

I look forward to seeing the Místico Community grow and thrive in the coming years.

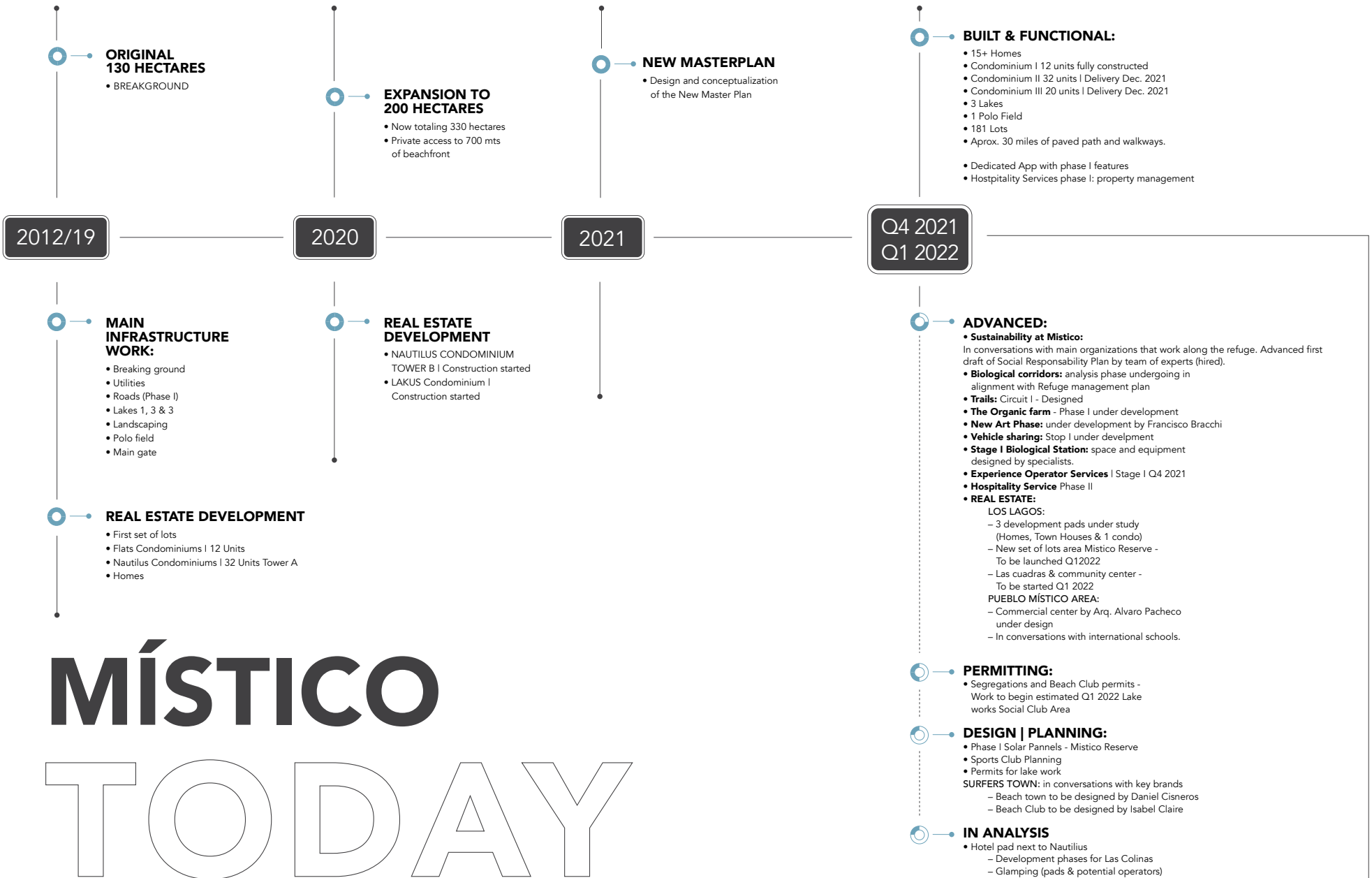
Mathew Flynn | Masterplanner

”



**VIDA
MASTERPLANNING
+DESIGN**





MÍSTICO

TODAY





PUEBLO MÍSTICO

- 1 COMMERCIAL CENTER | [C]
- 2 EDUCATIONAL CENTER | [S]
- 3 DOWNTOWN PUEBLO | [R][H][C]
Commercial and residential
- 4 SPORTS CLUB | [MC]
- 5 HEALTH CENTER | [S]
Clinic & Medical Tower.

LA HACIENDA

- 6 EQUESTRIAN CENTER | [E]
- 7 EQUESTRIAN LODGE | [H]
- 8 HACIENDA ESTATES | [R]
- 9 WELCOME CENTER | [E]
- 10 ORGANIC FARM | [E]
Gastro & Agriculture Center.
- 11 CAMP | [H]
- 12 FOREST PARK | [E]
- 13 GLAMPING AREA | [H][E]
- 14 ACTIVE SENIOR LIVING | [H][E]

PACIFIC MÍSTICO

- 15 PACIFIC LIVING | [R][C]
High-end residential beach life.
- 16 EVENT ZONE | [H]
- 17 FLOATING HOTEL | [H]
- 18 SKATE PARK | [E]
- 19 BIOLOGICAL STATION | [E]

HERMOSA MÍSTICO

- 20 SURF ACADEMY HOTEL | [H]
- 21 SURFER'S TOWN | [R][C]
- 22 SURFER'S HOTEL | [H]
- 23 BEACH CLUB | [MC]
- 24 SURF HUB | [E]
- 25 LUXURY BOUTIQUE HOTEL | [H]
- 26 BEACH FRONT COMMUNITY | [R][C][H]
Beach Living Mixed Use Area.

LOS LAGOS

- 27 SOCIAL CLUB | [MC]
- 28 BOUTIQUE HOTEL SITE | [H]
- 29 NAUTILUS | [R]
- 30 FLATS | [R]
- 31 LAKUS | [R]

MISTICO RESERVE

- 32 SALES OFFICE & PROPERTY MANAGEMENT
- 33 LAS CUADRAS | [E]
Equestrian Stables.
- 34 COMMUNITY CENTER | [S][E]
- 35 THE RESERVE LODGE | [H]
- 36 CENTRAL PARK | [E]
- 37 RESIDENTIAL AREA | [R]
- 38 RESIDENTIAL AREA | [R]
- 39 RESIDENTIAL AREA | [R]

LAS COLINAS

- 40 FUTURE DEVELOPMENTS | [R]

CATEGORIES

- [C] COMMERCIAL
- [S] SERVICES
- [H] HOSPITALITY
- [E] EXPERIENCE
- [R] REAL ESTATE
- [MC] MISTICO'S MEMBERS CLUB

GENERAL

- [AP] ACCESS POINT
- [RF] RAIN FOREST
- [S] SURFING
- [AS] ART SCULPTURES
- [PZ] PARKING ZONE
- [WIFI] WIFI
- [PA] PUBLIC ACCESS
- [PF] PET FRIENDLY
- [CZ] CHILL ZONE





SUSTAIN- ABILITY

The evolution of Místico has represented a thrilling opportunity for the **developers to regenerate** over 700 acres of land & waterways, reconnecting **biological corridors** while integrating the use of smart technology from real estate to in house transport, Místico offers **unparalleled lifestyle choices integrated in nature.**





OUR ALLEGIANCE

In our commitment to this **biodiverse** area, as well as our residents & visitors, we have spearheaded local environmental efforts collaborating with existing organizations, turning Místico into a **regenerative extension** of biological **corridors and waterways** from the beach to the mountains.

ORGANIZATIONS INCLUDE:



SOCIAL RESPONSIBILITY PLAN

Thoroughly developed by some of the most renowned experts in the area, our **corporate social responsibility** program draws a detailed map to our sustainability and regeneration goals.

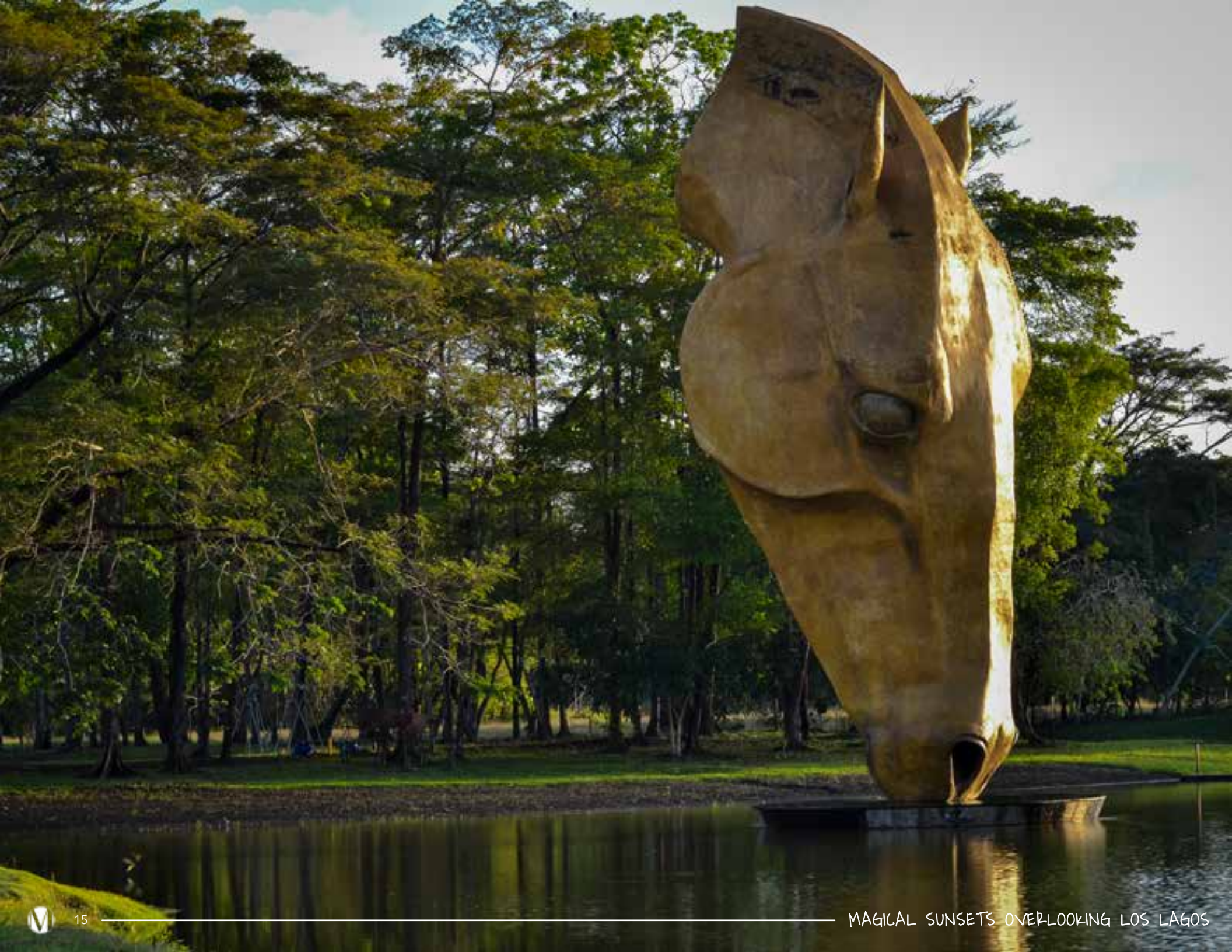


BIOLOGICAL CORRIDORS

We are dedicating reforested areas to become part of, and connect existing **biological corridors** through the use of native species, reconnecting an entire coastal area with the mountains, collaborating and in alignment with **National Environmental Planning**, permaculture principles and key environmental alliances.



New stages will include connected waterways and natural trails throughout the entire Místico community.



MOBILITY

| WILD PATHS
| CHILL STOPS
| & MORE

Diversity and functionality; Místico features over **30+ miles of pedestrian**, equestrian & biking paths, as well as wild trails, **water ways & lagoons** with art-curated areas throughout for rest and enjoyment along the way, **unparalleled lifestyle choices** surrounded by nature.



ACTUAL VIEW OF THE PAVED TRAILS





TRAILS & WILD PATHS

Gorgeous nature filled paths throughout Místico will be available for **leisurely strolls**, horseback riding, jogging, cycling and more.



PAVED PATHWAYS

Wheel friendly pathways will also be available at Misticico, ideal for strollers, roller blades, skateboards, golf carts, bicycles and more!



WATERWAYS

Místico's **canals & lagoons** are multi-functional lifestyle assets, important for leisure, recreation and acting as catalysts for regeneration.

They provide local and strategic sustainable transport for both residents and wildlife.



CHILL ZONES

Throughout Místico's diverse nature immersed pathways & trails; you'll discover a variety of unique art integrated areas, designed to create magnificent multi-level experience stops along the way. Delight your senses in magical settings curated for your enjoyment.

EXPERI- ENCES

| THE BEACH

| THE ORGANIC FARM

| ART



THE BEACH

BEACH LIVING AT MÍSTICO

The future of beach life has evolved as we fully **embrace the continuity** of biodiversity as an immersive lifestyle experience.

On the Místico Beach, you are invited to enjoy and **become part of the magic** of an enduring living.



HERMOSA BEACH

- Exotic volcanic sand
- Some of the best wave breaks on the Pacific coastline
- A broad conservation area stretching over 8 miles featuring:
 - Mangroves
 - A National wildlife refuge and Marine Turtle Reserve, which make up the area's stunning biodiversity.
 - A Whale Preservation Area





THE WAVES

Hermosa beach that borders Místico is indeed a classic setup: four miles of scalloped black sand surrounded by jungle and teeming with wildlife, with fairly deep water offshore, and open exposure to just about any swell.

It's also one of the closest/most accessible beaches to San Jose, and you can generally find an uncrowded peak somewhere on its stretch.



THE NATIONAL RESERVE

Wildlife Refuge is an important natural conservation area in Costa Rica, located in front of and around Místico comprised by beach, estuaries, underwater forests, lakes & lagoons, with a great variety of endemic, resident and migratory species. Preserving the strip of beach where the mangrove is located.

The main objective is the **protection of the olive ridley turtle**, an endangered species that spawns here.

Occasionally, the site also serves as a spawning ground for black and leatherback turtles.

THE ORGANIC FARM

Designed to be the **nurturing quintessence** of the **Místico lifestyle**, it provides local organic ingredients, food independence, **regenerative** based agriculture and accessible **health** conscious options.

Features:

- Garden ◦ Kitchen ◦ Open market
- Farm to table restaurant
- Supply center for Místico hospitality
- Experience Clubs
- Educational center



MÍSTICO ART

Art is a key component of Místico's makeup and **part of its longevity.**

Wherever you roam around you'll discover different alternatives of pieces that will integrate the Místico lifestyle through the **language of art.**

Sculpture Artist:

Marco Antonio González





TECHNO- LOGY & SCIENCE AT MÍSTICO

The use of State of the art technology throughout Místico creates a seamless journey, from safety to accessibility, we offer an experience at every level.





PROP TECH

The **integrated** use of smart technology guarantees the most secure and convenient experience.

Integrated apps, geolocation, digital locks, make life at Místico simpler and safer.



VEHICLE SHARING

Under the shared economy principle, Místico offers a transportation solution to get around easily & pay per use.

A Simple, app controlled, **cost effective** and **eco-friendly** service available for bikes, scooters, golf carts and others.



GREEN ENERGY

Mitico features its own green energy source to power all of our common areas by **utilizing solar panels throughout**.



BIOLOGICAL STATION

Designed to monitor local flora & fauna, the biological station offers an **immersive experience for residents & visitors** to be part of creating a living library in one of the most **biodiverse places on earth**.



MÍSTICO

MEMBERSHIP

CLUBS

All Místico owners will be members of the Místico Clubs, featuring a Beach Club, a Sports Club and a Social Club. Each one of them offer curated facilities and experiences.

All of them together embrace the Místico vibe to its essence.





BEACH CLUB

Enjoy beachfront pools with plenty of private areas & services for both residents and visitors, the beach club areas provide the perfect segway to the sand or can just be a great place to watch the waves roll in.

Místico's private internal beach access from within the community makes it so beach time is any time!

We offer an immersive experience that harmonizes urban life with jungle and beach living.



SPORTS CLUB

Right off the highway Misticco will feature its very own sports club.

A perfect compliment to the spacious outdoors and active lifestyle Místico offers to keep your body, mind and spirit feeling great! This area will also include a Juice & Snack Bar.



SOCIAL CLUB

Keeping our residents in mind, we have created a variety of social areas catering to all ages.

These include and range from kids club, teen club and co-working space to an executive meeting area.



MÍSTICO A LA CARTE

DISCOVER MÍSTICO HOSPITALITY





EXPERIENCE OPERATOR

Our Experience & Adventure Operators are experts dedicated to assisting residents in curating all the details of their Místico experience.

From reservations to equipment rental, everything will be taken care of.



MÍSTICO HOTELS

There are 7 visionary hotel sites throughout the property. All featuring unique & exclusive proposals with amazing lodging alternatives in a non-resort like setting. Discover the captivating power of sustainable luxury in the jungle by the beach.

Unveil the captivating power of glamping, floating; hipster and off the grid living.



RESIDENTIAL HOSPITALITY

Guided by a team specialized in the new living sector, we will offer Místico's **residential Real Estate owners** access to a **hospitality curation** service, designed to maximize their own stays while providing rental income alternatives.

A DIVE INTO MÍSTICO

Místico is divided into 7 main areas, each offering a unique mix of real estate, hospitality & experiences.

LOS LAGOS

Social club
Boutique Hotel
Nautilus
Flats
Lakus

LAS COLINAS

Future Developments

MÍSTICO RESERVE

Sales Office and Property
Management
Las Cuadras
Community Center
The reserve Lodge
Central Park
Residential Area

PUEBLO MÍSTICO

Momentum
Health Center
Downtown Pueblo Místico
Sports Club
Educational Center

LA HACIENDA

Equestrian Center
Equestrian Lodge
Hacienda Estates
Welcome Center
Organic Farm
Camp
Forest Park
Glamping
Active Senior Living

PACIFIC MÍSTICO

Pacific Living
Event Zone
Floating Hotel
Skate Park
Biological Station

HERMOSA MÍSTICO

Surf Academy Hotel
Surfer's Town
Surfer's Hotel
Beach Club
Surf Hub
Luxury Boutique Hotel
Beach Front Community



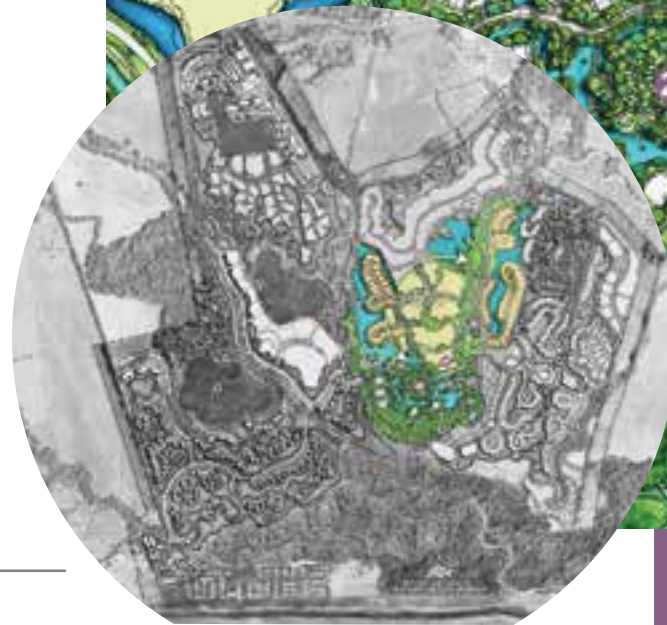
Total Acres: 129

LOS LAGOS

Los Lagos consists of **129 acres** of land featuring **2 lakes and 42 acres of forests**, the serene Santa Elena river runs through this privileged location on the Eastern side of the Místico property.

Los Lagos is also the first stage of the Místico Master Plan offering a **social club** (one of 3 members clubs along with the sports and beach clubs) with a **boutique hospitality** proposal including 3 Condominium buildings.

Offering a total of 64 functional units with a diversity of typologies and design proposals, as well as 160 lots ranging from **500-1000 m²** with an average sales price of \$160,000 USD.





DIGITAL NOMAD LODGE



3 APARTMENT COMMUNITIES



SOCIAL CLUB



130 LOTS FROM 500 TO 1000M²



All Real Estate available at Los Lagos has been meticulously designed to fulfill a lifestyle concept that considers efficient use of space, views, privacy and immersion in Místico's extense biodiversity with the benefits of urban conveniences.



LAKUS

- 20 Apartments.
- 94 a 240 m2



FLATS

- 4 Apartments.
- 130 m2



NAUTILUS

- Two 16 units towers.
- 75m2

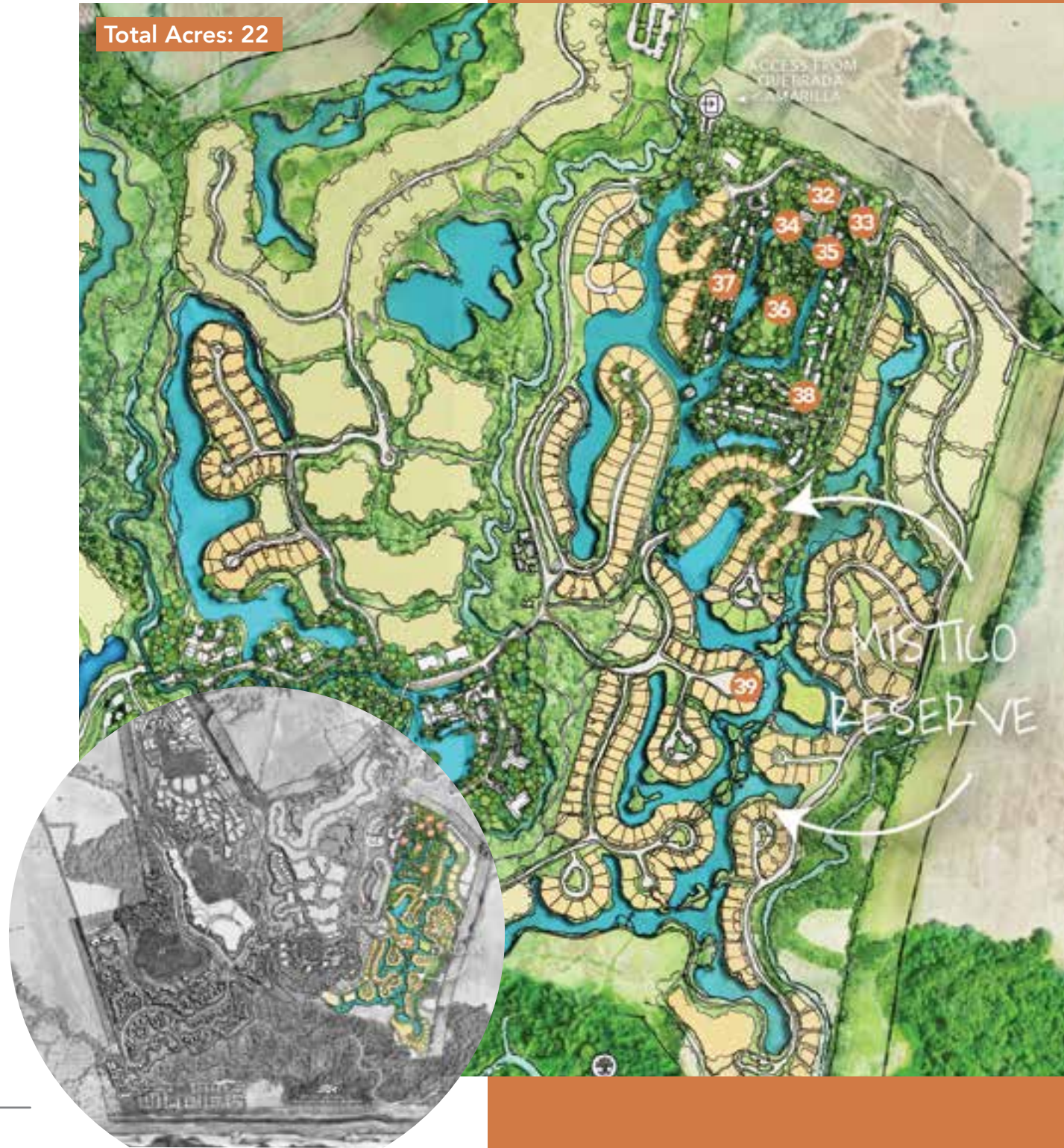


MÍSTICO RESERVE

Místico Reserve boasts a total of over **20 acres of land traversing lakes, waterways and forests** that extend into the **biodiverse surroundings**, located in the south-eastern area of the Místico property, **bordering with Los Lagos** and southern property line, as well as the Hermosa Beach National **Wildlife Refuge**.

The Místico reserve will house the **Sales Office & Property Management Center** (32), Horse stables "Las Cuadras" (33), a **Community Center** (34), a Cabin style Lodge (35), **3 residential development areas** (37-38-39) and a central park (36) surrounded by the lake that **integrates** this area and the Los Lagos community.

Total Acres: 22





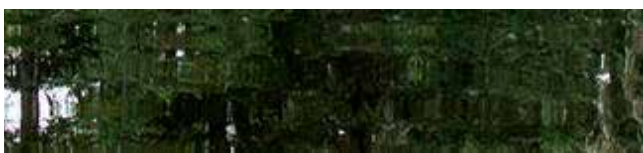
LAS CUADRAS | HORSE STABLES



COMMUNITY CENTER



LODGE



Total Acres: 37

LAS COLINAS

Nestled in the northern area of Los Lagos, Las Colinas is the **last proposed** area for residential development, offering lots and residential development, **including low density** and height restricted options.



PUEBLO MÍSTICO

Located at the entrance of the Pueblo Místico (Místico Town) will be a variety of **public access services** and spaces, making a **commercial center** not just for residents but an area that's accessible for all **visitors coming to the Central Pacific**.

This area will feature a Commercial Center by D506 (1) as well as a **Health Center** (2) featuring a clinic/hospital medical tower, the area will also feature a **Downtown** (3) area offering commercial and residential/lodging.

Pueblo Místico will also be home to the **Sports Club** (4) - one that is part of the 3 members Club of Místico, along with the social area located at Los Lagos & the Beach Club, located at **Hermosa Místico** and an **Educational Center** (5) education levels could range from kindergarten to mid-high school.

Total Acres: 35







PUEBLO MÍSTICO



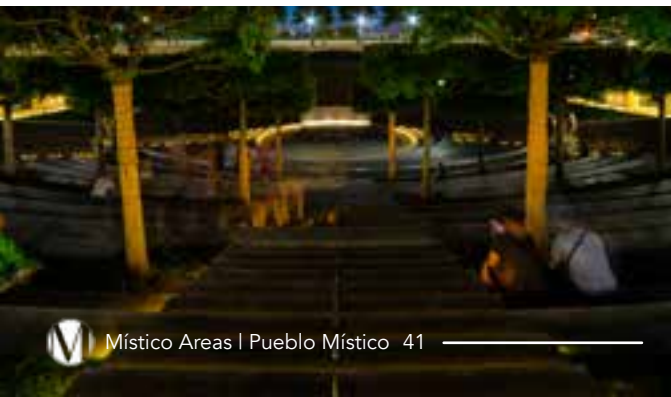
SPORTS CLUB



HEALTH CENTER



EDUCATIONAL CENTER



LA HACIENDA

La Hacienda includes a **diversity of services and spaces for Residents and Visitors** including the Welcome Center (9). La Hacienda also has an attractive hospitality offering for all tastes & ages, from an Equestrian style Lodge (7), camping (11) style lodging + a Glamping area (13) as well as an Active Senior Living area (14). Bordering with over 18 acres of native forest, La Hacienda also features a **Natural Park** (12) and one of the Místico Gems; **The Organic Farm** (10)

The **Místico Organic Farm** is an **immersive space that combines both commercial and residential areas**, including education and recreational experiences that is yet to be seen in the **entire country**.

Farm to table

The Farm to table culinary experience is an incredible **lifestyle feature**, imagine an amazing sunset view overlooking the pacific ocean and a **spectacular sunset, enjoying a delicious meal** with all the fresh vegetables from the farm. **It's an experience designed to delight the senses.**

Total Acres: 79







EQUESTRIAN CENTER & POLO CLUB

CAMP



EQUESTRIAN LODGE



FOREST PARK



ORGANIC FARM



GASTRO CLUB FARM TO TABLE



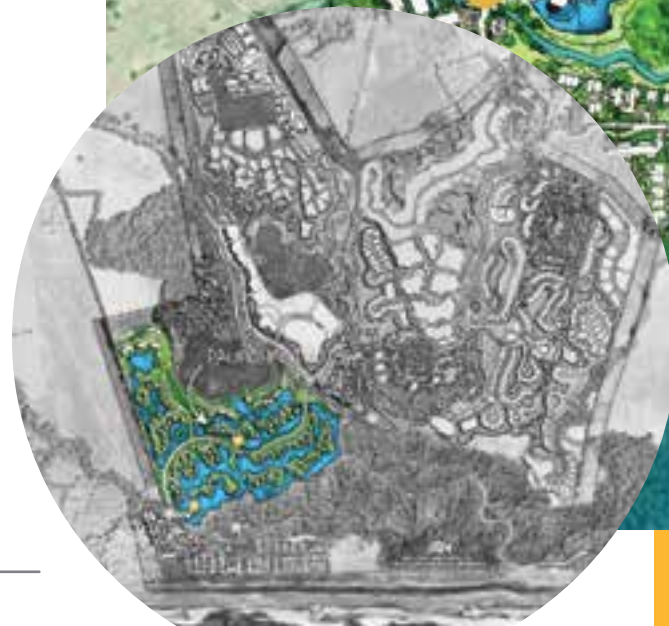
TALLER AGRICULTURA ORGANICA



Total Acres: 72

PACIFIC MÍSTICO

Framed on its **Northwest and Southeast** boundaries by more than 84 acres of secondary forest / rainforest, **Pacífico Místico** is home a **small-mid size event center** (16) with a forest lifestyle inspirational design; two experience points including a skate park (18) and a biological station (19); a hospitality site featuring a **Floating Hotel** (17) and a High end / **beach style residential and commercial area** (Pacific Living - 15).







EVENT ZONE



EXPERIENCE HOTEL



FLOATING HOTEL



ACTIVE SENIOR LIVING



HERMOSA MÍSTICO

Welcome to beach living at Místico!

With direct access from the Río Tulin road and with **more than 2000 feet of titled beachfront**, Hermosa Místico integrates harmoniously and with the utmost care the wonderful environment of the area's biodiversity, beach style living with 3 themed hotels: Surf Academy (20); Surfer's Hotel (22) and Luxury Boutique Hotel (25) and a Surf Hub (24).

Like Pueblo Místico, Hermosa offers a SURFER'S TOWN (21) for access to residents and visitors.

Exclusively for owners, in Hermosa there is the Beach Club (23) that integrates 1 of Místico's 3 member clubs and a **mixed use beachfront community (26)**

Total Acres: 35







SURF HUB



MEMBER'S BEACH CLUB



HIP SURFERS TOWN



SKATE PARK



SURF ACADEMY HOTEL



MÍSTICO PLAYERS

DEVELOPER: **DESARROLLADORES**
506

Desarrolladores 506 is a Costa Rican real estate company specializing in construction and urban development projects. We have more than 50 years of experience in this industry, always committed to innovation and excellence.

SALES: **DESARROLLADORES**
506

The experienced Sales team at Desarrolladores 506 is prepared to meet your expectations in commercial or residential real estate development.



MÍSTICO

BEACH TOWN & RESORT
— COSTA RICA —

Playa Hermosa Central Pacific, Costa Rica

www.misticocr.com  

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Actual product may vary due to product enhancement.