

F1 - ONE BEDROOM CASITA

DIGITAL NOMAD LIFESTYLE AT
ESC



ABOUT F1 - ONE BEDROOM CASITA

STARTING FROM

\$99,000

- Each casita is situated on a 300m² lot
- The communal area of the development F1 (Phase 1) offers shared gardening services to maintain the lush grounds your individual home is situated on.
- F1 casitas have access to the private casita pool area with the cost of maintaining the pool and generator covered in the yearly owner fees.
- The Lots are titled and will be transferred into your name prior to construction see legal fees below.

CASITA FEATURES



Private
Parking



1 bedroom



1 bathroom



Full
Kitchen



Backup
Generator



Spacious Living
Area



Air
Conditioning



Fiber Optic
Internet

CASITA FIXTURES

KITCHEN

Full kitchen with all the space you need to help keep you nourished while working from the comfort of your home.

- Deep under-mount sink
- American standard faucet
- Built-in concrete countertops
- Electric Outlets
- Covered lighting
- Wooden cabinets



LIVING ROOM

Is a comfortable 20 SQMT open floor plan featuring large windows and doors to welcome natural light into the space.

- High ceilings
- Recessed, dimmable lights
- High-velocity modern fans



BEDROOM

Boasts a spacious 16 SQMT open floor plan with conveniently spaced outlets to accommodate a king bed and bedside tables.

- High ceilings
- Recessed lighting
- High-velocity modern fan



BATHROOM

This clean modern bathroom is perfect for all your personal needs.

- High ceilings
- Recessed lighting
- High-velocity modern fan



OPTIONAL EXTRAS

TURNKEY RENTAL PACKET

\$21,000

Furniture Package

- ✓ Available for those looking to have their casita ready to go with a unique, styled, and functional outfit
- ✓ Turn key furnishing is available for those looking to have their casita ready to go with a unique, styled, and functional outfit.
- ✓ Anyone looking to be a part of the rental program for Esc will need to have this outfit as a minimum requirement

Energy Independence Package

- ✓ Battery backup with solar grid tie solutions in addition to the existing generator.
- ✓ The system boasts a PV 2,48 kWp panel set up with a 5,1 kWh battery pack.
- ✓ This system is enough to run the house without the AC for 12 hours, more than enough to get through any power inconveniences.

KITCHEN

- Stainless steel refrigerator,
- Stainless steel 4 burner stove with oven,
- Dining room table + stools/benches,
- Blender, French press, and coffee maker
- Pots and pans, strainer, and utensils including knife set
- Dinner & salad plates x 4, bowls x 4, coffee cups x 4, glassware x 4 silverware 4, cutlery x 4, stainless steel measuring cups, cutting boards, water pitchers, kitchen towels, soap dispenser, and more

LIVING ROOM

- Day bed/sofa,
- Coffee table,
- Wooden desk with metal legs and chair workstation,
- Wall-mounted flat screen smart TV 40"

BEDROOM

- Queen or king bed with local hardwood frames
- Wall mounted night stands, 4 pillows (standard),
- 2 sets of queen hotel grade sheets (fitted, flat, pillowcases) ,
- 1 x bed covers,
- Shelving and or closets

BATHROOM

- 4 bath towels
- 4 hand towels
- Mirror
- Toothbrush/soap holders,
- 1 x bath mat, 2 towel hooks
- 1 x toilet paper holders
- 1 x trash cans
- 1 x toilet brushes
- 1 x plungers
- Bathroom linen shelving
- Washing Machine

Why It's Perfect for Digital Nomads

- **Affordability** Designed to offer exceptional value, providing a cost-effective living solution.
- **Accessibility** : High-speed internet in a like-minded community with easy-to-commute options from Costa Rica, Managua or the beach
- **Security and Safety** : Esc has a 24/7 security team that is linked up with local security networks and emergency services. Let us take care of you so you can spend more time enjoying your freedom.
- **Sustainable Living (Optional)**: Enjoy the benefits of renewable energy sources creating a stable internet connection for any online work.
- **Fully Equipped (Optional)**: Choose the furnished option for an immediate, comfortable move-in experience and faster rental returns.
- **Developer Financing**: Esc casitas have the ability to opt for developer financing to help with the purchase. Send an email to inquire about available options.
- **Property management**: Esc has partnered with Emerald Investment Property Management to help facilitate that nomad lifestyle. Emerald full-service management takes away the stress of dealing with rentals and maintenance while you away enjoying your freedom.

Conditions and Fees

- Renderings are for illustrative purposes only and are subject to change
- Legal Fees for Title transfer and government taxes are \$2000 and are subject to change these fees are paid as an extra when paying the deposit
- Anyone wishing to use the property management services needs to purchase the Turnkey Rental packet or have the minimum requirements for digital nomads.
- 25% deposit to secure a casita and start the legal process and permitting
- 60% to start construction with the last 15% paid upon completion

