



## **Solea Jaco Frequently Asked Questions**

### **Unit Types and Pricing:**

There are four distinct unit types, each offering direct, unobstructed ocean views from the master bedroom and social area:

- Type A: 84m<sup>2</sup> / 904ft<sup>2</sup> (2 bed, 2 bath)
- Type B: 90m<sup>2</sup> / 969ft<sup>2</sup> (2 bed, 2 bath)
- Type C: 111m<sup>2</sup> / 1195ft<sup>2</sup> (3 bed, 2 bath)
- Type D: 118m<sup>2</sup> / 1270ft<sup>2</sup> (3 bed, 3 bath)

Price Range for Launch: \$303,000 - \$559,000 (Includes PHs)

Note: Pricing excludes furniture and large appliances. An appliance package will be available for purchase at a later date.

### **Payment and Reservation Details:**

Reservation Fee: \$5,000 refundable for 30 days. The buyer will also pay \$250 to TLA escrow that is nonrefundable. Alternatively, the buyer can deposit the \$5,000 to the developer's local BAC account. TLA will be asking for the typical SUGEF funds verification.

### **Payment Schedule:**

- Down Payment: 20% upon PSA signature (Reservation fee credited to this payment).
- 20% due at the issuance of construction permits (end of May or beginning of June).
- 20% due at the completion of the 10th floor (estimated January 2026).
- 20% due at the completion of the 26th floor (estimated July 2026).
- 20% due at final delivery (estimated December 2026).

### **Project Timeline:**

Construction Start: June 2025 with delivery estimated for the end of 2026.

### **Towers and Phases:**

- Phase 1 (North Tower): 154 Units
- Phase 2 (South Tower): 154 Units

If sales are strong for the North Tower, we will proceed to sell the South Tower.

**Amenities:**

- Beachfront pool, poolside lounges, BBQ cabanas and lounges
- Sports Lounge, Fitness Center, Co-working space
- Surf storage and board tuning station
- Beach loungers, beachfront Jacuzzis, fire pits, playground
- Bike storage and cleaning station
- Front desk and 24/7 security, game room
- Additional amenities to be defined

Note: All exterior amenities will be ready in Phase 1.

**Additional Information:****HOA Fees:**

Estimated monthly fees: \$3.1/m<sup>2</sup>

- Type A: 84m<sup>2</sup> \$253
- Type B: 90m<sup>2</sup> \$271
- Type C: 111m<sup>2</sup> \$333
- Type D: 118m<sup>2</sup> \$355

Titled parking spaces will be subject to monthly HOA fees and is currently estimated to be approximately \$45 per month.

**Guest Policy:**

Guests are allowed in apartments and common areas as long as they are registered and accompanied by the property owner.

**Parking:**

Over 200 parking spots on site, first come first serve uncovered, above ground for residences along with some visitor spots.

Above-ground, detached, covered parking spots available for \$15,000. Purchasers can buy multiple spaces.

Additional parking structure will be built if there is high demand.

Parking will be added as an addendum to the PSA and paid 50% with PSA and 50% with final delivery.

**Storage:**

Storage available for purchase (price, size and location not yet defined).

**Pet Policy:**

Pets are allowed with standard rules (e.g., leash in common areas, no exotic animals).

**BBQ on Balcony:**

Only electric BBQs are allowed on balconies per Costa Rican law. Gas BBQ areas available in amenities.

**Generator:**

Common areas and elevators will have generator support.

**Ceiling Height:**

Residences: 2.80m / 9.18 ft

PH: 3.50m / 11.5 ft (highest point), 2.80m / 9.18 ft (lowest point)

**Railings:**

Aluminum railings as shown in renders.

**Utilities:**

Water connections for fridge and dishwasher, venting for washer/dryer and bathrooms.

**A/C:**

All closed common areas will have air conditioning.

**Purchase and Reservation Agreements:**

Templates available in Shared folder

**Renderings:**

In Shared folder

**Early Payment Discounts:**

Up to 4% for 100% deposit; managed on a case-by-case basis.

**Resale Rules:**

Units can be resold before completion but a fee of up to \$20,000 + IVA. This is to discourage flipping contracts before delivery.

**Commissions:**

3.5% + IVA, paid 50% at second payment (construction permits) and 50% at final payment upon delivery.

**Final Walk-Through:**

Walkthrough inspection with clients before final delivery.

**Developer Financing:**

Not available at this time.

**Closing Costs:**

Additional payments may be due at closing (e.g., utility deposit, prepaid HOA fees).

**Commercial Sales:**

Launch one month after Solea launch.

**Pool:**

Type (salt water or chlorine) TBD. Maximum pool depth 1,5 m (4,9 feet) . There will be a lap swimming area.

**Developer/Construction Company:**

The Kapital Group <https://www.thekapitalgroup.com/>

Over 30 years of experience

3 projects in process and 18 completed projects

**Project Site:**

Location <https://maps.app.goo.gl/K7ZMxUfuXzi12rZj8>

**Materials:**

List of materials (tile, countertops, cabinets, appliances, fixtures, etc.) available in Shared folder.

**Outlets and Lights:**

Adequate outlets and lighting guaranteed in every room.

**Reservation Payments:**

Complete Reservation Agreement and KYC form, send passport copy.

Wire instructions for \$5,000 refundable deposit provided after approval.

Deposits can also be made to a Costa Rican bank account.

**Combining Units:**

Not allowed

**EV Chargers:**



Available in the resident's parking lot.

**Elevators:**

Each tower will have 3 high-speed elevators.

**Trash Chutes:**

Available on every floor.

**Beach Access:**

Locked gate with keypad for resident access.

**Window Types:**

PVC or similar window frames with clear laminated glass and solar control.

**Tower Floors:**

28 floors (27 excluding floor 13).

**HOA Management:**

Currently working with Gabriel y Asociados; potential condo board with resident participation.

**Water:**

Not included in HOA fee; each unit has a separate meter.

**Equipment Warranty:**

Based on the supplier's warranty.

**Building Separation:**



23 feet between North and South buildings.

**North Building Reservation Process:**

North Tower sales first; Phase 2 (South Tower) sales will open after Phase 1 is nearly sold out.

**Legal Representation:**

Clients can use their attorneys without penalty; stated in PSA document.

**A/C Type:**

VRF or VRV with cassettes, condenser outside by elevators for easy access.



Samsung Cassette Air  
Conditioner with Tonnage 1 TR

[Visitar >](#)

**Building Insurance:**

Included in HOA fee.

**Builder's Warranty**

5-year warranty for hidden defects



**Developer's legal assistance** provided by Consortium