

An aerial photograph of a tropical property. The scene is dominated by dense, lush green trees and vegetation. Several houses with reddish-brown tiled roofs are visible, nestled within the forest. A large, rectangular swimming pool with blue water is situated in the upper left quadrant. Orange lounge chairs are placed around the pool. The overall atmosphere is serene and secluded.

GUANACASTE, NOSARA, GUIONES BEACH 50206

**NOW PRE
SELLING
BODHI TREE
RESIDENCES**



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

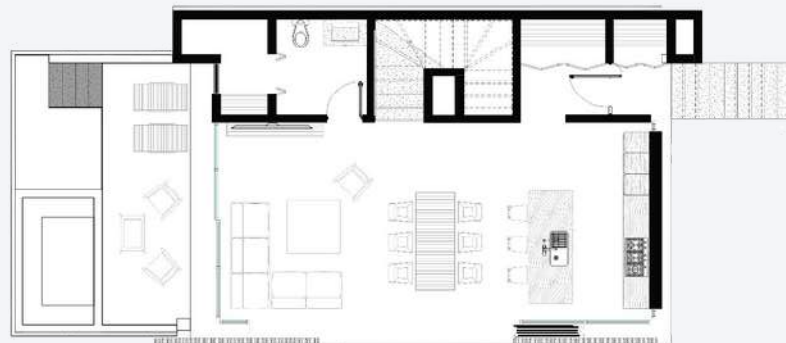
LOTS

LOT 1	SOLD	375m2 m2
LOT 2	SOLD	346m2
LOT 3	SOLD	316m2
LOT 4	SOLD	349m2
LOT 5	\$1,600,000	392m2
LOT 6	UNDER CONTRACT	358m2
LOT 7	\$1,600,000	316m2
LOT 8	\$1,600,000	322m2
LOT 9	SOLD	322m2
LOT 10	SOLD	320m2



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



RESIDENCES MAP





BODHI LIVING

BEDROOM



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.



KITCHEN



BATHROOM

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





PROJECT'S LAW & 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.

Benefits for Bodhi Tree Residence Homeowners and Immediate Guests:

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



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.

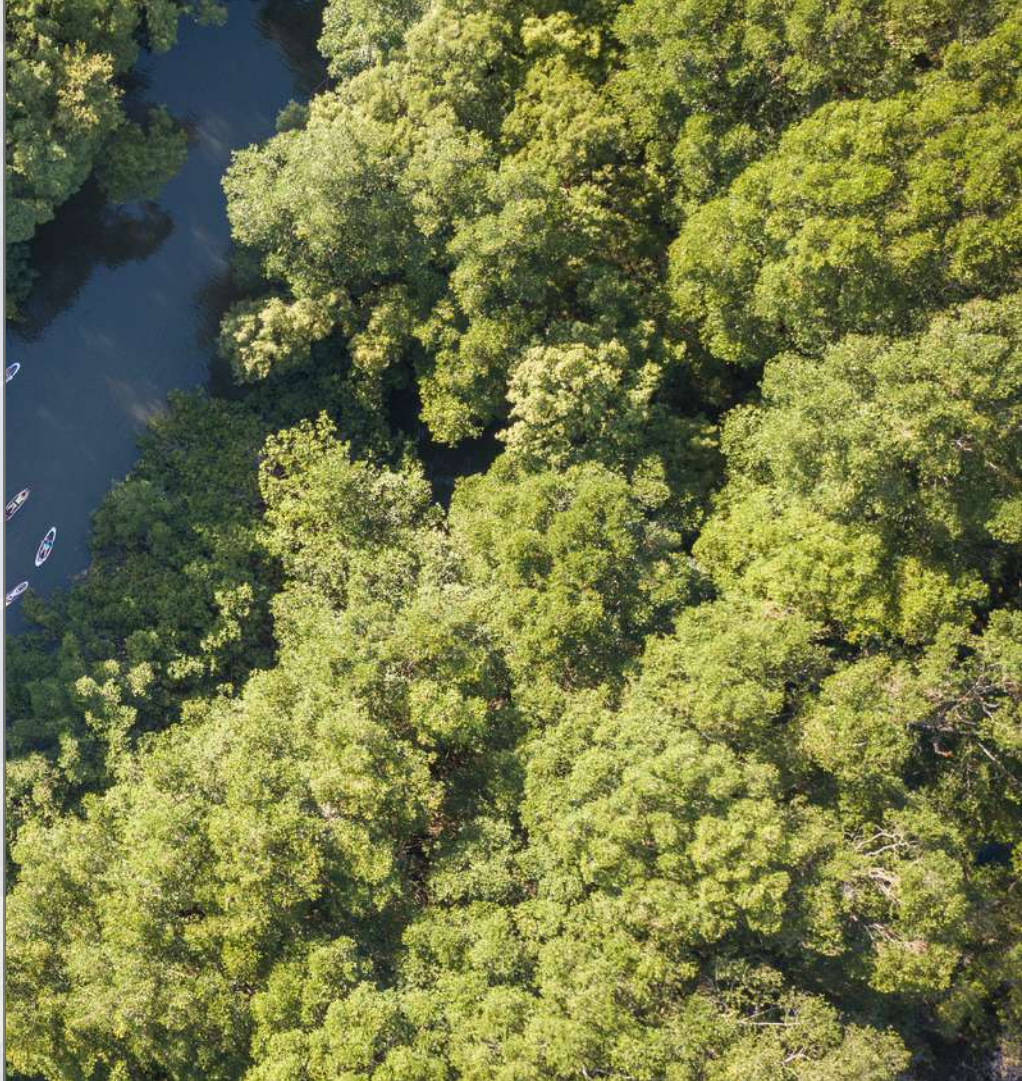


Bodhi Tree's Unit Management Obligations:

- 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.

Additional Services Available

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



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



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 | GARY@BODHITREEYOGARESORT.COM

HOLISTIC COMMUNITY

PILATES NOSARA ▶

YOGA SHALAS ▶

◀ SHAKTI SHALA

◀ AKASHA SHALA

▶ 501-505

▶ 801-806

▶ CEIBO SOUNDZ

▶ GYM

A lush garden scene featuring a stone waterfall, large green leaves in the foreground, and a tree trunk on the right. The waterfall is constructed from stacked stones and flows into a small pool. The foreground is dominated by large, vibrant green leaves with prominent veins. A tree trunk with peeling bark stands on the right side of the frame. In the background, a wooden building with a dark roof is partially visible through the dense foliage.

**GREEN
AREAS**

JUICE BAR



Chakra Juices

BLISS
WISDOM
TRUTH
ROOTED
PURIFY

Coffee

LOVE
COURAGE
CREATION
CELERY
CLARITY
INSPIRATION

Special Juices

BERRY BLISS
DOOM! LIFE
PRANA POWER

Smoothies

HALF MOON
LOTUS

Drinks

DOWN-TO-EARTH
GREEN WAVE
MOOD CHANGER

Drinks

PURA VIDA
SUNRISE
TROPICAL PEACE

Lunch Bowls

TUNA RICE
BURRITO BOWL
BLUE BOWL
SASHIMI BOWL

Drinks

WINES
BEER
KOMBUCHA
SAN PIERRE
GINGER
TEA

Goods

COOKIES
BROWNIES
PIZZA



YOGA CLASSES



GYMS



SURF LESSONS

A modern, two-story house with large glass windows and a black frame. The house is surrounded by lush greenery, including trees and large-leafed plants. A small, rectangular swimming pool is visible in the foreground, and a patio area with outdoor furniture is adjacent to the house.

NOW PRE SELLING

CONTACT INFO:

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