




GUANACASTE, NOSARA, PLAYA GUIONES 50206

**NOW  
SELLING**

**RESIDENCES  
AT BODHI TREE**





Hello Friends of Bodhi Tree,

I am pleased to announce the launch of our newest concept, The Residences at Bodhi Tree. With sustainability and comfort in mind, we have consciously designed ten turn-key homes which will integrate seamlessly into our spectacular property and provide access to the lifestyle that Bodhi Tree is known for.

Nestled in nature, each two or three bedroom residence includes over 1800 square feet of carefully curated indoor and outdoor living spaces. Open floor plans and modern design allow you to enjoy the tranquility and natural beauty of the surrounding landscape.

Each unit is outfitted with luxury furnishings, an eco-friendly septic system and is part of the Bodhi Tree Residence Club. Housekeeping, landscaping and maintenance will be provided by our on-site staff.

Ownership includes full access to Bodhi Tree Resort with discounted privileges at all facilities, including two gyms, pilates and yoga studios, pool area, a world class spa, juice bar, restaurant and resort security. Exciting plans for expansion of these amenities are currently underway.

As a residence owner, you will also have the option to rent your property through the resort, making it even easier to manage your investment.

We hope you consider The Residences at Bodhi Tree, a forward thinking investment that transcends traditional residence and hospitality opportunities into a destination founded on values of conscious design and understated luxury

Gary Edwards - Owner & Founder





# BODHI LIFE







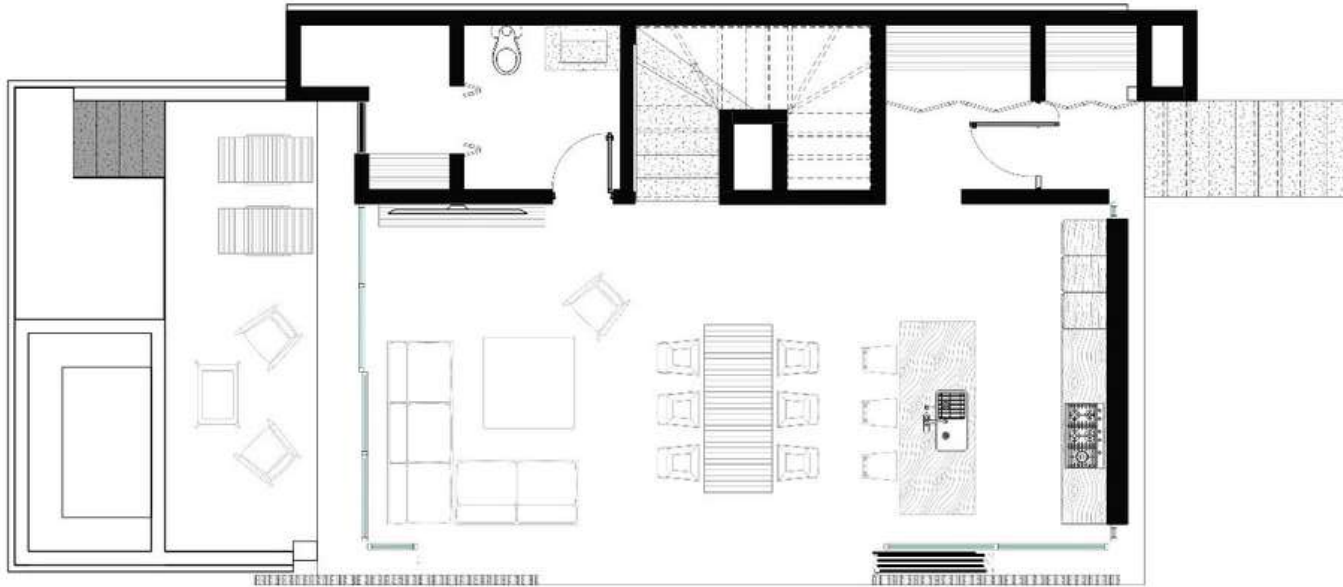
## Layout Main Level

Kitchen

Dining Room

Living Room

Outside Living Area Pool







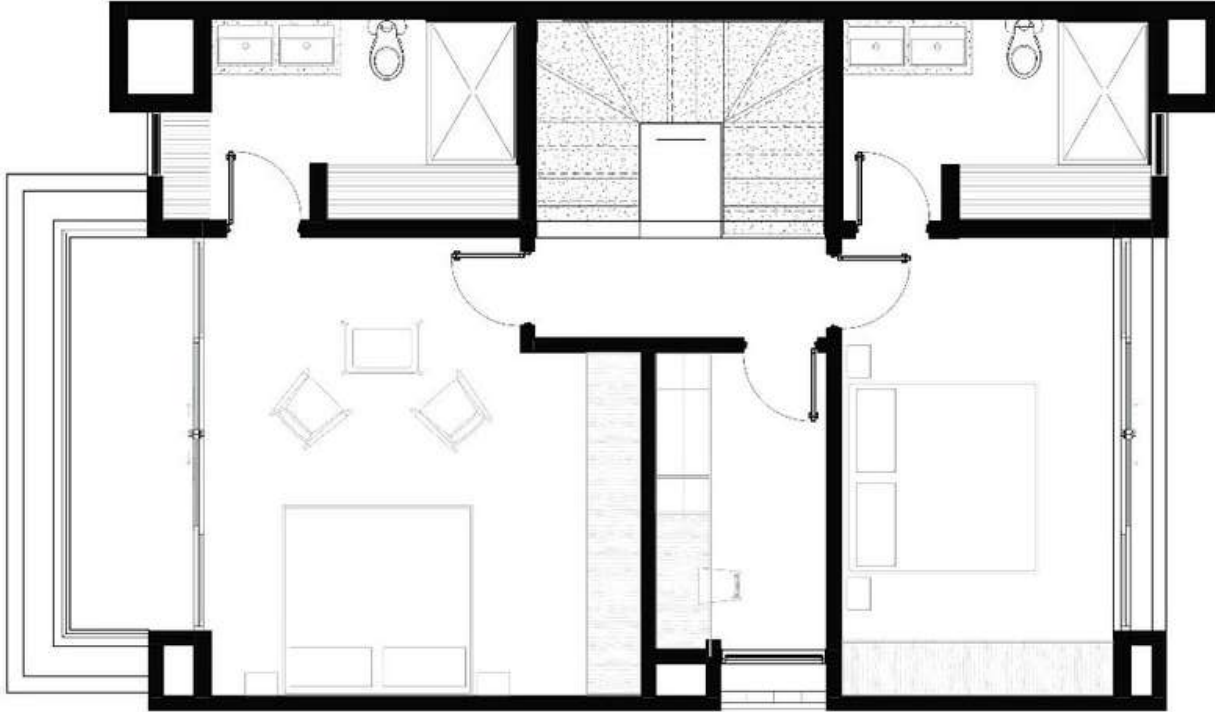


## Layout 1 - Second Level

One Master Bedroom with  
En-Suite

One Guest Bedroom  
One Full Bathroom

One Office





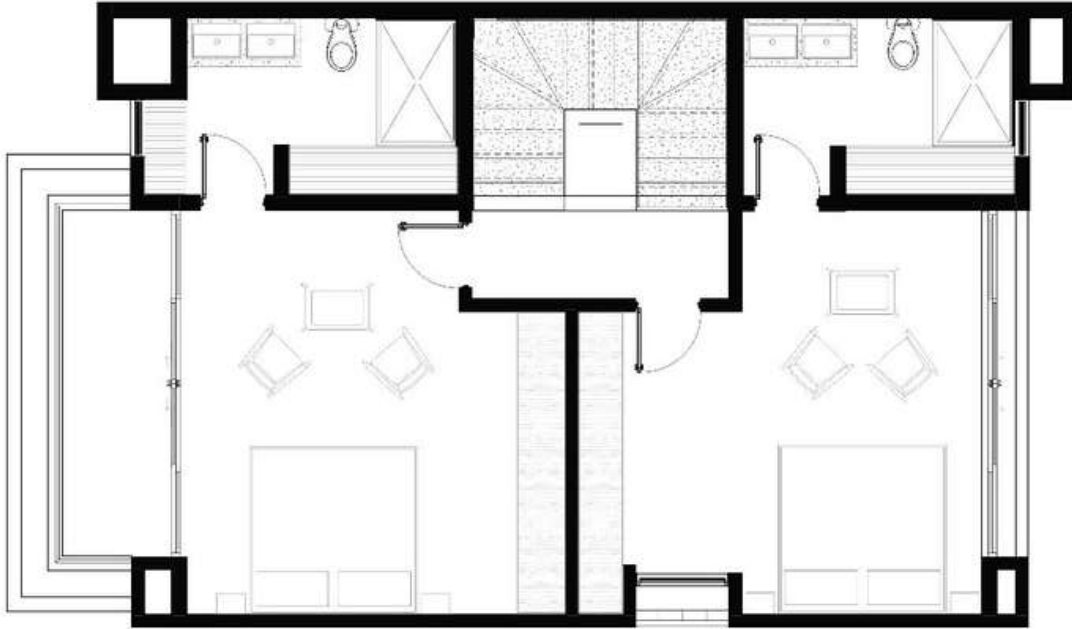




## Layout 2 - Second Level

Two Master Bedrooms

Two Full Bathrooms



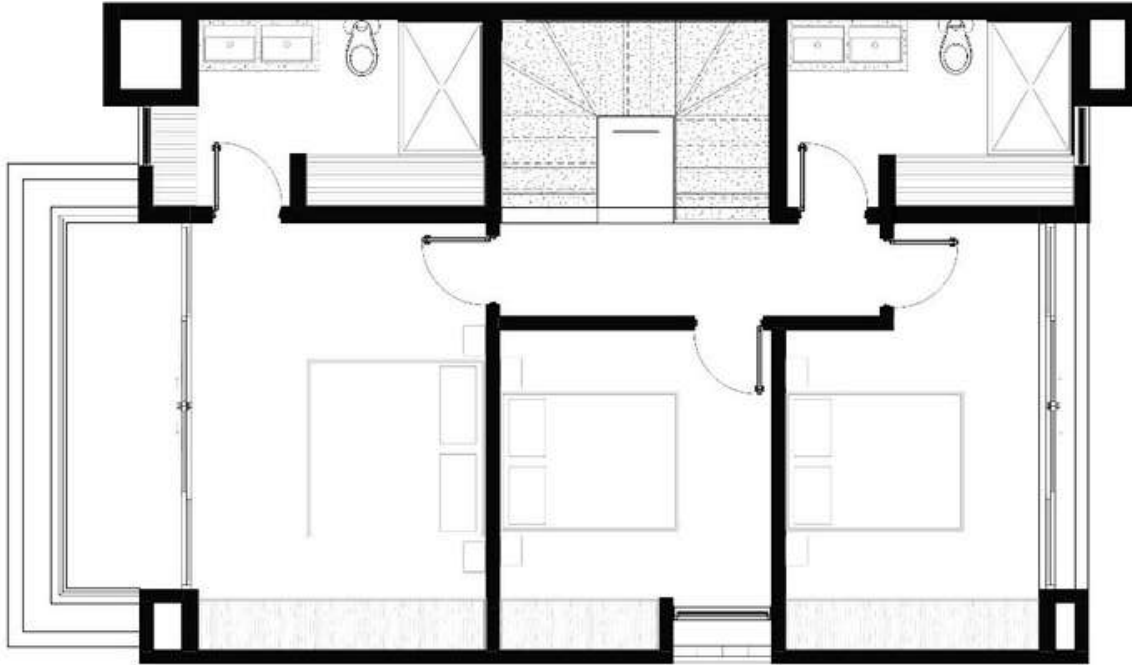






### Layout 3 - Second Level

One Master Bedroom with  
En-Suite Two Guest Bedrooms  
One Bathroom













# LIVING AREA

THE MAIN LEVEL KITCHEN AND LIVING AREA OPEN UP TO YOUR OWN SECLUDED OUTDOOR SANCTUARY FEATURING LUSH GARDENS AND A PRIVATE PLUNGE POOL.













# BATHROOM

IN ADVANCED ECO-FRIENDLY SEPTIC SYSTEM RECYCLES WATER INTO THE IRRIGATION SYSTEM USED ON THE PROPERTY.





## Project's Unit Law and its Regulations

### HOA Obligations

- Maintenance of common areas (walkway)
- Contracting and Management of Security (maintaining cameras and walking visual security). If homeowners would like to add additional cameras to their homes, it will be at their own expense.
- Yard Keeping (once a week clean up and regular yard maintenance). Includes once a year pressure washing of the Unit.
- Maintenance of private Pools in Buyer's backyard. Pool supplies, chemicals and other pool need are at homeowner's own expense.
- Maintenance of Septic Plant (management of individual systems). Annual pumping of septic tank will be at homeowner's own expense.
- Maintenance of the Project.



## Project's Unit Law and its Regulations

### **Benefits for Bodhi Tree Residence Homeowners and Immediate Guests:**

- Immediate Guests: Free access to specific Bodhi Tree Hotel pool at the Village
- Free membership at the gyms
- 10% discount at the spa, restaurant, and juice bar



## Project's Unit Law and its Regulations

### Basic Rules and Regulations for Homeowners:

- Any changes to the Unit's façade or structure (including color) must have HOA's approval.
- The garage must be kept clean. No storage containers, cars under maintenance, or broken cars are allowed in the garage area.
- A maximum of 2 dogs are allowed. All dogs must refrain from excessive barking. (Dogs can enter Bodhi Tree premises on a leash).
- No loud music or excessive noise is permitted.
- If and when the homeowner decides to rent the Unit, it will only be allowed to engage Bodhi Tree's Unit Management.
- The homeowner who is delinquent on the HOA fee will not be able to enjoy the benefits provided by Bodhi Tree Hotel until the balance is settled.
- The HOA fee will not be reduced if a homeowner decides to engage different landscaping services or pool maintenance services different than provided by HOA.



## Project's Unit Law and its Regulations

### **Bodhi Tree's Unit Management Obligations:**

- Reservations
- Marketing and Advertising
- Check in / checkouts.
- Exception: If the -unit has a vacancy in low season, and homeowner would like Bodhi Tree to advertise in Booking, Expedia or other booking engine, homeowner will cover the booking fees plus the usual 20% fee mentioned below.
- Fee: Bodhi Tree's Unit Management fee is 20% for each reservation + a 6% for daily maid service.
- Nonpayment of HOA Fees will result in suspension of all Benefits and rights explained herein until balance is settled.



## Project's Unit Law and its Regulations

### Additional Services Available

- Cleaning services at going rate. Cleaning supplies must be purchased by homeowner.
- Monthly bill paying service at going rate.



A vibrant tropical resort scene. In the foreground, a clear blue swimming pool curves along a paved deck. To the right of the pool, several lounge chairs with orange cushions are arranged, some under large orange patio umbrellas. In the background, a building with a traditional thatched roof and open sides is nestled among lush green trees and foliage. The sky is bright blue with scattered white clouds. The overall atmosphere is peaceful and inviting.

**BE PART OF OUR COMMUNITY**

[WWW.BODHITREEYOGARESORT.COM](http://WWW.BODHITREEYOGARESORT.COM) | [GARY@BODHITREEYOGARESORT.COM](mailto:GARY@BODHITREEYOGARESORT.COM)




A lush garden scene featuring a stone waterfall, large green leaves in the foreground, and a wooden building in the background. The waterfall is constructed from stacked stones and flows into a small pool. Large, vibrant green leaves are prominent in the foreground, and a wooden building is visible in the background.

**GREEN  
AREAS**









PILATES NOSARA ▶

YOGA SHALAS ▶

◀ SHAKTI SHALA

◀ AKASHA SHALA

▶ 501-505

▶ 801-806

▶ CEIBO SOUNDZ

▶ GYM





# YOGA CLASSES



# JUICE BAR



*Chakra Juices* \$7.99  
BLISS  
WISDOM  
TRUTH  
ROOTED  
PURIFY

*Coffee*  
LOVE  
COURAGE  
CREATION  
CELERY \$4.99  
CLARITY  
INSPIRATION

*Special Juices*  
BERRY BLISS \$9.99  
DOOM! LIFE! \$9.99  
PRANA POWER! \$10.99  
Lotus  
ALUM, BERRY, CUCUMBER, LIME, MANGO, PINEAPPLE, YOGURT, VANILLA, COCONUT WATER

*Special Juices*  
NANNEN  
DOWN-TO-EARTH  
GREEN WAVE  
MOOD CHANGER

*Special Juices*  
NANNEN  
DOWN-TO-EARTH  
GREEN WAVE  
MOOD CHANGER

*Special Juices*  
NANNEN  
DOWN-TO-EARTH  
GREEN WAVE  
MOOD CHANGER

*Lunch Bowls*  
TUNA ROLL \$15  
BURRITO \$10.99  
BLUE BOWL \$10.99  
SASHIMI BOWL \$12  
CHICKEN & LIME  
RICE & BEANS  
VEGETARIAN

*Drinks*  
WINES \$8.99  
PILSNER  
BEER  
KOMBUCHA \$2.99  
SAN PIERRE \$8.99  
GINGER  
CHAI \$3.99  
TEA \$2.99  
SIP TEA \$3.99

*Goods*  
COOKIES \$3.99  
BROWNIES \$3.99  
PIZZA \$12.99





**GYM**





# SURF LESSONS



# PROPERTY'S MAP







LOT 1	UNDER CONTRACT
LOT 2	SOLD
LOT 3	UNDER CONTRACT
LOT 4	UNDER CONTRACT
LOT 5	\$1,300,000
LOT 6	\$1,300,000
LOT 7	\$1,300,000
LOT 8	\$1,300,000
LOT 9	\$1,300,000
LOT 10	\$1,300,000







## **Deposit and Payments:**

- 10% upon signature of the Option to Purchase Agreement.
- 10% upon completion of foundation.
- 20% upon completion of roofing.
- 10% upon completion of painting.
- 50% at closing.
- For further information contact [gary@bodhitreeyogaresort.com](mailto:gary@bodhitreeyogaresort.com)



# NOW SELLING

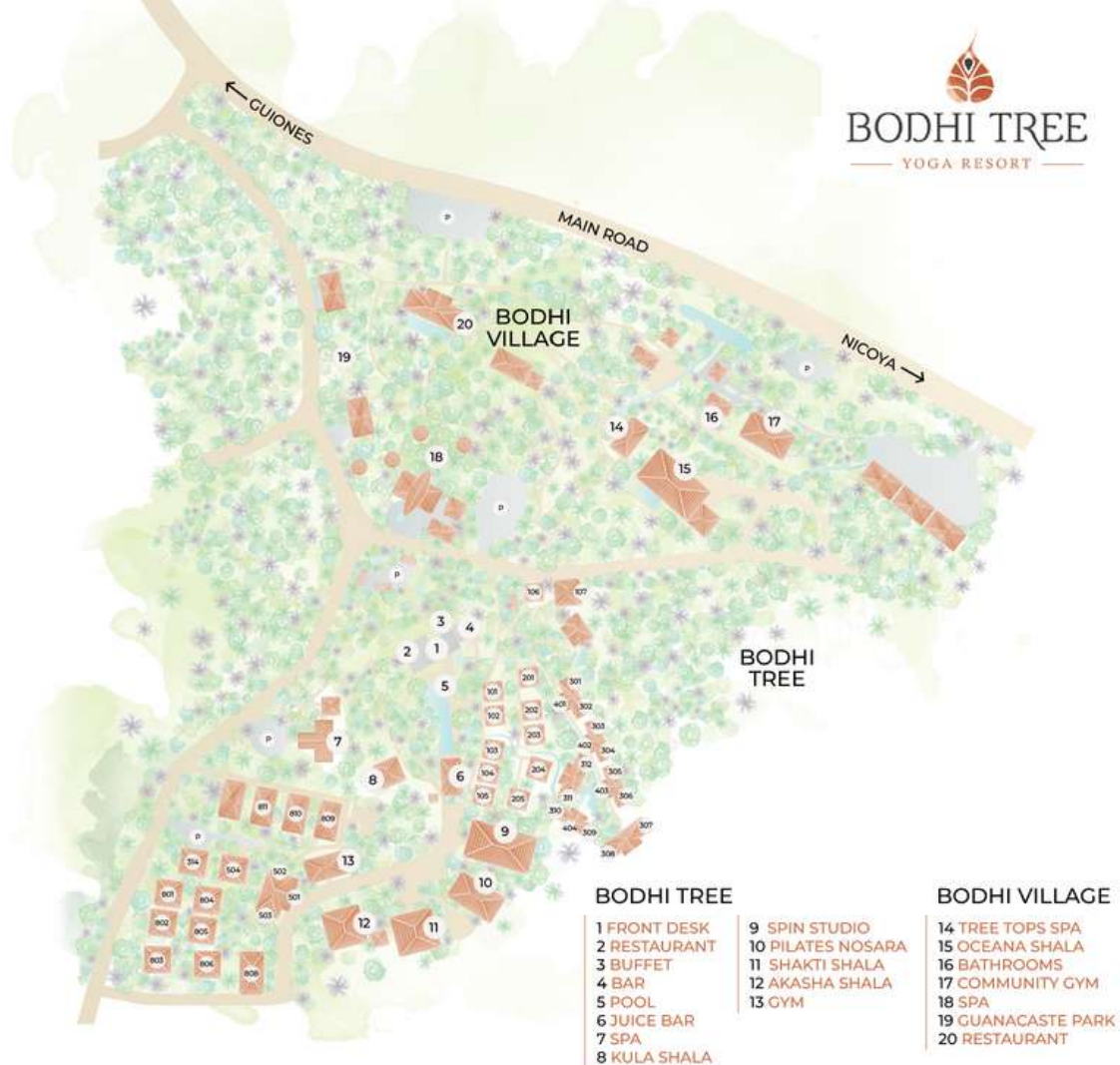
CONTACT INFO:

GARY EDWARDS

403-660-6570

[GARY@BODHITREEYOGARESORT.COM](mailto:GARY@BODHITREEYOGARESORT.COM)





#### BODHI TREE

- 1 FRONT DESK
- 2 RESTAURANT
- 3 BUFFET
- 4 BAR
- 5 POOL
- 6 JUICE BAR
- 7 SPA
- 8 KULA SHALA

- 9 SPIN STUDIO
- 10 PILATES NOSARA
- 11 SHAKTI SHALA
- 12 AKASHA SHALA
- 13 GYM

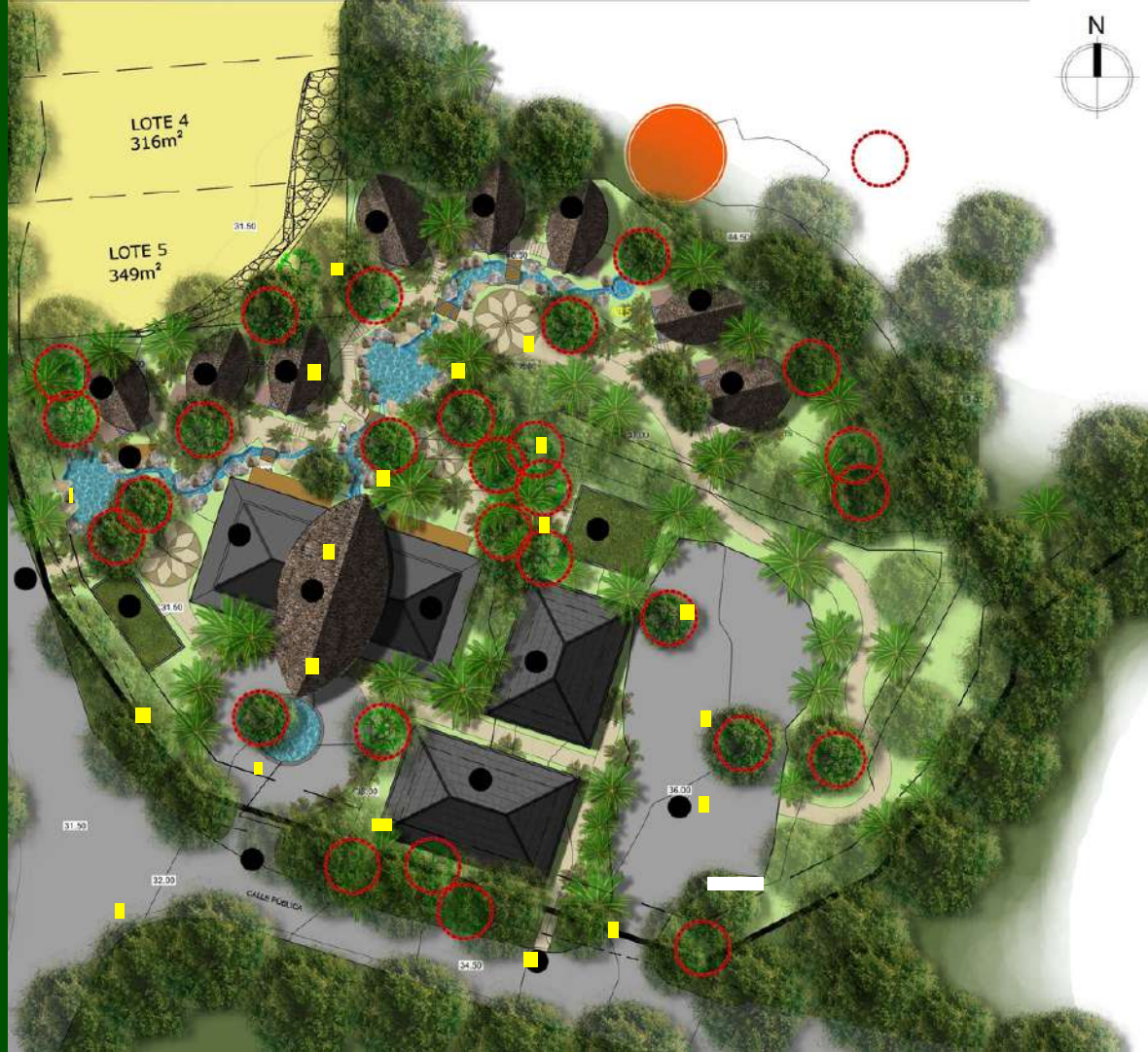
#### BODHI VILLAGE

- 14 TREE TOPS SPA
- 15 OCEANA SHALA
- 16 BATHROOMS
- 17 COMMUNITY GYM
- 18 SPA
- 19 GUANACASTE PARK
- 20 RESTAURANT



# NEW SPA

COMING SOON









# 3D RENDERING





