

Costa Rica

Hotel For Sale



A GREAT OPPORTUNITY...

**A HOTEL SET IN THE
TROPICAL RAINFOREST
ONLY FOUR MILES FROM
THE BEST CARIBBEAN
BEACHES**

A UNIQUE SETTING...

**NESTLED INSIDE A
THRIVING GATED
COMMUNITY RUN BY THE
FOUNDERS OF A PIONEER
SUSTAINABLE PROJECT**

**A HEALTHY AND RUNNING
BUSINESS...**

**ONE THAT IS ALREADY
SUCCESSFUL AND ONLY
NEEDS TO BE EXPANDED!**

CARIBBEAN HOTEL

Surrounded by 250 acres Biological Reserve and Gated Community in
Costa Rica

FOR SALE



HEALTHY
BUSINESS

GREAT
OPPORTUNITY

BEAUTIFUL
SETTING

The goal for selling a business is not always obtaining profit or managing losses. In this particular case, we, the owners, want to pass on a meaningful project and successful enterprise to someone that has the vision and means to expand it and keep it going.

The business is cash - flow positive and is sold free of charges and encumbrances.

Ours is a renowned Hotel and Retreat in operation since 1997, carefully built to reflect balance with the generous nature that surrounds it. From the very beginning this establishment has been part of a larger sustainable project and gated community that we, the original founders, still own, cherish and promote.

The Hotel is well known both nationally and internationally.

We found this part of Costa Rica unique and enchanting, and since we settled here, has been growing and developing. Right now 6,000 foreigners live and own land and businesses in the area.

“Handing over the baton” is how we look at the choice we made to sell the business we have happily dedicated our lives to for the last 20 years.

General Assets

This Hotel is built on six plots of land, each with its individual property title, and each approved for commercial use. The plots are surrounded by a 250 acres biological nature reserve and gated community and have great ocean views.

Total land area: 5.85 acres

Lot # 1 – acres 1.86
Lot # 2 - acres 2.12
Lot # 3 - acres 0.59
Lot # 4 - acres 1.27
Lot # 5 - acres 0.32
Lot # 6 - acres 0.33

Hotel Business Includes

- Commercial name
- One functioning web site
- Printed advertising material
- Current mailing lists
- All future reservations
- All business associates

Buildings and Facilities

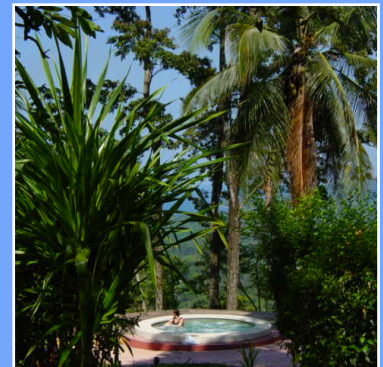
Total square meters of construction: 1,653.50 m²
(17,798 Square Feet)

- One restaurant building (includes kitchen, one office, one reception, a terrace and two restrooms). Total m² 250.
- One main conference Room- m² 120
- One secondary conference room- m² 90
- Bungalow # 1- m² 79.50
- Bungalow # 2- m² 79.50
- Bungalow # 3- m² 58.50
- Bungalow # 4- m² 79.50
- Bungalow # 5- m² 79.50
- Bungalow # 6- m² 58.50
- Bungalow # 7- m² 58.50
- Bungalow # 8- m² 79.50
- Bungalow # 9- m² 79.50
- Bungalow # 10- m² 79.50
- Six-rooms house- m² 190
- Five-room house - m² 117
- One spa house- m² 120
- One jacuzzi - m² 59
- One tool shed m² 16

Restaurant overlooking the Caribbean



A JUNGLE GEM



Cottages and Hot Tub

Bungalows and houses are nestled in lovely tropical gardens, overlooking the ocean and the jungle canopy. A large hot tub next to the restaurant provides a splendid view of the Caribbean. The hotel facilities can host up to 50 people. A fully equipped restaurant with trained kitchen personnel currently serves gourmet international meals.

GREAT SPACES FOR SEMINARS & WORKSHOPS



Two Conference Rooms

The main conference building (photo on the left) can host up to 60 people. The second space (photo below) can host up to 35 people, depending on the type of activity. Both conference rooms are surrounded by luxurious gardens and include verandahs and restrooms.



Facilities ready to host seminars and cater to groups as well as individuals

Because of the uniqueness and privacy of the location, the hotel is known and frequently used by companies and associations to hold trainings and seminars. The two conference rooms are also used for daily classes and training sessions offered to the hotel's guests. The hotel facilities additionally include a massage house where natural spa treatments and bodywork sessions are available .

Unique
setting with
infinite
possibilities

The Restaurant is currently serving meals buffet style and is renowned for its international gourmet menu. The staff of the hotel includes professionally and internationally trained personnel, in particular chefs, housekeeping and receptionists. They are available and look forward to continue their services with the new owners.



A FINANCIALLY SOLID, WELL KNOWN, SUCCESSFUL BUSINESS

In operation since 1997, the hotel has been growing a large clientele from the US, Canada and Europe with a solid national and international reputation.

Occupancy and Revenues

Occupancy has averaged 60% during the year 2012, 55% percent during the year 2011 and 56% during the year 2010. As such, the business has shown profitable monthly revenues that have allowed reinvestment. The business is solidly established, and we believe shows potential to reach a higher level of occupancy and earnings.

Expansion and Vision

The complete project including the hotel, the private biological reserve and the gated community, is a project 20 years in the making. The owners and original project founders are currently interested in shifting their focus from the hotel business to the expansion of the biological reserve and the Gated Community.

As mentioned at the beginning of this presentation, we are ready to pass on the Hotel to people that have new energy and the current marketing and social media knowledge necessary to bring this already thriving and exciting business up to the next level.

Additional Information

All business operation permits and taxes are current, the staff is legally employed, well trained, and there are no outstanding pending settlements.

Upon request and a non-disclosure agreement, we are ready to provide:

- Detailed list of assets
- Cash flows 2010-11-12
- Financial statements
- Permits
- Insurances
- Operation & staff details



Great Opportunity

Why? Because it is a complete investment package! A beautiful setting, a solid business, a growing reputation, an interesting clientele - many of whom are repeat visitors!

Contact us at 858-204-5960 or email silviazani65@gmail.com for more information.

Only 4
miles from
fantastic
beaches

