

# F1 - TWO BEDROOM CASITA

DIGITAL NOMAD LIFESTYLE AT  
ESC



## ABOUT F1 - TWO BEDROOM CASITA

STARTING FROM  
**\$173,000**

- Each casita is situated on a 350m<sup>2</sup> 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



2 bedroom



2 bathroom



Two-story



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
- Recessed and wall lighting
- Wooden cabinets



### LIVING ROOM

Is a comfortable 30m2 with loads of natural light and space to host company when required.

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

### BEDROOM

Both rooms boast a spacious 12.5 - 20 SQ MT open floor plan with conveniently spaced outlets to accommodate a king bed and bedside tables.

- High ceilings
- Recessed lighting
- High-velocity modern fan
- Large windows to maximize the views



### BATHROOM

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

- Ceramic hand basin,
- Stainless faucet,
- American Standard toilet
- Shower fixtures
- Fully tiled well-appointed bathroom with under-counter space available.



## OPTIONAL EXTRAS

TURNKEY RENTAL PACKET

\$ 26,000

### 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 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"

### BEDROOMS

- 1 Queen and 1 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.
- **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.
- **Plunge Pool:** Option to include a private plunge pool for added luxury and relaxation. Contact us to see what design options are available for you.
- **Sustainable Living (Optional):** Enjoy the benefits of renewable energy sources.
- **Fully Equipped (Optional):** Choose the furnished option for an immediate, comfortable move-in experience.

## 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
- 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 of the land
- 60% to start construction with the last 15% paid upon completion

