



SANTA BARBARA
EXCLUSIVE OCEANFRONT LIVING
AT GRAN PACIFICA

Exclusive Oceanfront Living

Immerse yourself
in the refined life.





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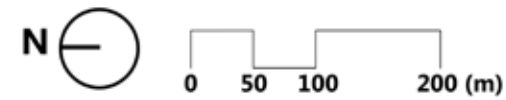
Our latest expansion of the Gran Pacifica Beach and Golf Resort on the Pacific Coast of Nicaragua is our all-new, exclusive, Santa Barbara Oceanfront Community. Set against one of the most picturesque beaches in the world, with endless miles of sand and seashells, Santa Barbara is perfect for those seeking a beautiful custom home in an executive development a little off the beaten path.

Bordering the community is a peaceful estuary teeming with exotic birds and a wide range of flora, an undisturbed natural setting that is unparalleled in the country. Be one of the early members of this stunning community, and you will be able to choose from the best available homesites. This community will grow quickly, set to become the jewel of the coast!

Gran Pacifica's design methodology focuses on creating a real community feel. Through the sophisticated implementation of building covenants such as front porches and other physical, inclusive infrastructure, it is possible to break down social barriers and allow natural, organic communication and interaction.

Map Legend

- A** **Oceanfront Homesites**
Lotes frente al mar
- B** **Ocean View Homesites**
Lotes con vista al mar
- C** **Parks & Preserved Areas**
Parques y Areas de Reservas
- D** **Sold**
Reservado





What is Santa Barbara?



Santa Barbara is Gran Pacifica's estate community, and as such, consists of only 48 sprawling home sites, set against the Pacific Ocean and surrounding a picturesque ravine. Most of these exclusive sites are over an acre, giving each homeowner in this community an incredible amount of space to have a large home and pool, gardens and paths, and even their own full tropical orchard. The fertile soil means you can grow everything from oranges and lime trees to bananas, papaya, mangos and coconuts!





Set just to the south of Santa Barbara is the future site of the Gran Pacifica Amphitheater. This center for performances will be an amazing gathering spot to host a variety of talent from around the country and beyond.

Just a short walk along a cobblestone path on the edge of the ravine to the beach, the amphitheater juts out like the bow of an ancient pirate ship over the ocean. Glowing sunset walks lead to the next fabulous presentation, perhaps salsa dancers twirling onstage as a local band strikes up a tune.

Imagine planning a light picnic of cheese and fruit, some icy bottles of wine or champagne, shared among friends as you sit back to take in a live performance! It truly is another day in paradise at the Santa Barbara community in Gran Pacifica.





GRAN PACIFICA
Beach & Golf Resort

The Gran Pacifica Experience

You might be wondering, “What would life be like if I lived at Gran Pacifica?” Whether you choose to own a vacation home or opt for a permanent residence, that’s a question everyone asks. Our motto for vacationers is *“Just Push Pause...”*

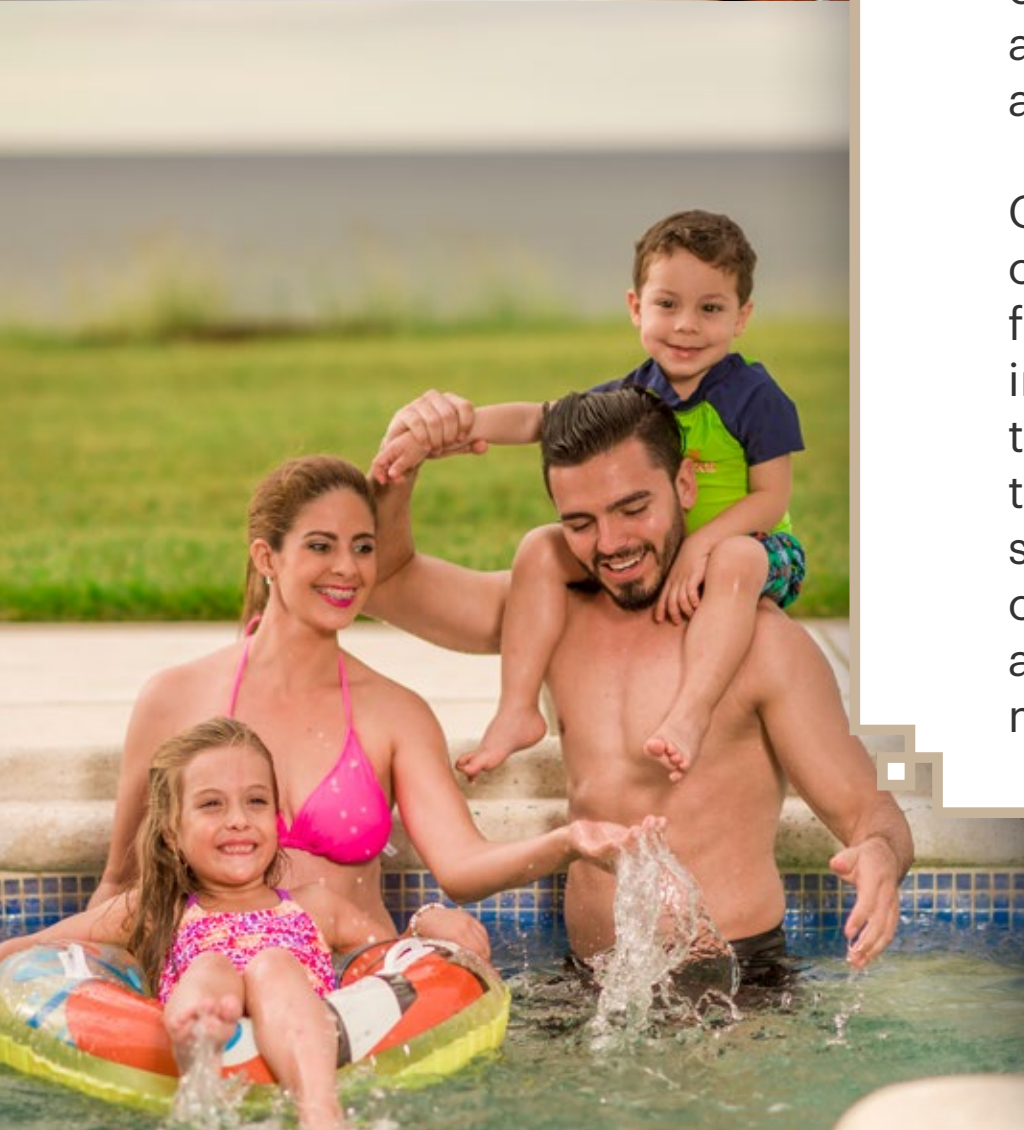
In reality, life at Gran Pacifica Beach and Golf Resort can be as relaxed or active as you want it to be. For those wishing to get away from fast pace of today’s life, time spent vacationing or living at Gran Pacifica can be just like pushing pause.



Opportunity
of a Lifetime

If you are considering a vacation or permanent home in a culturally rich country with a tropical climate, stunning beaches, and friendly, community-oriented people, Gran Pacifica Beach and Golf Resort in Nicaragua is the opportunity of a lifetime!

Gran Pacifica is an incredibly special opportunity with its variety of ownership options, especially when combined with available financing. If you've been thinking of owning a tropical home in one of the world's most up and coming locations and want to get in before the prices rise dramatically, please contact us to discuss financing options that can work for you. You will be surprised at just how affordable it can be! If you missed the opportunities in Costa Rica or Panama, this is your chance to be ahead of the curve and look back at what a great decision you made to own in Nicaragua.



Lot Availability

<u>Nō</u>	<u>Type</u>	<u>Area</u>	<u>Price</u>	<u>Status</u>
S-1	Ocean View	28,896 ft ² / 0.6 ac.	\$132,000	Available
S-2	Ocean View	35,227 ft ² / 0.8 ac.	\$160,000	Available
S-3	Ocean View	41,709 ft ² / 0.9 ac.	\$190,000	Available
S-4	Ocean View	44,566 ft ² / 1.0 ac.	\$204,000	Available
S-5	Ocean View	42,588 ft ² / 0.9 ac.	\$194,000	Available
S-6	Ocean View	42,588 ft ² / 0.9 ac.	\$184,000	Available
S-7	Ocean View	35,644 ft ² / 0.8 ac.	\$162,000	Available
S-8	Ocean View	33,407 ft ² / 0.7 ac.	\$152,000	Available
S-9	Ocean View	31,262 ft ² / 0.7 ac.	\$142,000	Available
S-10	Ocean View	23,394 ft ² / 0.5 ac.	\$106,000	Available
S-11	B&B	—	—	—
S-12	Ocean Front	61,197 ft ² / 1.4 ac.	\$420,000	Sold
S-13	Ocean Front	50,108 ft ² / 1.1 ac.	\$345,000	Sold
S-14	Ocean Front	48,167 ft ² / 1.1 ac.	\$330,000	Available
S-15	Ocean Front	50,277 ft ² / 1.1 ac	\$345,000	Sold

<u>Nō</u>	<u>Type</u>	<u>Area</u>	<u>Price</u>	<u>Status</u>
S-16	Ocean Front	54,005 ft ² / 1.2 ac.	\$397,000	Sold
S-17	Ocean Front	65,081 ft ² / 1.5 ac.	\$447,000	Sold
S-18	Ocean Front	62,377 ft ² / 1.4 ac.	\$429,000	Available
S-19	Ocean View	55,565 ft ² / 1.3 ac.	\$298,450	Available
S-20	Ocean View	44,531 ft ² / 1.0 ac.	\$239,700	Available
S-21	Ocean View	37,129 ft ² / 0.8 ac.	\$199,750	Available
S-22	Ocean View	25,756 ft ² / 0.6 ac.	\$138,650	Available
S-23	Ocean View	40,422 ft ² / 0.9 ac.	\$218,550	Available
S-24	Ocean View	45,437 ft ² / 1.0 ac.	\$244,400	Available
S-25	Ocean View	55,548 ft ² / 1.3 ac.	\$300,800	Available
S-26	Ocean Front	51,681 ft ² / 1.2 ac.	\$395,300	Sold
S-27	Ocean Front	50,036 ft ² / 1.1 ac.	\$385,250	Sold
S-28	Ocean Front	45,085 ft ² / 1.0 ac.	\$335,000	Sold
S-29	Ocean Front	58,136 ft ² / 1.3 ac.	\$445,550	Sold
S-30	Ocean View	39,165 ft ² / 0.9 ac.	\$297,000	Available
S-31	Ocean View	47,470 ft ² / 1.1 ac.	\$256,150	Available
S-32	Ocean View	34,680 ft ² / 0.8 ac	\$196,000	Available
S-33	Ocean View	42,939 ft ² / 1.0 ac	\$232,650	Available

<u>Nō</u>	<u>Type</u>	<u>Area</u>	<u>Price</u>	<u>Status</u>
S-34	Ocean View	27,886 ft ² / 0.6 ac.	\$128,000	Available
S-35	Ocean View	29,823 ft ² / 0.6 ac.	\$136,000	Available
S-36	Ocean View	26,768 ft ² / 0.6 ac.	\$122,000	Available
S-37	Ocean View	36,632 ft ² / 0.8 ac.	\$168,000	Available
S-38	Ocean View	37,897 ft ² / 0.8 ac.	\$174,000	Available
S-39	Ocean View	28,991 ft ² / 0.6 ac.	\$134,000	Available
S-40	Ocean View	19,348 ft ² / 0.4 ac.	\$110,000	Available
S-41	Ocean View	7,921.99 ft ² / 0.1 ac.	\$109,000	Available
S-42	Ocean View	6,996.62 ft ² / 0.1 ac.	\$129,900	Available
S-43	Ocean View	5,964.36 ft ² / 0.1 ac.	\$139,900	Available
S-44	Ocean View	5,964.25 ft ² / 0.1 ac.	\$144,900	Available
S-45	Ocean View	6,974.23 ft ² / 0.1 ac.	\$149,900	Available
S-46	Ocean View	6,619.34 ft ² / 0.1 ac.	\$169,900	Available
S-47	Ocean View	6,434.74 ft ² / 0.1 ac.	\$159,900	Available
S-48	Ocean View	6,433.34 ft ² / 0.1 ac.	\$209,900	Available





You owe it to yourself to visit **Santa Barbara** at Gran Pacifica Beach and Golf Resort to discover what your future tropical beach lifestyle will be like.



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