



COSTA RICA INVESTMENT OPPORTUNITY

Samasati/Samarcanda Available To A New Steward

An invitation to visit a world class asset in the safest country of the Americas during challenging times



ASSET STRATEGIES, LLC.

COSTA RICA

It's no surprise Costa Rica is considered the happiest place on earth. Upon arrival you'll discover it's easy to experience what Costa Ricans have been talking about when saying "Pura Vida" - - a phrase that truly captures the friendly vibe of Costa Rica. It is used by locals and means everything from "Hello" to "This is the life!"



Sitting between the Caribbean Sea and the Pacific Ocean, Costa Rica's landscape is painted with towering volcanoes and mountains, lush rainforests, sparkling coastal plains and amazing tropical beaches. Although this nation encapsulates a mere 51,100 square kilometers, Costa Rica's biodiversity could fill an entire continent. Encompassing 12 distinct ecological zones, it is striving to become the first carbon neutral nation by 2021.



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Costa Rica is home to 5 percent of the world's biodiversity, and we are serious about protecting this magnificent environment. Over 100 national parks, reserves, refuges and protected area make up about 30% of the country's land.

With more than 800 miles of gorgeous shoreline divided between the Caribbean coast and Pacific coast, Costa Rica's picture-perfect beaches are world-renowned.

The options are seemingly endless. On the south Caribbean you can choose between Puerto Viejo's famous black-sand beaches, Cahuita National Park for incredible scuba diving, or Salsa Brava Beach for its awesome surf breaks! You can have it all in Costa Rica!

Exotic as it feels, Costa Rica is a short plane ride away from home. The country is just 2.5 hours from Miami, 6 hours from Los Angeles and 5 hours from New York.



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PROJECT OVERVIEW

Samasati/Samarcanda is a Wellness Resort together with a Gated Community. It is nestled 600 feet above sea level, on Costa Rica's south Caribbean coast, with spectacular views of the ocean. The property is offered for sale under one Power of Attorney (POA).

The property is approximately 130 miles east of San Jose and approximately 30 miles south of Limon. Puerto Viejo is the nearest population center (10k ppl), situated between two major national parks—Cahuita National Park and Manzanillo Wildlife Refuge. It is also close to Playa Negra, the well-known volcanic sand beach.

Indigenous Caribbean and European cultures populate this laid-back destination best known among adventure travelers, surfers, eco/wildlife enthusiasts and wellness seekers.

Maintaining wellness through the COVID-19 that has disrupted the health and economy of the entire world, this area preserves its pristine ecological environment. We expect a significant change in the travel industries for the foreseeable future. For those wishing to move in a positive direction, this property is part of the solution by way of offering a sanctuary back to nature and the infrastructure needed to accommodate and promote a lifestyle based on health, well being, sustainability and comfort.



The offering, as shown on the Master Plan, includes the areas in light and dark green, as well as the gray. The gray areas indicate the commercial land where the wellness center and facilities are located. The green lots are residential lots included in this offering. They are fully titled and may be sold individually by the new owner, should that be part of their plans. The green areas are potentially developable land within the gated community.

The yellow areas at the top and left hand side of the map indicate common area land owned by the gated community. The yellow lots indicate sold/built lots to private owners, all operated under the condominium agreement for the entire property.

Additional features of the property include significant privacy, walking and hiking trails, meditation sites, all within a secured area. The property has staff in place, who are experienced and well trained to manage all operational, security and other details.

Samasati Yoga & Wellness Center is a fully operating commercial enterprise, with multiple guest hospitality and wellness offerings, including a hotel and restaurant. Please see its website, www.samasati.com for more information.

Please note that the buyer will gain control of both the Samarcanda Gated Community and administration of the Samasati facilities and all operations due to their inclusion under one Power of Attorney. The new ownership has the power to decide whatever future course of action they wish.



THE PROJECT is surrounded by protected virgin rainforest. It is a natural habitat for four hundred bird species; tropical butterflies; monkeys and sloths.

Samasati/Samarcanda is only 40 minutes south of the main port of Limon and is easily accessible by yacht and private jet.

Conceived as an eco-community and wellness resort 20 years ago, Samasati/Samarcanda was the first resort of its kind on the south Caribbean side of Costa Rica and remains the only one today. The property design/ master plan provides a sense of community with homes built in natural settings connected to the resort in the center and embraced by surrounding rainforest and wildlife.



Title is clear. The land is unique and the ability to reproduce such a concept would be challenging at best. It is a singular location and an excellent investment option for those passionate about hospitality, wellness, conservation and sustainability.



SAMASATI WELLNESS RESORT and SAMARCANDA GATED COMMUNITY

- Master plan approved by local and national Government under the Costa Rican Condominium Law
- Fully functioning wellness resort, buildings and amenities (casitas, restaurant, pool, two yoga and meditation studios and a spa)
- 24 residential lots/building sites on 41 acres ready to build; includes one completed luxury home
- All infrastructures in place (access road, electricity, water system, security, etc.)
- 52 acres of surrounding green areas, untouched rainforest and spectacular ocean views
- Total land for sale 93 acres



Samasati/Samarcanda is located on the south Caribbean coast of Costa Rica, in Hone Creek, between Cahuita and Puerto Viejo town.





Acquisition Benefits

- Adaptable opportunity for multiple business models including corporate retreat, destination resort, private ownership, residential development, conservation and investment
- Expand upon a niche concept and location to create upside
- Irreplaceable property with its unique geographic characteristics including water springs, primary forest, ocean views
- Privacy and security
- Stunning sustainable rainforest
- Yacht and private jet accessibility
- Opportunity for stewardship of land and ongoing-conservation





Ocean view from the jacuzzi.

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