



PUNTA PLAYA
HEIGHTS

PUNTA PLAYA HEIGHTS



INTRODUCING PUNTA PLAYA HEIGHTS

Community is a reflection of our desired lifestyle and a genuine expression of the dreams that live within each of us – a longing for everything from boundless joy and unfettered adventure to authentic experiences and life’s little luxuries.

Located on the sun-drenched North-Pacific coast of Costa Rica, tucked into 25 acres of pristine views and tropical forest, Punta Playa Heights is both a lifestyle community and a sanctuary of affordable luxury: 16 select condominium residences tucked into some of the region’s most pristine coastline – off the beaten path while still within the security of our gated setting.





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PROJECT OVERVIEW

Discover a lifestyle bounded only by your energy and imagination, where you can surf epic waves and float in tranquil waters; watch as nesting sea turtles lay their precious caches; share your morning coffee with hooting howler monkeys; spend your afternoons kayaking, SUPing, and snorkeling; and search for tiny sea creatures in the shallow rock pools. Here, at the south end of famed Playa Conchal, your paradise awaits.

Punta Playa Heights represents the apex coastal lifestyle: A relaxed beach community brimming with indelible moments, nature connections, and boundless discovery, paired with affordable luxuries, coastal authenticity, and off-the-beaten-path ambiance within a gated setting.





The community's two towers reside within Punta Playa Vista, a 25-acre gated community that encompasses densely treed forest and lush countryside overlooking striking Pacific Ocean panoramas. Here, your neighbors include another ocean-view condo development, single-family homes, and the new Mango Walk subdivision, a gated neighborhood of single-family homes.

Punta Playa Heights is the newest project at Punta Playa Vista, introducing 16 brand-new condos scheduled for completion in 2025. Each building is fully equipped with an elevator, underground parking and storage, solar panels, and backup power for common areas, as well as a registered well for dedicated water supply.

In addition, Punta Playa Heights will feature an incredible resort-style infinity-edge pool and BBQ area overlooking the Pacific Ocean and surrounding islands.

Guanacaste province – roughly, the North-Pacific coast of Costa Rica – is an area of breathtaking beauty. Here, the Pacific's warm, beautiful blue waters caress beaches of every hue – black, cinnamon, and white-sands among them, some of which host breeding grounds for vulnerable and endangered sea turtles.



This region of Costa Rica is home to a rich variety of flora and fauna, with national parks and wildlife refuges, volcanic peaks, jungle valleys, scenic waterfalls, natural hot springs, rainforest, and rare tropical dry forest, as well as historic sites and quaint villages. Pair this with a comfortable year-round climate, low humidity, sunny days, and pleasant star-studded nights, we've still only scratched the surface of this paradise destination.

AIRPORT: Guanacaste Airport (LIR) in Liberia, Costa Rica

DRIVE (AIRPORT TO PUNTA PLAYA HEIGHTS): 75 minutes

FLIGHT TIMES

LOS ANGELES: 5 hours, 30 minutes

NEW YORK: 6 hours

CHICAGO: 7 hours

DALLAS: 6 hours

AUSTIN: 3 hours, 30 minutes

ATLANTA: 4 hours

PHOENIX: 8 hours

DENVER: 5 hours, 30 minutes

HOUSTON: 3 hours, 30 minutes

MIAMI: 3 hours





AREA OVERVIEW

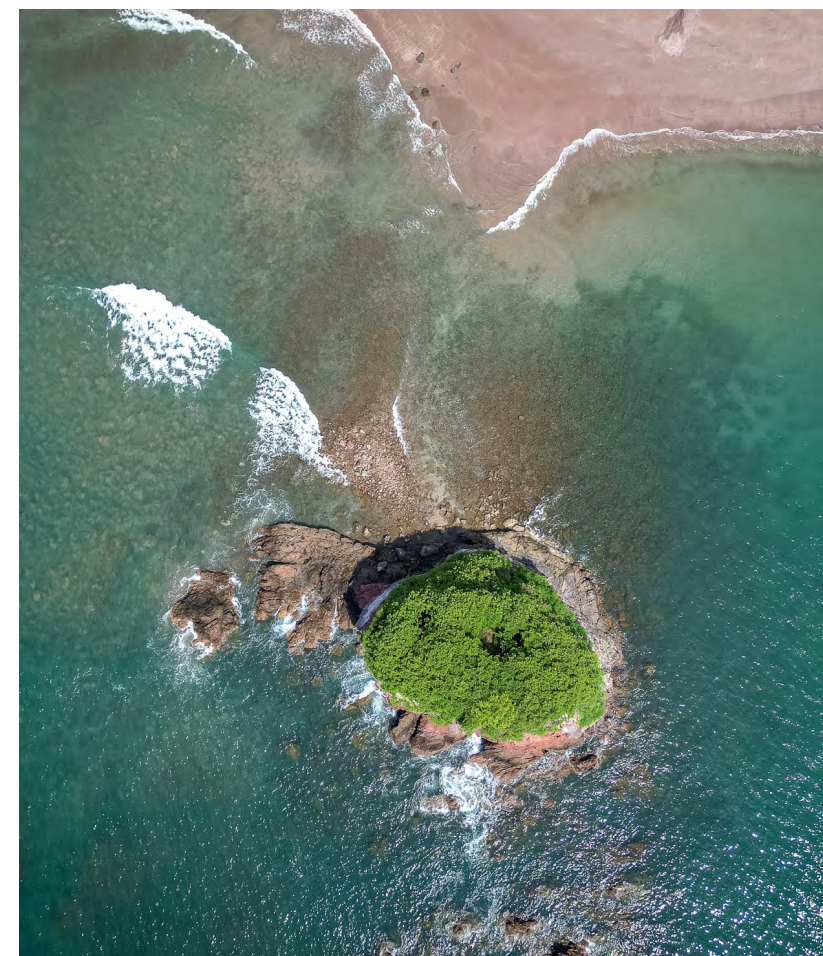
Punta Playa Heights sits overlooking the spectacular coastline known as “Pirates’ Bay” or Bahía de los Piratas, a little-known and oft-deserted stretch of sand home to pirate legends, cinnamon sands, sheltered waves, a scattering of islands, hooting howler monkeys, and rocky outcroppings perfect for a casual snorkel.

This is the promise of Playa Real – the beach’s “real” name and a secluded stretch that is also a sea turtle nesting site known to few (and loved by all who do). What seals the deal for so many is Playa Real’s ultra-calm swimming waters, courtesy of its protective bay, that create a safe place to swim. Revel in postcard-perfect views of the beach’s rocky off-islands, blue skies, and picturesque coastlines. It’s as close to paradise as real life gets. Welcome home!





NEARBY BEACHES



PLAYA MINAS

Playa Minas is somewhat of a secret-within-a-secret – a beach called one name by locals, another by the maps, and frequently nothing at all in any guidebook.

And if all that reads as confusing, then you're already at the heart of the secret in this secret beach: Playa Minas, sometimes also called Playa Mina or Playa Zapotillal, is home to seclusion and almost desolate beauty, and yet it receives little fanfare.

In part, that's because Playa Minas' powder-soft sands are located at the very end of a long dirt road (4WD and/or high-clearance recommended), with almost nothing along the way and no signs to indicate what's to come. Here, you have to know where you're going but when you do, you know it involves the kind of tree-lined coasts, deep turquoise waters, and sun-kissed sands you'd brave a bumpy dirt road to reach.



PLAYA NOMBRE DE JESÚS

For all those adventurous of spirit, Playa Nombre de Jesús lies at the end of a walking path from Playa Minas. Your first sight of Playa Nombre de Jesús comes courtesy of a panoramic mirador, where you can view the gorgeous beach from your scenic perch above.

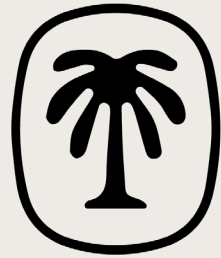
The beach is truly a sight, nearly perfect in its pristine beauty, which sweeps along sun-bleached sands, blue ocean, rocky outcropping, and lush, tree-lined coast.

PLAYA PUERTO VIEJO DE CONCHAL

Located just southwest of Playa Conchal and Brasilito, Playa Puerto Viejo de Conchal offers that perfect mix of beauty and relative seclusion, paired with soft sands that'll beg you to dig your toes in and enjoy the mostly gentle waters that invite an afternoon's swim.

The beach is often secluded and nearly always tranquil, offering a blend of spectacular beauty and total relaxation. Its cinnamon sands are kissed by just a hint of shimmering pink, ideal for exploration, enjoying the natural beauty, and taking a dip in waters calm enough for swimming.





PUNTA PLAYA HEIGHTS

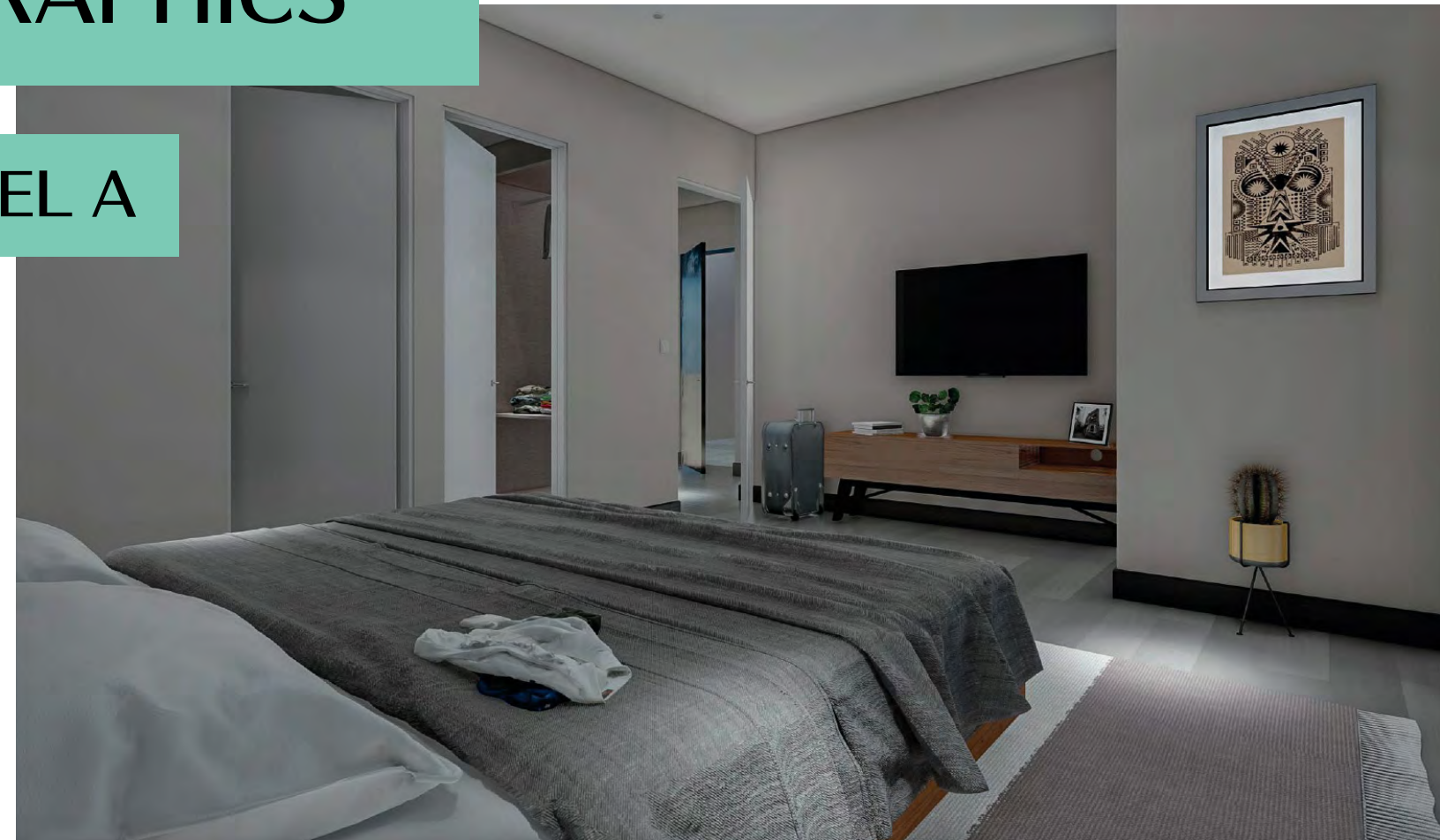
- PUNTA PLAYA HEIGHTS CONDO BUILDINGS
- CONDO BUILDINGS
- SINGLE-FAMILY HOMES
- MANGO WALK



AREA GRAPHICS



MODEL A

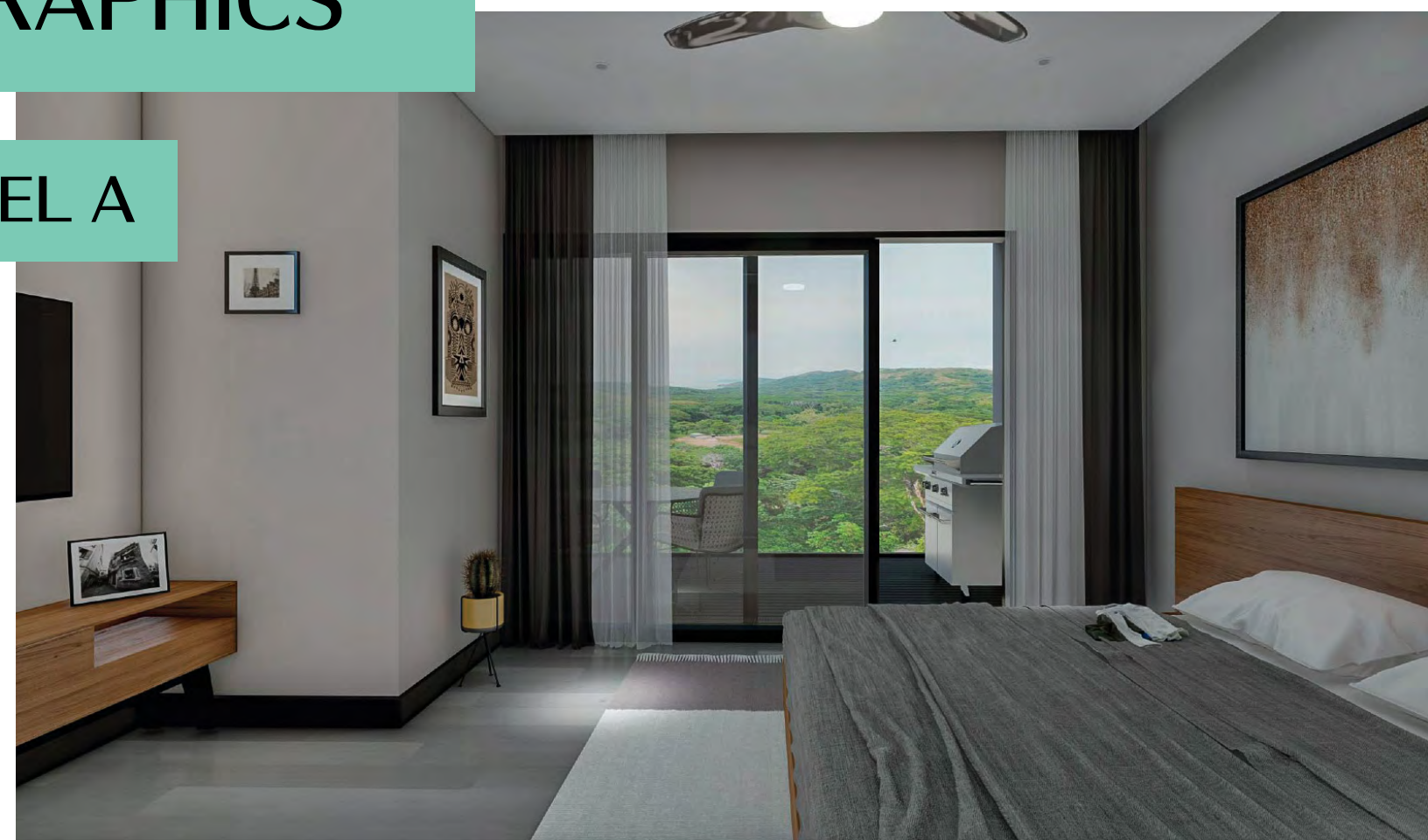




AREA GRAPHICS



MODEL A



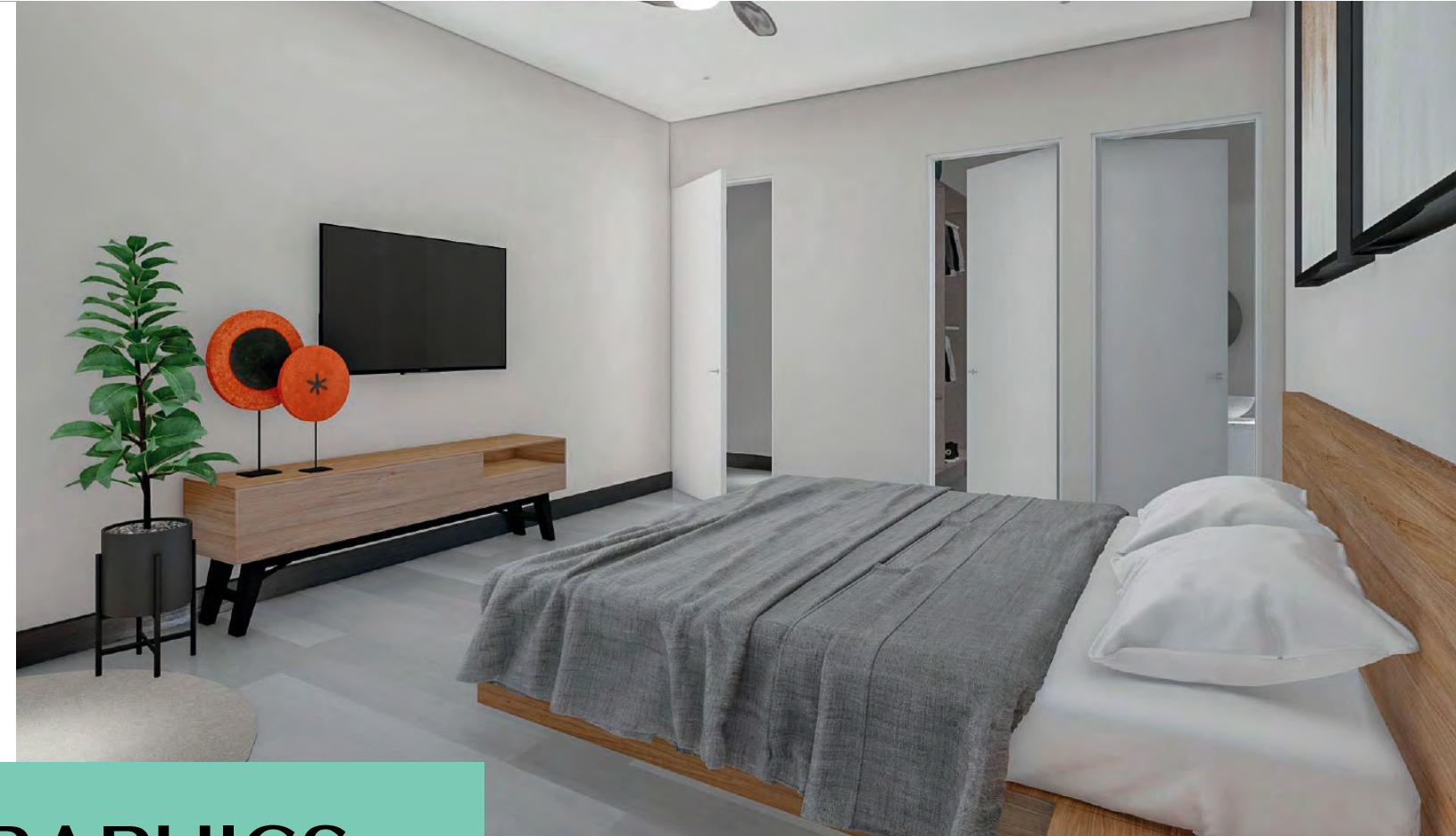


AREA GRAPHICS

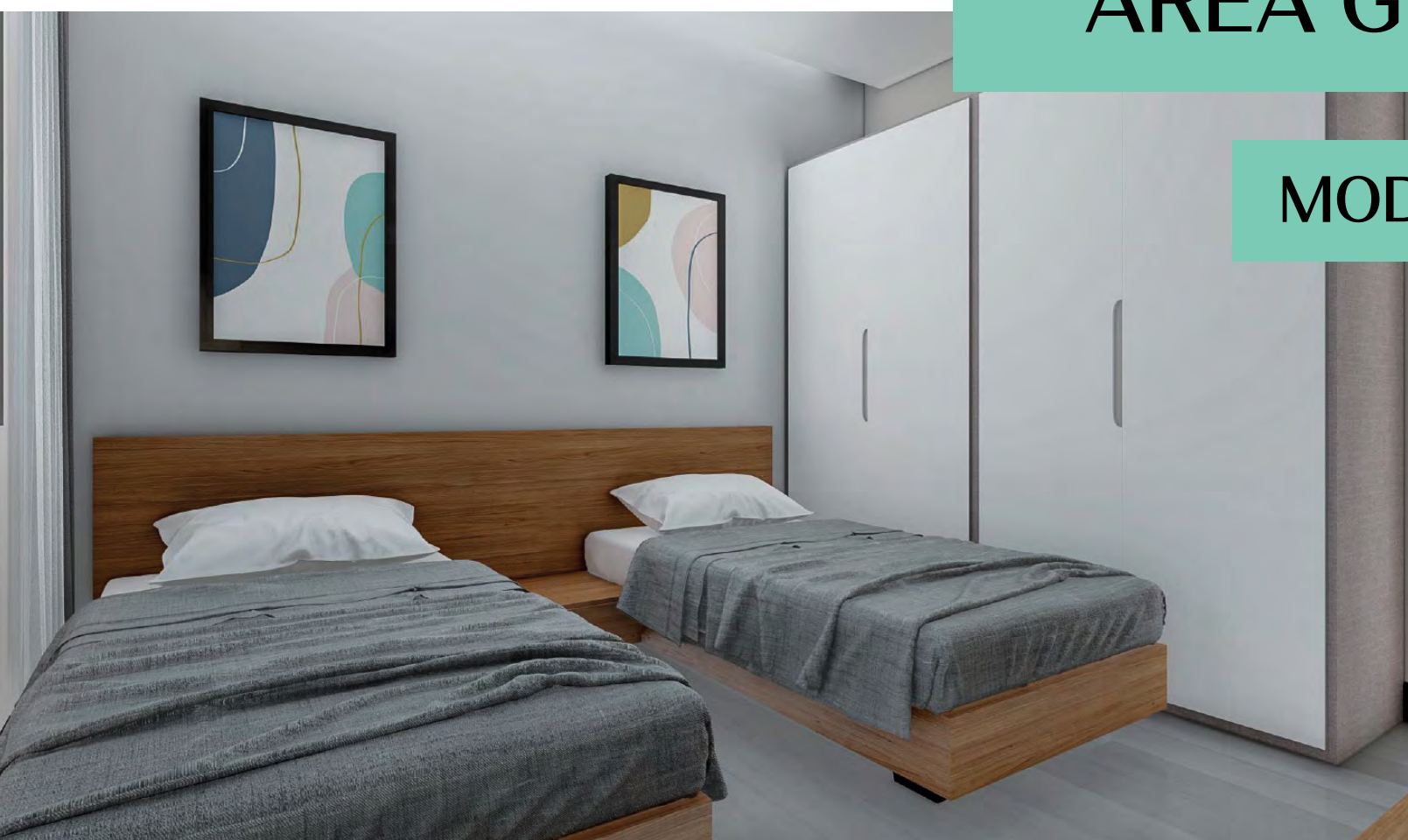


MODEL B



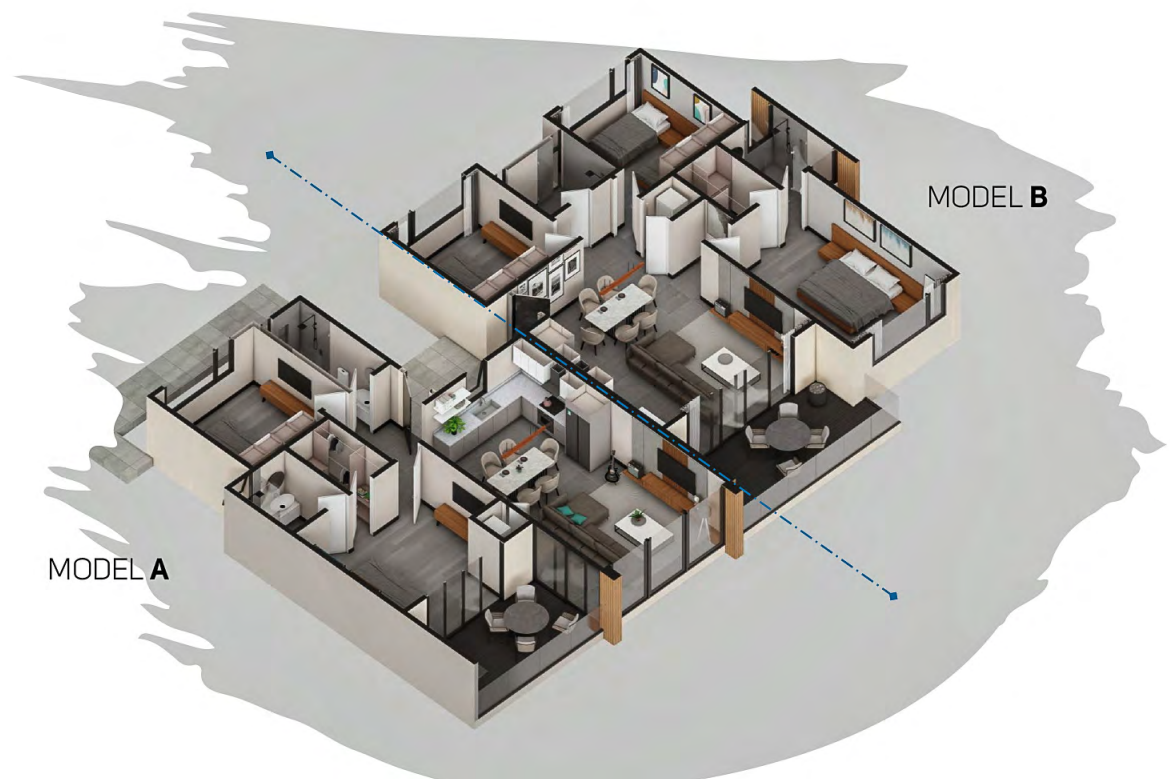


AREA GRAPHICS



MODEL B





Punta Playa Heights is a pre-construction project set to break ground in April. Delivery date will be in May of 2025. We are currently taking fully refundable reservations for \$2,000. Once we receive permits, we will then enter into a formal contract. The payment schedule is as follows: rocky outcropping, and lush, tree-lined coast.

- 10% at contract signing
- 15% once foundation is poured
- 20% vertical walls complete
- 15% roof complete
- 20% finish work
- 20% at time of closing

HOA fees are \$230/month for 2 Bedroom units and \$260 for 3 Bedroom units. That includes water, trash, security, pool and common area maintenance.



CURRENT AVAILABILITY

UNIT	BR	SF	PRICE
TOWER 1:			
2ND FLOOR:			
Unit 121	3	1,462	\$469,000
Unit 122	2	1,281	\$389,000
Unit 123	2	1,281	RESERVED
Unit 124	3	1,462	\$469,000
3RD FLOOR:			
Unit 131	3	1,462	RESERVED
Unit 132	2	1,281	RESERVED
Unit 133	2	1,281	\$399,000
Unit 134	3	1,461	RESERVED
TOWER 2:			
2ND FLOOR:			
Unit 221	3	1,462	\$489,000
Unit 222	2	1,281	\$399,000
Unit 223	2	1,281	\$399,000
Unit 224	3	1,462	\$489,000
3RD FLOOR:			
Unit 231	3	1,462	RESERVED
Unit 232	2	1,281	RESERVED
Unit 233	2	1,281	\$419,000
Unit 234	3	1,462	RESERVED

ADD-ONS

Punta Playa Heights offers turnkey furniture packages starting at \$24,000.



HOA

HOA fees are \$230/month (2-bedroom units) and \$260 (3-bedroom units). This fee includes water, trash, security, pool access, and common area maintenance.

SALES INFO

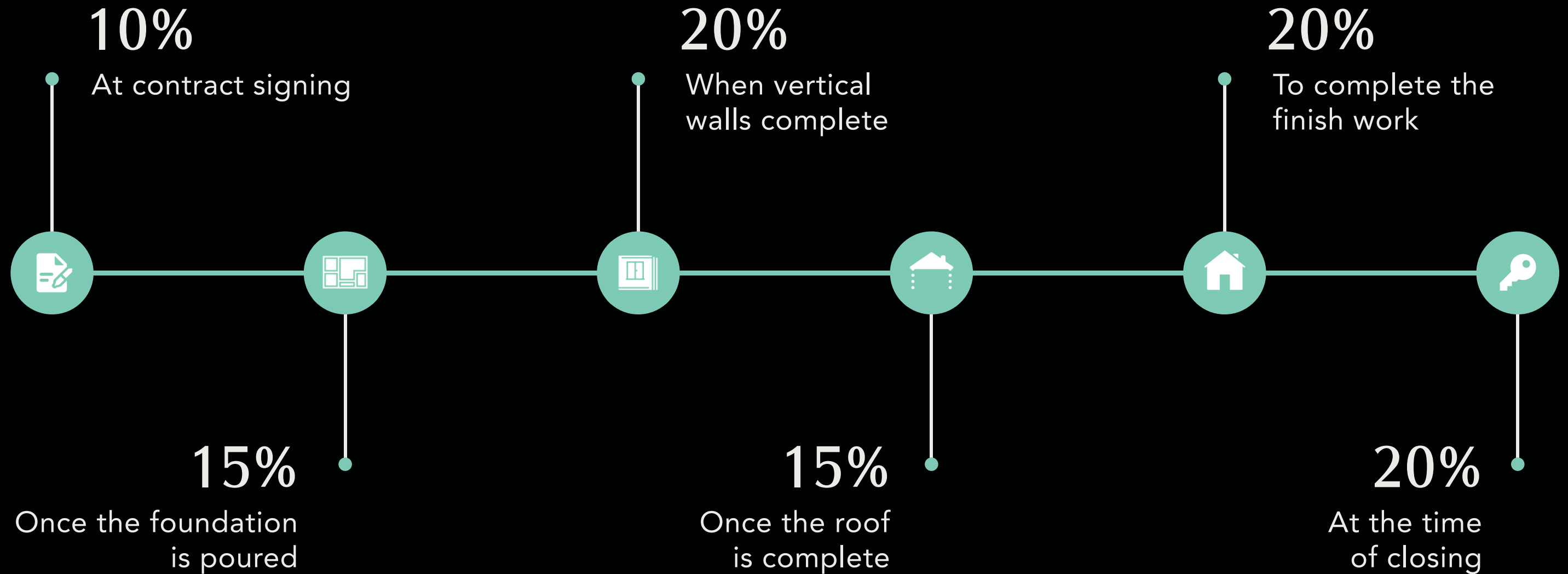
Punta Playa Heights is a pre-construction project set to break ground in April 2024, with a completion delivery date of May 2025.

Fully refundable reservations are currently being accepted for \$2,000. Once permits are received, a formal contract will be signed.



THE CLOSING PROCESS

The Punta Playa Heights closing process and payment schedule is as follows:



MEET THE ARCHITECT



Lead architect José Pablo Acuña and his firm, JPA Arquitectura, are headquartered in the Playa Flamingo area and specialize in modern design with a strong environmental focus, as they venture into LEED-certified design.

Acuña sees architecture as a complex art – as the ability to transcend the purely aesthetic and instead, integrate both your surroundings and the human element into a physical building. At Punta Playa Heights, he focuses in on the beach lifestyle, your day-to-day activities, and your needs, to create residences that obey structural and constructive logic, while immersing you into the reality of affordable luxury and the coastal lifestyle.



MEET THE BROKER



Project developer Rebecca Clower is the founder, CEO, and lead broker at Blue Water Properties of Costa Rica.

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[Listing](#)

Established in 2006, Blue Water Properties has evolved to become the largest independent real estate firm on Costa Rica's North Pacific, with 35+ agents who cover more than 3 hours of coastline.



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