

MÍSTICO

BEACH TOWN AND RESORT

living fully

DISCOVER MÍSTICO

Conceived by Developers 506, a renowned family business with over 52 years of innovation, Místico is a remarkable model of coexistence and sustainability.

HIGHLIGHTS

- Oceanfront location
- 60+ acres of man-made lakes
- Seven themed boutique hotels
- Five themed membership clubs
- Outdoor activities such as paddle board, kayaking, surfing, fishing, bike rides and horse back riding.
- Essential services, retail, dining, entertainment, micro-hospital, and international school for a thriving urban center.

THE DEVELOPERS

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.

DESARROLLADORES
506





I AM MÍSTICO

A destination where time stands still,
a place where you are able to live fully.

I AM A HAVEN

where you meet with family, friends,
and reconnect with your playful,
carefree and fun self.

I AM A SANCTUARY

where the forest and humans
coexist in harmony, where you
learn to live with the earth and
not on it.

I AM SUSTAINABILITY

For I awake to dawns of an evergreen
haven, in 865 acres of freedom in
front of a kilometer of a pristine
coastline

I AM LIFE

I am home to two extraordinary
estuaries fed by five fresh water rivers,
home to a myriad of species.

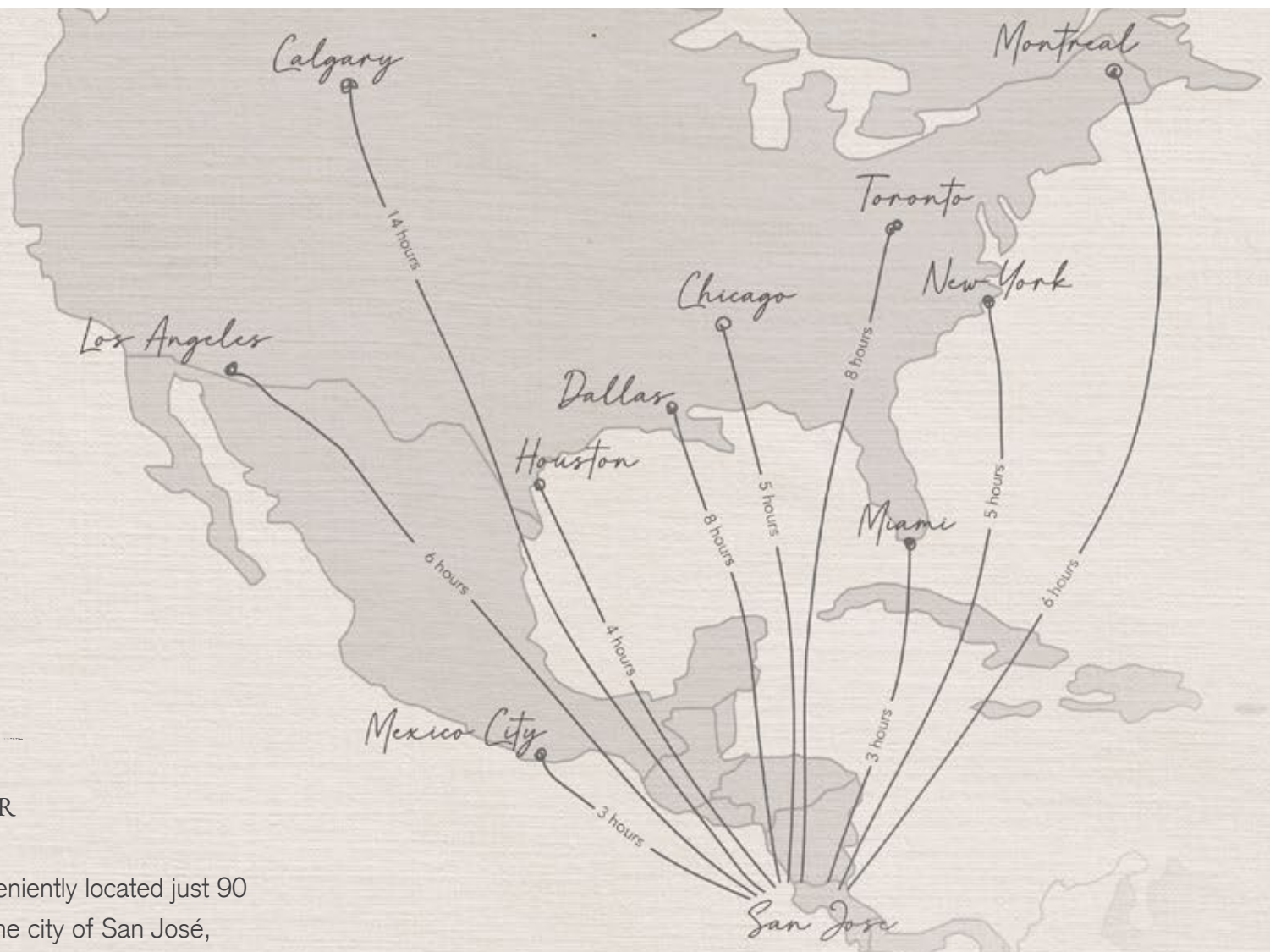
I breathe through the five nature
reserves that embrace me and 250
acres of regenerated forests, setting
an example for generations to come.

I AM MÍSTICO.
AND SO ARE YOU.

I AM POSSIBILITIES

Discover a vast variety of real estate options. From ocean-front lots to apartments, Mistico has something that fits who you are, at this particular time in your life.





I AM NEAR

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 Playa Jacó
- 20' from Los Sueños Marina
- 30' from Marina Pez Vela
- 40' from Manuel Antonio Natl. Park
- 80' from Juan Santamaría Intl. Airport
- 90' from Downtown San José
- 90' from Nauyaca Waterfalls



COSTA RICA'S ECOTOURISM

And biodiversity stand as remarkable hallmarks of the nation's commitment to environmental preservation and sustainable travel. Nestled within its lush landscapes are an incredible array of ecosystems, from dense rainforests and misty cloud forests to pristine beaches and volcanic terrains. This rich diversity of habitats fosters a staggering variety of plant and animal species, many of which are rare and endemic.

Travelers drawn to Costa Rica are treated to a captivating experience that blends adventure with conservation. Whether exploring the captivating Monteverde Cloud Forest, embarking on a wildlife-watching journey in Corcovado National Park, or surfing along the pristine shores of the Pacific Coast, visitors can immerse themselves in the country's extraordinary natural wonders while contributing to its preservation. Costa Rica's emphasis on sustainable tourism practices further underscores its dedication to safeguarding these invaluable ecosystems for generations to come, making it a global model for ecotourism success.



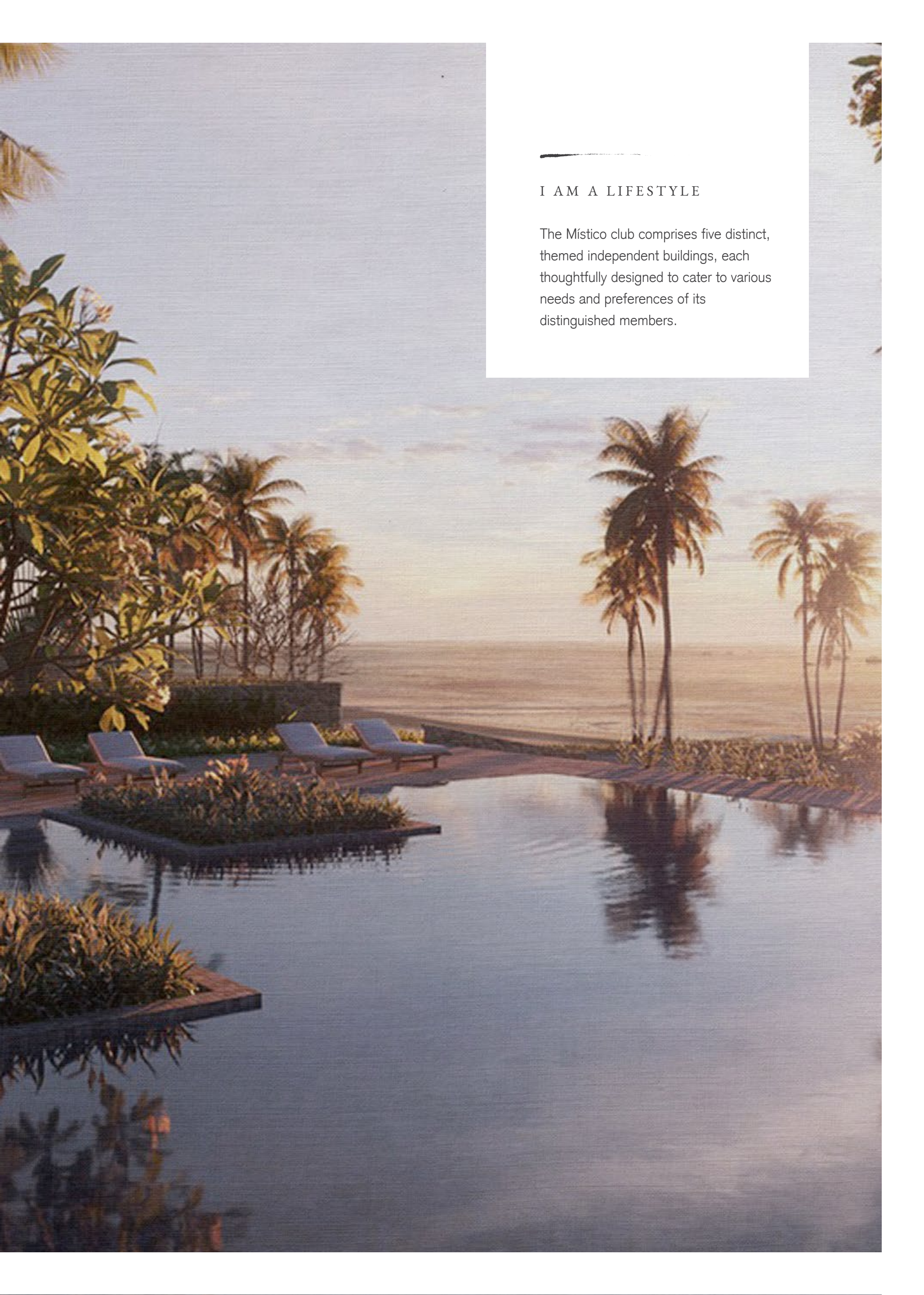
ACTIVITIES NEARBY

Discover the expansive Pacific Coast and its myriad attractions. Whether your preference leans toward the ocean or the mountains, Místico's exceptional location ensures complete satisfaction.



I AM A LIFESTYLE

The Místico club comprises five distinct, themed independent buildings, each thoughtfully designed to cater to various needs and preferences of its distinguished members.



YELLOW PUEBLO

International School***
Lobby Hotel Casa Mística***
Micro Hospital***
Sports Club Aire***
Sustainable Town Center Retail
and Condos***
Welcome Center***

GREEN CAMPO

Area School Sumer Camp***
Bio Station**
Equestrian Club Campo***
Equestrian Hotel Luna Lunera***
Event Center***
Gastro & Agriculture Center***
Hacienda Estates***
Natural Reserve***
Organic Farm**

BLUEMAREA

Floating Homes***
Nature Reserve***
Water Front Condos***
Water Hotelito Isla Remo***

AMARENA

Beach Club Madresal**
Luxury Beach Boutique Hotel**
Beach Front Lots Caracolas*
Surf Museum***
Surfer's Hotel Gota***
Surfer's Town**

VERAGUA

Flats Apartments*
Lakus Apartments*
Residential Neighborhood**

ISLA REMO

Bahia Azul Townhouses**
Barca Townhouses**
Biological Station***
Hotelito Hoja de Aire***
Nautilus Apartments*
Social & Wellness Club "O"****

AURORA

Greenhouse Místico***
Místico Experience***
Residential Neighborhood***
Welcome Center &
Property Management*

REMANSO

Residential Neighborhood*

BLUE VENADO

Family Club Tribu**

ISLA SECA

Condal***

MITO

Employee Town***

SUSURRO

Residential Neighborhood***

GENERAL

** Built

** In process of construction

*** Future phases

— AV. ETEREA
— AV. AGUA
— AV. CALMA
— AV. SUSPIRO
— AV. BRISA MAREA

Ⓧ ACCESS POINT
🌳 RAIN FOREST
🏄 SURFING
🗿 ART SCULPTURES
👤 PUBLIC ACCESS
🐾 PET FRIENDLY





ACCESS FROM
HIGHWAY
FERNANDEZ OREAMUNO
ROAD 34

TO MANUEL ANTONIO

YELLOW PUEBLO

MITO

ACCESS FROM
QUEBRADA
AMARILLA

LAKUS

SUSURRO

VERAGUA

GREEN CAMPO

AURORA

ISLA SECA

BLUE
VENADO

BARCA

BORA

FLATS

ISLA REMO

BRISA

NAUTILUS

BAHIA AZUL

BLUEMAREA

REMANSO

SURFER TOWN

AMARENA

CARACOLAS

REFUGIO NACIONAL DE
VIDA SILVESTRE PLAYA HERMOSA

PACIFIC OCEAN



I AM HARMONY

Nestled in the heart of Costa Rica's central Pacific region, Mistico is a testament to harmony and balance, where the seamless blend of natural connections and exceptional spaces for socializing has been meticulously designed.

Místico thrives amidst a captivating tapestry of lakes, landscapes, mangroves, forests, and the pristine beach. Here, you will discover a variety of options, including single-family lots, villas, intimate community neighborhoods, experiential towns, and service hubs. Additionally, themed social clubs and immersive boutique hotels offer unique experiences.



OUR MEMBERSHIP CLUBS:



BEACH CLUB MADRESAL:

A facility that inspires relaxation, offering exclusive access to Hermosa Beach.

Comfortable lounging areas, beachside dining, bar and at beach service.



SPORT CLUB AIRE

This building is dedicated to various sports and recreational activities. It features state-of-the-art fitness facilities, 50 meter lap pool, Padel and pickle ball courts, basketball courts, soccer field and possibly additional amenities like a spa, sauna, and yoga studios.



SOCIAL CLUB O – INSPIRED BY WATER

This is an adults-only club, featuring elegant dining areas, bars, lounges, game rooms and event spaces. It provides an upscale atmosphere with a chill out beach mood for socializing, networking, and hosting private events.



EQUESTRIAN CLUB CAMPO

For those interested in horseback riding and equestrian activities, the equestrian club provides stable rentals, riding arenas, polo field, horse care services, and guided horseback tours through scenic landscapes, this facility will service big open events such as weddings, concerts and private parties.

Each club building offers specialized services and amenities tailored to the specific interests and needs of its members, ensuring a diverse and exceptional experience within the high-end resort with one membership.



living fully

OUR THEMED HOTELITOS:



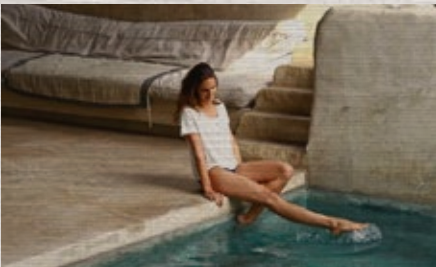
CASA MÍSTICA LOBBY

The Casa Mistica themed boutique hotel concept is designed to provide a unique and immersive experience for guests visiting Mistico beach town and resort. At the heart of this concept is the Casa Mistica lobby site location, where guests are warmly welcomed and introduced to the enchanting world of Mistico. Once guests arrive at Casa Mistica, they have the opportunity to choose from six distinct and captivating themed boutique hotels, each offering a different atmosphere and catering to specific preferences.



HOJA DE AIRE

This hotel is exclusively for honeymooners and adults seeking a relaxing and tranquil atmosphere. With a serene ambiance, it provides the perfect setting for couples to unwind and enjoy a romantic getaway.



AMARENA HOTEL

Located on the beachfront, Amarena Hotel offers breathtaking views of the ocean and provides a serene coastal experience. Guests can enjoy direct access to the beach, soothing sea breezes, and a range of amenities to enhance their beachside retreat.



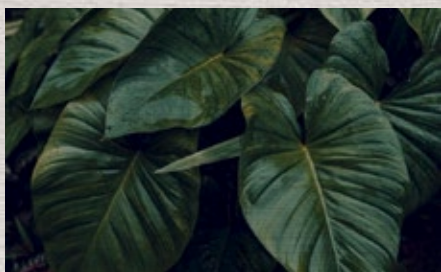
GOTA SURFERS HUT

Designed as a surfers academy, Gota Hotel caters to those who love riding the waves. This hotel offers specialized facilities and services for surfers, including surfboard rentals, lessons, and a vibrant surfing community.



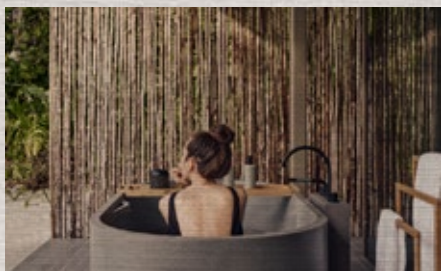
LUNA LUNERA HOTEL

Nestled in the countryside, surrounded by horses and an estate lifestyle, Luna Lunera Hotel provides a unique farm-like experience. Guests can enjoy horseback riding, explore the scenic surroundings, and make use of the hotel's event center, which is ideal for weddings and parties.



FABULA TREEHOUSE

This hotel takes inspiration from treehouse concepts, allowing guests to immerse themselves in nature from the comfort of their rooms. Perched amidst the treetops, Fabula Hotel offers a serene and eco-friendly experience, providing a perfect blend of luxury and natural beauty.

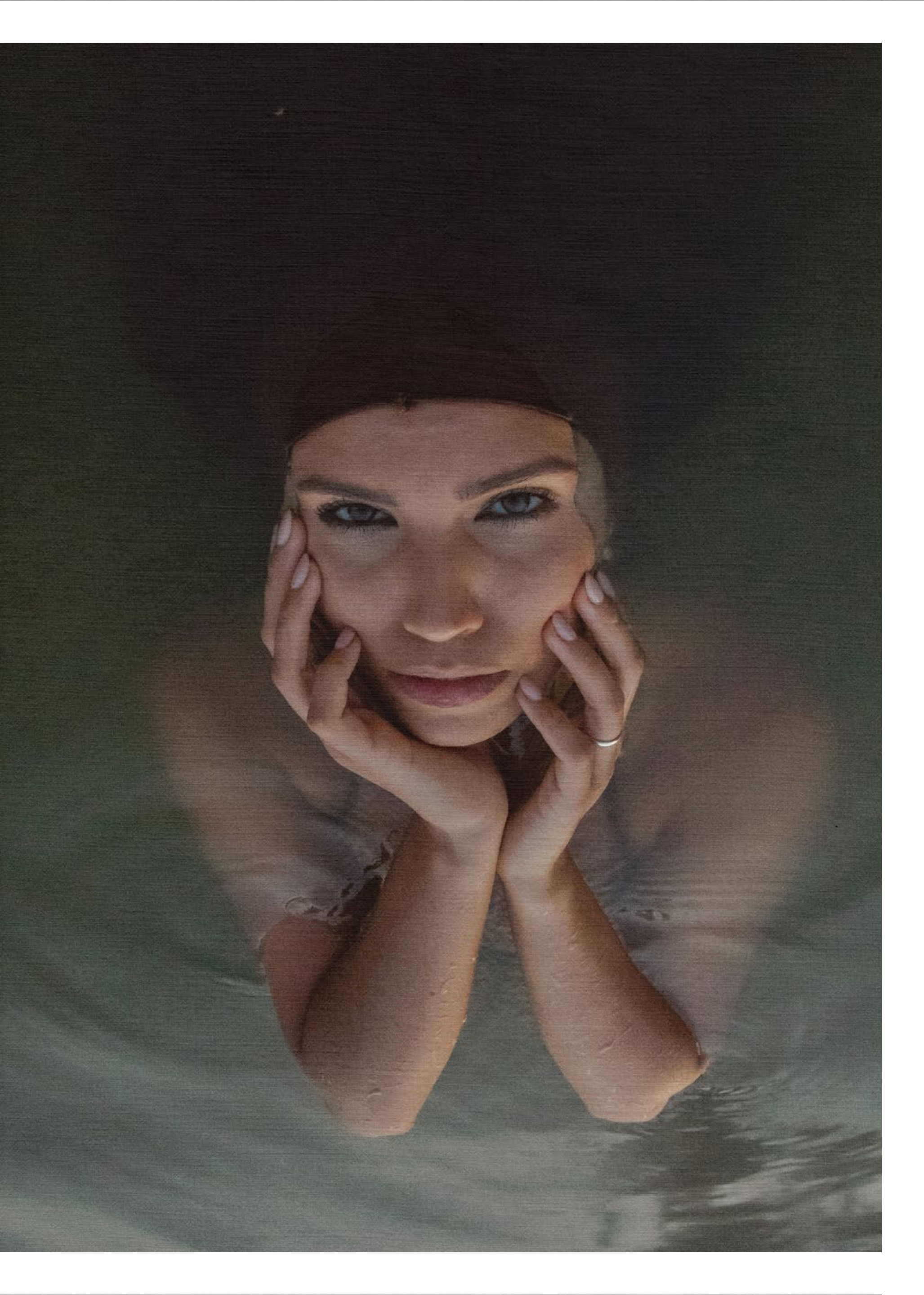


MURMULLO GLAMPING

Situated by the riverside, Murmullo Hotel offers a glamping experience for those seeking adventure and comfort. Guests can enjoy activities such as kayaking, hiking, and exploring the natural wonders of the area, all while staying in well-appointed tents and cabins.

Each of the Mistico boutique hotels has a limited number of 50 rooms, ensuring an intimate and personalized experience for guests. The rooms are meticulously designed, combining comfort, functionality, and aesthetics to create a memorable stay.

Overall, the Casa Mistica concept and its themed boutique hotels provide guests with a diverse range of experiences, allowing them to choose a hotel that aligns with their preferences and desires. Whether it's a romantic honeymoon, a beachfront retreat, a surfing adventure, an estate lifestyle, a treehouse escape, or a riverside glamping experience, Mistico offers something extraordinary for every guest.





YELLOW PUEBLO MÍSTICO

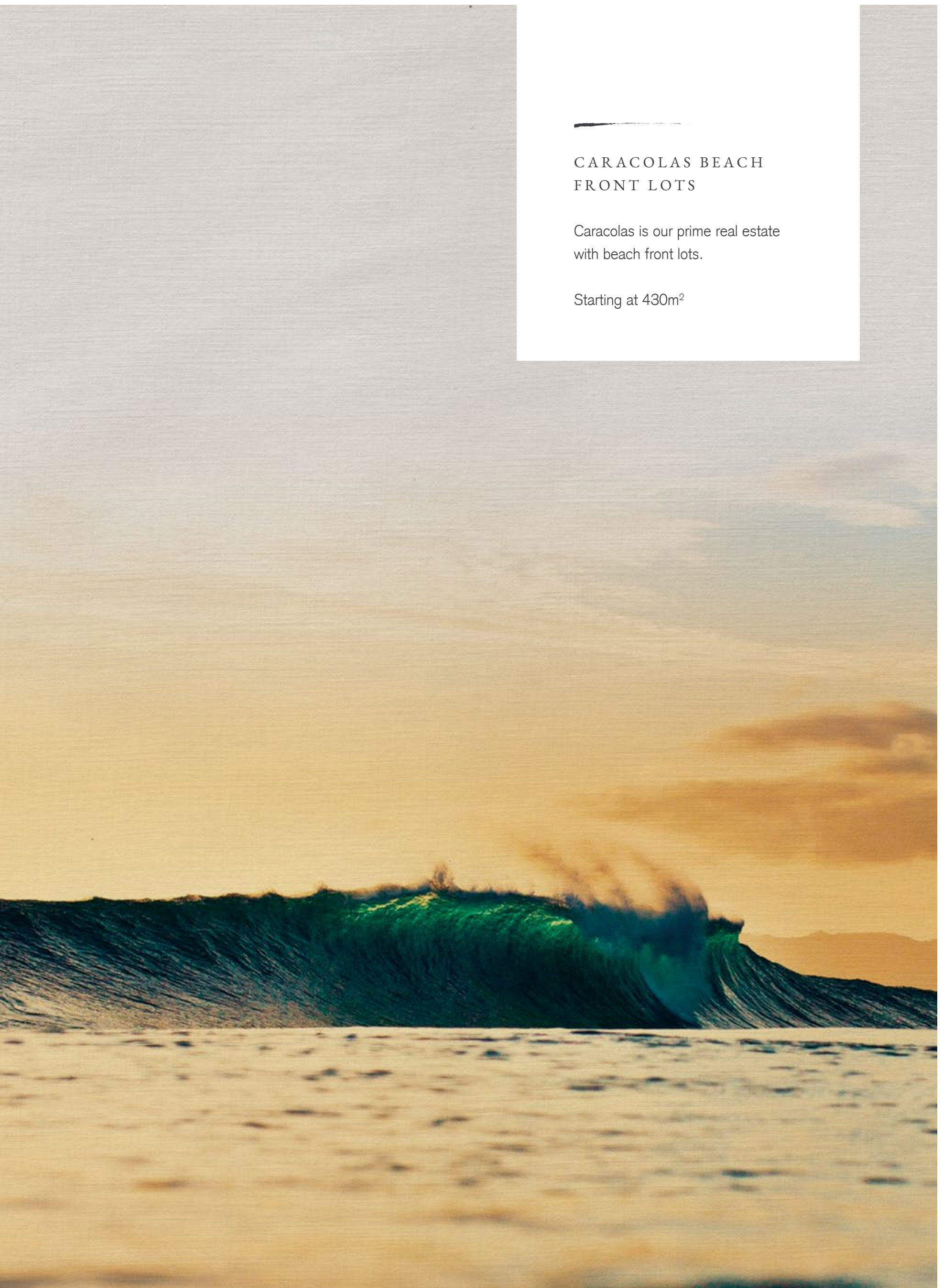
Yellow Pueblo Místico will have a sustainable retail offer with local products. It will also have a Micro Hospital with a clinic, medical care for adults and shall be equipped to serve those coming to Costa Rica for high quality medical tourism. This town center will have an International school for families to live fully at Místico.

- Three Little Birds Restaurant
- Don't Worry Be Happy Café
- Místico Welcome Pavilion

CARACOLAS BEACH FRONT LOTS

Caracolas is our prime real estate
with beach front lots.

Starting at 430m²





CARACOLAS
BEACH LOTS

FUTURE
DEVELOPMENT

MADRESAL
BEACH CLUB

REAL ESTATE OFFER



BARCA
20 townhouses
Lakefront with a pool



BAHIA AZUL
11 townhouses
lakefront with a pool



NAUTILUS
2 towers with 16
apartments each



LAKUS
1 tower with 20
apartments with view



AVAILABLE LOTS AT
Veragua, Isla Remo and
Remanso



CARACOLAS
Beachfront lots

AVAILABLE LOTS
Veragua, Isla Remo and
Remanso





BARCA

20 TOWNHOUSES | 2 & 3 LEVELS

FROM 224M2 - 2411.12 SQFT

With spectacular lake views. All units have a private swimming pool.

AMENITIES

First floor:

- Integrated kitchen, living and dining room.
- Full bedroom and laundry room
- 1 Storage
- Private swimming pool




Second floor:

- 3 bedrooms, each with a full bathroom
- This community within Místico offers:
2 unit typologies:
 - Model I - two floors
 - Model II - three floors

BARCA ALSO OFFERS:

2 covered parking spaces | Fiber optic | Led lighting | A/C

Pet friendly environment | Fire pits area

ACTIVITIES NEAR BARCA:  Bike Path  Kayaking  Stand Up Paddle





BAHIA AZUL

11 TOWNHOUSES | 2 LEVELS

FROM 211.63 M2 - 2277.96 SQFT

All units are Lake Front and have a private swimming pool.

AMENITIES

First floor

- Integrated with terrace and kitchen, living and dining room.
- Full bathroom and laundry room
- Front porche
- Storage
- Private swimming pool

Second floor

- 1 master bedroom with master bathroom, and walk in closet
- 2 secondary bedrooms
- 1 full bathroom

BAHIA AZUL ALSO OFFERS:

2 covered parking spaces | Fiber optic | Led lighting | A/C

Pet friendly environment | Fire pits area

ACTIVITIES NEAR BAHIA AZUL:  Bike Path  Kayaking  Stand Up Paddle





NAUTILUS

2 TOWERS WITH 16 APARTMENTS EACH

FROM 75M2 - 807.29 SQFT

With spectacular forest or lake view. All units have a Balcony or Terrace

AMENITIES

- Integrated kitchen, living and dining room.
- 2 Bedrooms
- 2 Baths
- 1 open storage unit of 21.52 sqft
- Elevator

NAUTILUS ALSO OFFERS:

1 Covered parking spaces | Fiber optic | LED lighting |
Pet friendly | Air Conditioning

ACTIVITIES CLOSE TO NAUTILUS:  Ciclo Via  Kayaking  Stand Up Paddle





LAKUS

1 TOWER OF 20 APARTMENTS

FROM 119M2 - 1280.91 SQFT




Built on 2022. With spectacular lake views.

AMENITIES

- Integrated kitchen, living and dining room
- 1 Master bedroom with bathroom
- 2 to 4 Bedrooms with closets
- 2 to 3 Baths
- 1 open storage unit of 32.29 sqft
- Elevator
- This community within Mistico offers 3 unit typologies: Ground floor, 2nd. to 4th. Floor and Penthouse

LAKUS ALSO FEATURES:

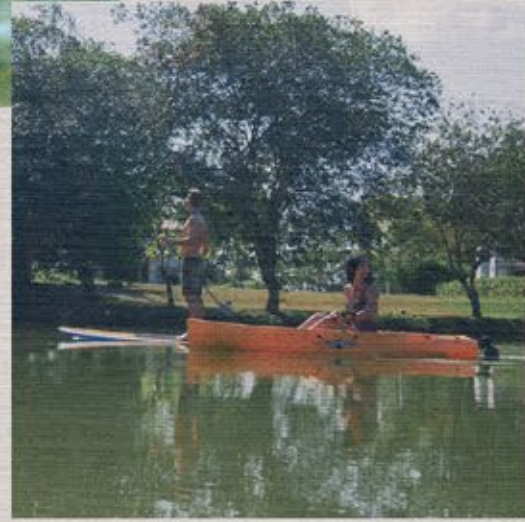
1 Parking space (Penthouse units have 2 spaces) | Fiber optic | LED lighting |
Pet friendly | Air Conditioning

ACTIVITIES CLOSE TO LAKUS:  Ciclo Via  Kayaking  Stand Up Paddle



COMMUNITY LIFESTYLE





MÍSTICO PLAYERS

FINANCING



LEGAL



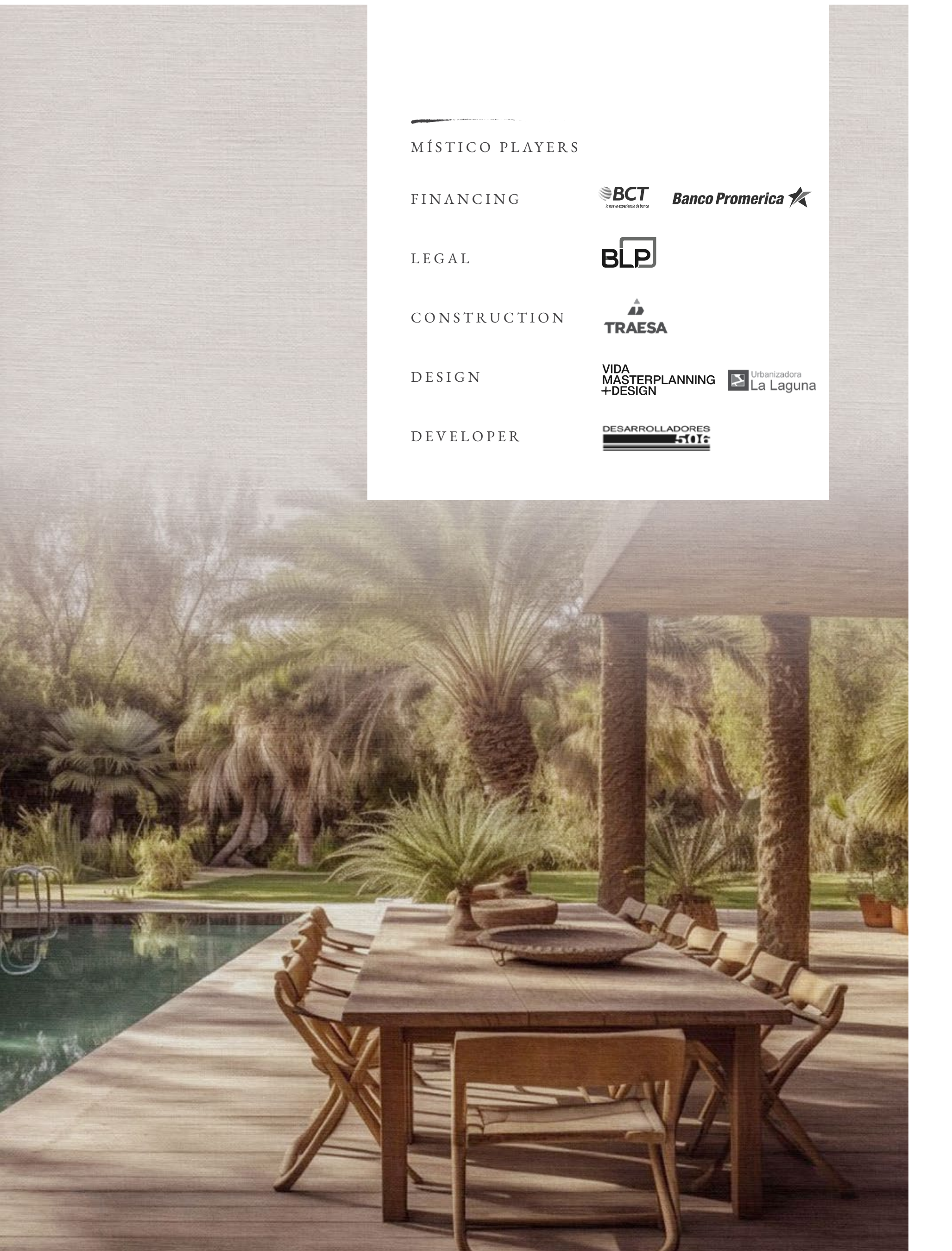
CONSTRUCTION



DESIGN



DEVELOPER











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