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Vista de Sarchí



Welcome to the Vista de Sarchí development. If you have ever dreamed of living in luxury in Costa Rica but were turned off by the traffic and crime in San Jose or the astronomical prices of Escazu and Santa Ana, then you have come to the right place. We are building an exclusive 9 home private gated community in the hills just 5 minutes outside the wonderfully peaceful city of Sarchí.

In Sarchí, the furniture capital of Costa Rica, you are surrounded by the local residents, not trapped in an enclave of expatriates. The language is Spanish, not English, and the local bar is only about 25 meters from the entrance. It certainly will not rival any beach side resort but it does have a great view and you can sit on a rickety stool and talk with the neighbors over a cold beer. A pulperia (corner market) is only a few blocks away for your daily needs. On Friday mornings there is the local farmers' market where you can buy all of your fresh produce and the city of Sarchí has a great assortment of restaurants for breakfast, lunch and dinner along with pharmacies, hardware stores etc. If you need more, Grecia is about 15 minutes away and San Jose is about an hour away depending on traffic.

Our development is being built in a working coffee plantation and is being built town house or condominium style with large green areas separating the houses for privacy. Each lot on the front side has spectacular views of either the cities of Grecia, Alajuela, the airport, Santa Ana, Escazu, San José and even to Cartago and of four volcanoes – Vulcan Poas, Barva, Turrialba and Vulcan Irazú while the back lots look at the agricultural hill side of Sabanilla and have a glimpse of the city of Naranjo.

The above panoramic is the view Lot 3 - "Vista de las luces" of the front side of the property and while the picture is beautiful, no picture can do justice to the awe and tranquility of the property. We are not your typical slash and burn type of urbanization. We create each building pad in a manner to take best advantage of the views and minimize the damage to the environment.

All of our houses are built to exceed the Costa Rican construction standards and to provide you with a house that functions like one that you are accustomed to live in. In Costa Rica, it is the little things that create big inconveniences - things like inadequate hot water, a lack of water pressure for the shower massage, and proper treatment of waste water. You will not experience those problems in our development.

If you here or are planning a trip to Costa Rica, we invite you to come visit our project and learn more about what sets apart from the other developments.

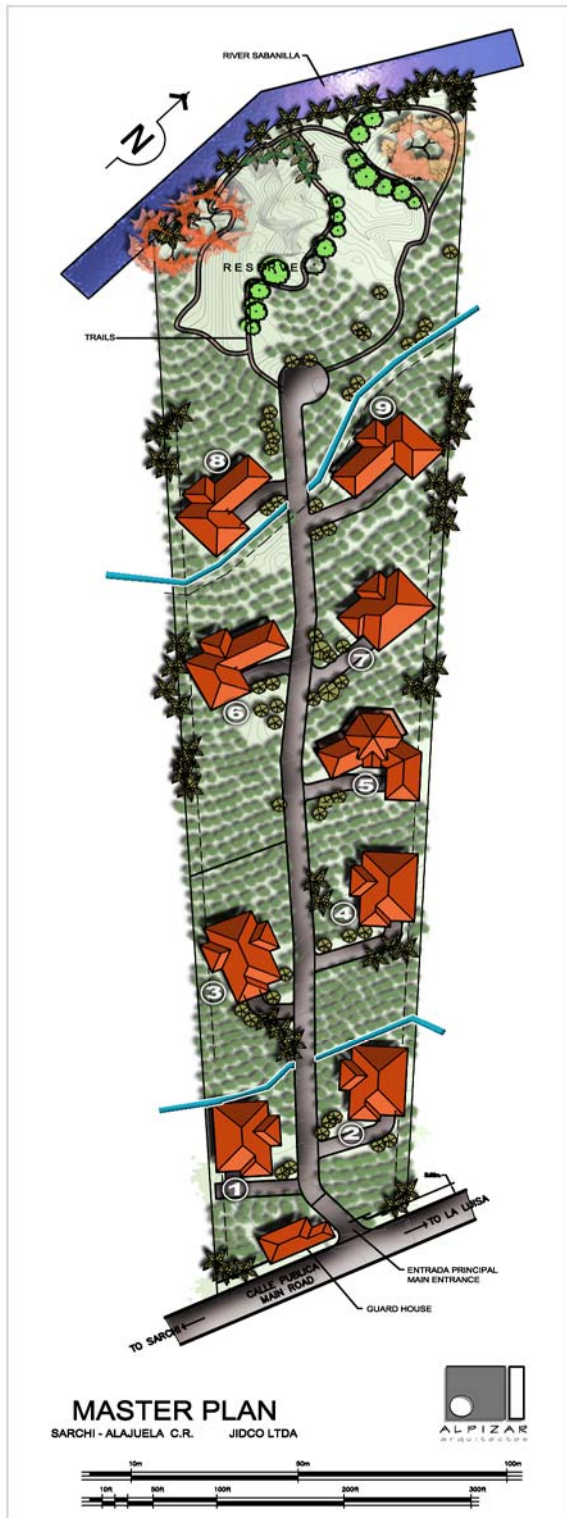


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Vista de Sarchí Master Plan



There are nine home sites. Starting from the street at the bottom of the illustration, lots one and two are best suited for over – under houses to take advantage of the views.

Lot 3 is the “Vista de las luces” described here with spectacular views. Lot 4 is perfect for a mirror image of this house.

Lot five (**SOLD!**) has a custom designed 200 square meter hexagonal home. It has commanding views of the surrounding valleys.

Lots six and seven have beautiful views of the surrounding valleys and can accommodate various sizes of houses.

The lots 8 and 9 are located near the water canal that traverses the property. These houses will have the most seclusion and the benefit of hearing the mini-water falls as water passes through the irrigation canal.

The bottom quarter of the property is reserved for open space with walking trails that lead down to the year round river that borders the property. It will also have benches and picnic areas.

We are planning on using the area adjacent to lot 5 for a community area with a rancho, picnic tables and for a private water tank to ensure that water is always available.

At completion, we will build the caretakers quarters and a gated entrance with surveillance cameras for security.



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Vista de las luces



The view from the patio.

The ceiling is a photo from the house on Lot 5 and the same design and wood will be used in Vista de las luces. The landscape photo was taken from the patio of Vista de las luces.



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Floor plan:



The house is designed to maximize the views from the master bedroom and the great room. The side guest room also has a fantastic view while the central guest room has a sliding door for an optional private deck area.



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Vista de las luces

Overview

Our first offering is the "Vista de las luces" or View of the Lights. It is named for the fantastic nighttime views of San Jose and the surrounding areas. The house is 209 meters square or about 2,240 sf. The main house consists of nearly 1,800 sf with 3 bedrooms, 2 full bathrooms, a combination great room and kitchen with an oversized 2 car garage taking up the rest. This house has all of the amenities and comforts that you are accustomed to like dish washer, garbage disposal, a microwave hood and your choice of gas or electric for the range. The next page lists all of the standard features.

Kitchen and Great Room

The main entry leads to the kitchen with custom Brazilian granite counters on the main counter and island breakfast bar. With a large picture window and two sliding doors it offers fabulous views both day and night. Inside, the great room has a vaulted ceiling made of laurel, similar to the photo on the second page. The final touch is a pantry closet by the main entrance.

Outside Terrace

Outside the great room is an open air patio that receives afternoon shade. This area is perfect for eating and relaxation and has the panoramic view shown in the first page. One could easily put a Jacuzzi out here and still have plenty of room to spare.

Master Bedroom

The spacious master bedroom is designed for a king size bed with plenty of room to spare. The bath is a combination bath and Jacuzzi tub and a separate shower. The walk-in closet has provisions for a dehumidifier. The bathroom also has storage for your towels and linens along with a double sink in imported marble.

Guest Rooms

The main guest room has a sliding door that opens to an optional private deck area. Both rooms are sized to accommodate a queen size bed.

Garage

The garage has two garage door openers and is large enough for two full sized SUVs plus a work area. The garage houses the water pressurizing pump and the hot water tank for the solar hot water system.

Additional Benefits

The entry hall way has linen closets at each end. All floors are covered with a non-slip high quality ceramic tile. All bathrooms counters are of real imported marble and have custom tiled walls for easy cleaning. The house is pre-wired for internet connections, surround sound systems, an alarm system and an intercom system.



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Standard Features include:

- Non-slip custom tile throughout the house.
- Fired clay tiles for the roof.
- Wood beam ceilings in the great rooms.
- Real wood doors.
- Custom bathroom tile.
- Jacuzzi type bath tub in the master bathroom.
- Rustic type finishes on the exterior and interior walls.
- Granite for the kitchen counters and marble for the bathrooms.
- Garbage disposal and dish washer.
- Screens on all windows and sliding doors.
- Adequate lighting in the kitchen and bathrooms.
- Custom wood cabinets in the kitchen, laundry room and linen closets.
- Kitchen hood with microwave vented properly to the outside.
- Both 220V and propane connections in the kitchen and laundry room.
- Solar water heating.
- Provisions for sound systems, alarm systems and intercoms.
- Luxury American standard fixtures including porcelain sinks.
- American Standard bathroom fixtures.
- Tempered glass for all shower, sliding doors and any glass that is less than 1 meter from the floor.
- Electrical system designed for a US type house with a separate breaker box wired to connect to an optional generator.
- The walk in closet has power and drain tubes for optional dehumidifiers.
- Water holding tank and pressurizing pump to maintain the water pressure between 40 and 60 PSI.
- Water pipes are be 3/4" to provide adequate volume and hot water will be plumbed to each faucet.
- Septic system and drain field built to US standards.
- External water storage tank of 1,000 gallons.
- Hidden down spouts for the gutters.
- Outside storage room for the propane tank.
- Electric garage door openers.
- Basic lawn installed around the house.

Optional additions:

- Jacuzzi type bath tubs in the guest bathroom.
- Tiling in the garage and the walkway around the house.
- Decking is ALWAYS extra.
- Customizations and modifications to dimensions etc.
- Landscaping, sprinklers etc.
- Any other upgrades or modifications that you want.