



**PENINSULA**  
**PAPAGAYO**  
C O S T A R I C A



Estate Site 201

# Homesite Diagram

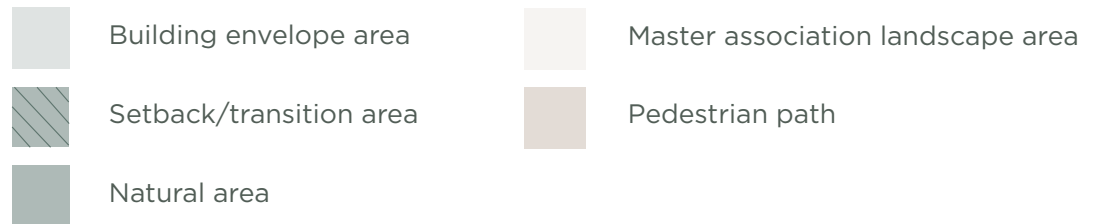
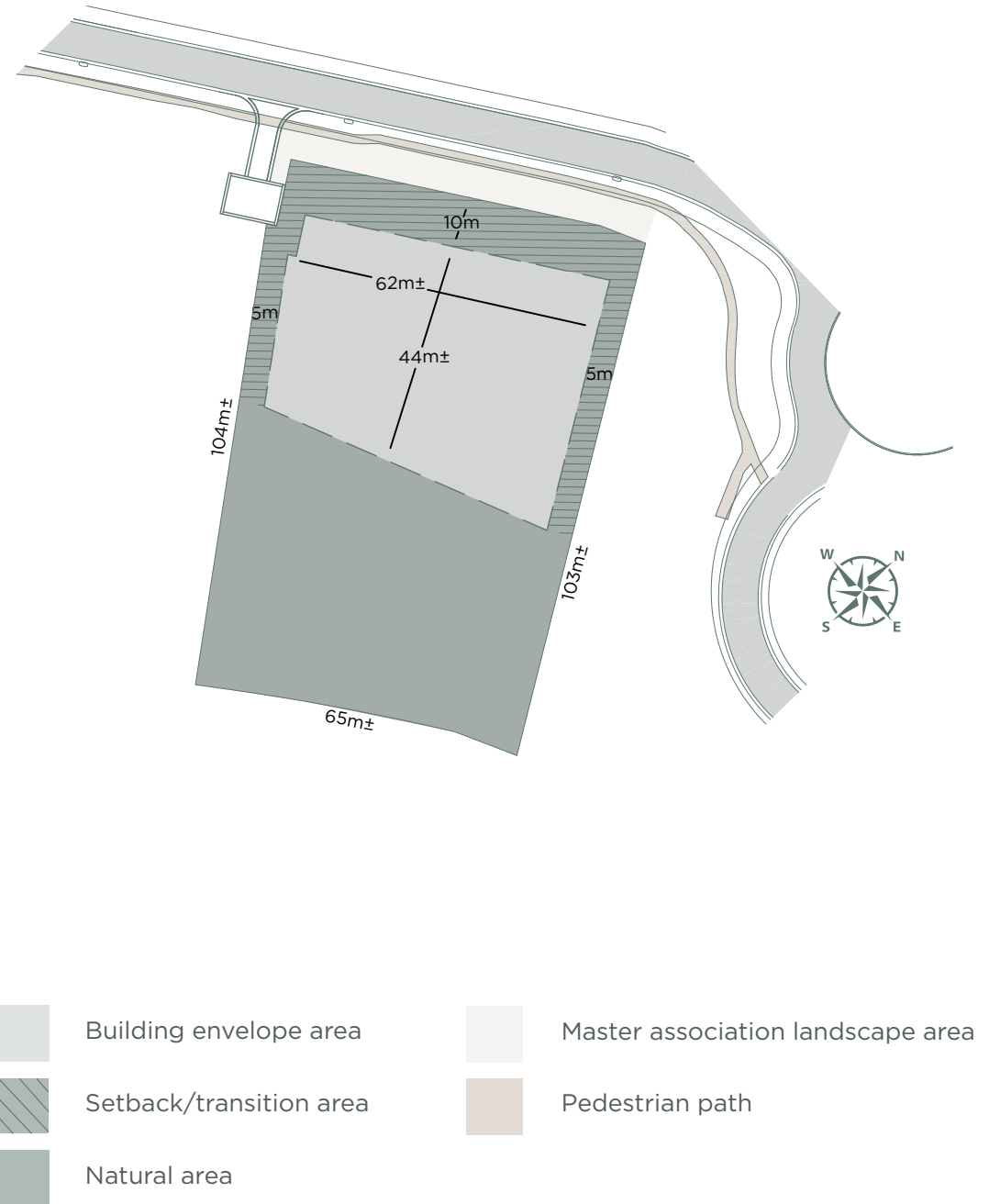
## ESTATE SITE 201

### Property Description

Lot area	7,057.38 m <sup>2</sup> /1.74 acres
Building envelope area	2,674.91 m <sup>2</sup> /0.66 acres
Orientation	Southeast
Homesite type	Mesa

### Zoning Features

Max. height - outright	10m/32'-8"
Max. height - conditional	14m/45'-9"
Front setback	10m/32'-8"
Side setback	5m/16'4"
Site coverage	30%



# Estate Site Locator



ESTATE SITE 201



# Estate Site Locator



# Peninsula Papagayo Community Master Plan



FUTURE RITZ-CARLTON RESERVE  
 CLUBHOUSE AT OCEAN COURSE  
 BAHÍA HUEVOS  
 PLAYA PALMARES  
 FUTURE PALMARES OUTPOST  
 CLUBHOUSE AT PRIETA BEACH  
 PLAYA PRIETA  
 FUTURE SPORTS PARK  
 PLAYA VIRADOR  
 PLAYA BLANCA  
 ANDAZ BEACH HOUSE  
 ANDAZ  
 ESTATE SITE 201  
 MARINA PAPAGAYO  
 FRONT GATE  
 FOUR SEASONS  
 PLAYA JÍCARO  
 NATURE CENTER  
 BAHÍA CULEBRA  
 DRIVING RANGE

 BIKE-SHARE STATION  
 WORKOUT STATION

TRAILS	ACTIVITY	DISTANCE
 Palmares		12.5 miles
 Papagayo		5.4 miles
 Venados		1.9 miles

TRAILS	ACTIVITY	DISTANCE
 Caracara		0.9 miles
 Nimbu		0.6 miles
 Pizote		0.6 miles

TRAILS	ACTIVITY	DISTANCE
 Cornizuelo		0.5 miles
 Huacas		0.4 miles
 Virador-Prieta		0.2 miles

Questions?



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The primary purpose of the Homesite Diagram is to show the specific location of the Building Envelope in relation to the property lines. Owners are required to conduct an independent topographical field survey for all submittals to the Master Design Review Board. Dimensions and areas shown are approximate and may vary from the actual field survey.