

MAR CARIBE – the beach resort  
Central Caribbean Coast, Costa Rica

# Casino City Caribe - COSTA RICA







# Project



- A multi-project casino resort community, a planned gated self-contained development is located in the central Caribbean coast zone and is situated at the gateway entrance of a popular destination eco-tourism zone of Costa Rica.
- Casino City Caribe, a beachfront resort development is situated close to City services, Cruiseship Terminals, Airport and popular Tourism destinations in Costa Rica.
- The area is known for recreational, eco-tourism and cultural attractions and activities.

# Regional Context

- Central America is attracting increasing numbers of international tourists, eco-tourism enthusiasts, retirees from US, Canada and Europe. 
- Costa Rica is a favorite destination for its peaceful nature, stable government, abundance of natural assets, tourism infrastructure and its proximity to North America. 
- Caribbean coast of Costa Rica is attracting an increasing segment of tourism and retirement market for its affordability. 
- Casino City Caribe – Mar Caribe Beach Resort; a destination self contained beachfront community is an attractive investment for its construction ready status, beachfront location, titled properties & for its unique planning & development concept. 

# Concept

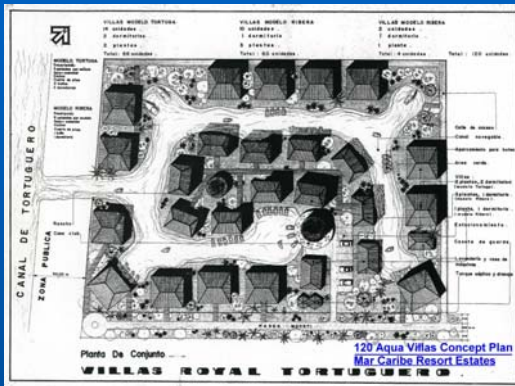
- Casino City Caribe is planned as a stand alone gated community for tourists, retirees & gaming enthusiasts as part of a planned full service beachfront resort village.

## The plan includes:

1. Three Casino Hotels.
2. River Boat Casino.
3. Fresh water Marina.
4. Conference center
5. 240 Beachfront Apts.
6. 180 Vacation home Lots
7. Village Center.
8. SPA & Wellness center
9. Fly-in & retreat Cntr.



# Resort Projects



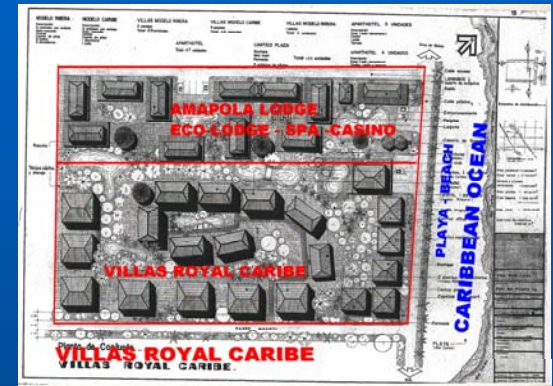
AQUAVILLAS

ROYAL TORTUGUERO



COSTA DEL SOL

M C RESORT ESTATES



VILLAS ROYAL CARIBE

ROYAL CARIBE



5/16/2009



CASINO CITY CARIBE



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# Competition

- **Competitors**

- **No competition exists at present for any or all of our projects in the area.**
- **Recognizing the development attractiveness for investments, several major projects are proposed and are in the initial planning stages.**

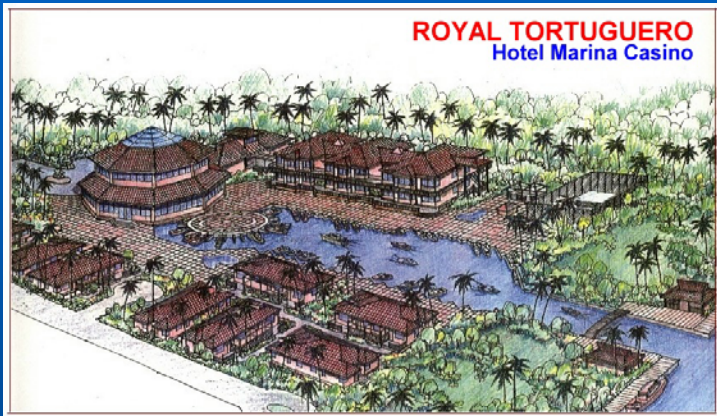
- **Strengths**

- **Our project is the only one with approvals and permits for an immediate construction start and to embark on pre-sale marketing; thereby we have several years of real estate marketing advantage over other projects.**

- **Weaknesses**

- **The proposed projects area is in the early stages of tourism development and is planned to capitalize on this area's popularity as an eco-tourism destination (boating, parks & Turtles nesting); and it's proximity to a major city location with two cruiseship terminals, an airport & the highway.**

# Royal Tortuguero



- ICT approved construction ready project with a tourist contract.
- Hotel (94 bed rooms – 54 keys), Marina (50 slips) & Casino.
- Only fresh water Marina approved on the Caribbean Coast.
- Operating Casino License issued.

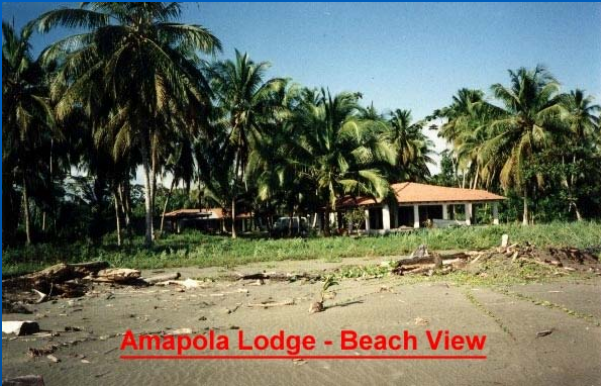
# Royal Caribe



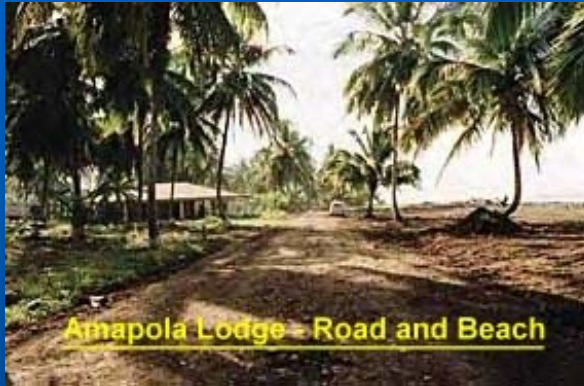
- Beachfront master plan approved for Hotel, Casino, SPA, Conference Center.
- Hotel (168 bed rooms- 116 keys), Spa, Discotheque, Conference & Business Center, Retail units, Bars & Restaurants.
- Property Titled to 50 m oceanfront line.
- Construction ready with Casino license.



# Amapola Lodge

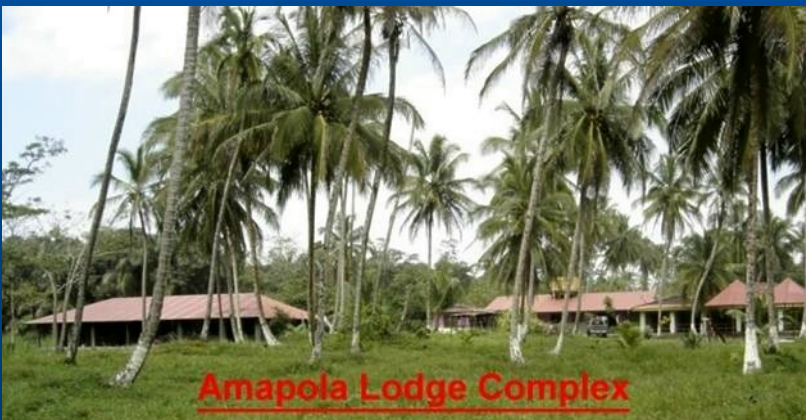


Amapola Lodge - Beach View



Amapola Lodge - Road and Beach

MUNICIPALIDAD DE MATINA No. 62817  
 DEPARTAMENTO DE RENTAS  
 SECCION PATENTES  
 Matina, 29 de Marzo de 2007  
 Patente Comercial N°. 2539  
 Para el bienio 2007 - 2009 pertenece a: HACIENDA MAR CARIBE  
 PARA USAR UNICAMENTE EN SU NEGOCIO DENOMINADO  
**AMPOLA LOGDE BAR & CASINO**  
 SITUADO EN  
**MATINA, BARRA DE MATINA**  
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 COLOQUESE EN LUGAR VISIBLE

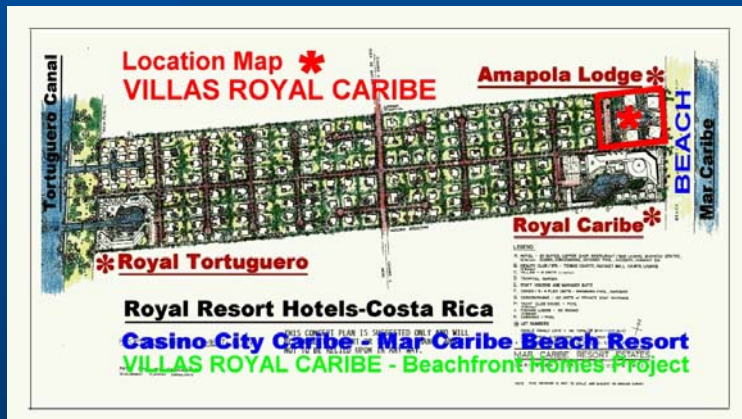
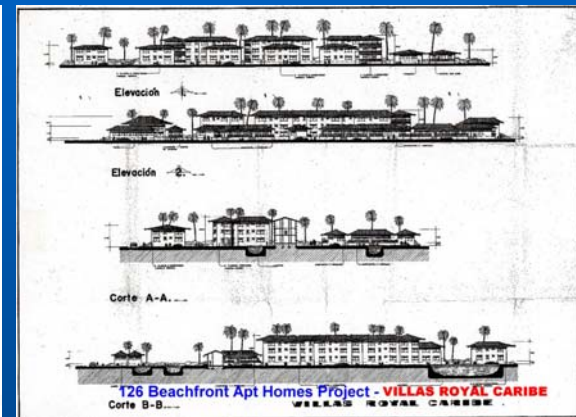
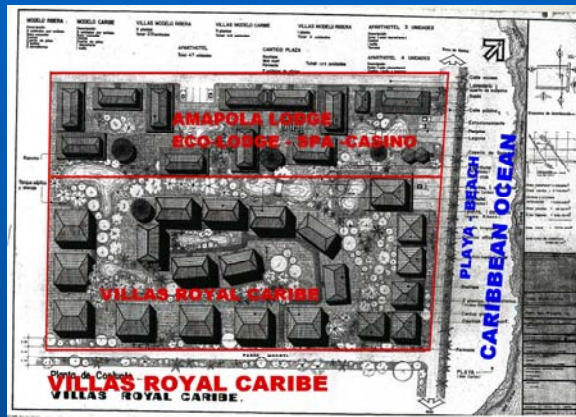


Amapola Lodge Complex



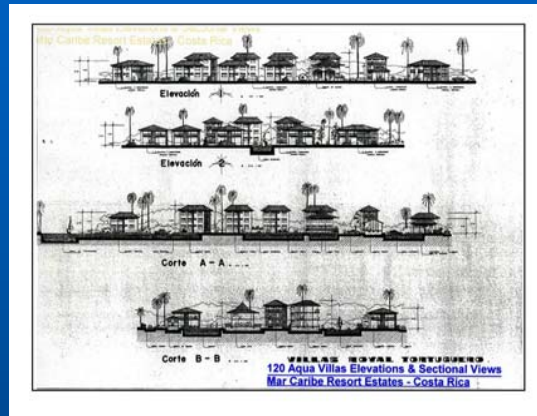
**Beachfront Hotel Casino Spa development under construction with Casino License**

# Villas Royal Caribe



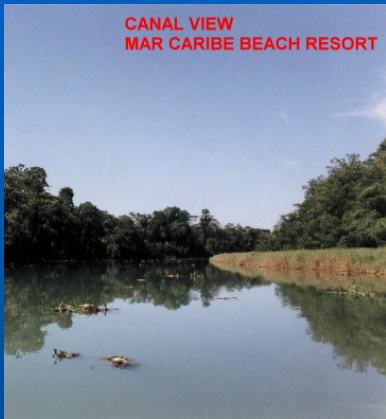
- Beachfront vacation condo apartment homes project.
- Master plan approved for 99 condo apartment units & commercial – office units.
- Titled property to 50 meter oceanfront line.

# Villas Royal Tortuguero



- Master Plan approved project for 120 Aqua Villas.
- Unique canal front property Titled to 50 meter zone.
- Boat moorage for each Villa.
- Popular tourist Canal zone with boating parks & Turtles.

# Costa del Sol



CANAL VIEW  
MAR CARIBE BEACH RESORT



VILLA CARIBE



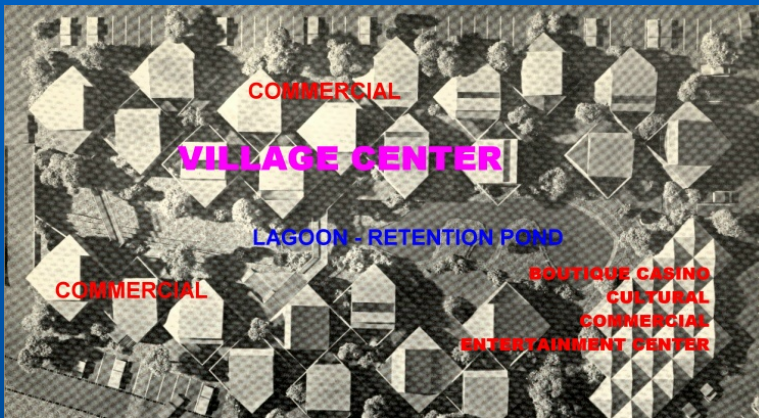
- Vacation Homes / Second homes subdivision in the planned resort community.
- 80 titled home lots of 4300 sq ft each.
- Canal oriented project close to planned Hotel services, entertainment and Village Center.

# Mar Caribe Resort Estates



- Vacation Homes / Second homes subdivision in the planned resort community.
- 80 titled home lots of 4300 sq ft each.
- Beach oriented project close to planned Hotel services, entertainment and Village Center.

# Village Center



- Village Center at the planned gated resort Village is located in the center of the property.
- Planned for Commercial, Cultural, Tourism, Arts & Craft market and Entertainment Facilities .
- Includes unique four boutique Casinos to augment the planned waterfront Hotel Casino projects.
- Planned with small buildings connected with board walks and pathways around a Lagoon nestled in a park like setting.



# Investment & Tourism

- **Costa Rica: Investment:**
  - Stable democratic country
  - Significant growth in attracting international investments.
  - Private & foreign ownership of land is protected.
- **Costa Rica: Tourism**
  - A growth industry attracting global tourism market @ average of 18% yearly
  - Government support for private initiative in tourism industry & developments.
  - Known for natural beauty, warm & sunny climate with low crime rate.
- **Caribbean Coast: Emerging investment opportunity**
  - Major destination for eco-tourism, active sports & cultural tourism,
  - An affordable investment opportunity in vacation homes market.
  - Abundance of sunshine & rain: year round warm & green area.
  - Increasing demand for tourism related projects, accommodations and homes.
  - Major infrastructure: Cruiseship terminals, Airport, City services, Highway.

# Approvals, Licenses & Permits

MUNICIPALIDAD DE MATINA  
Departamento de Caseros  
Teléfono 718-13-54

Carlos Colpaz Ruiz  
Titular

Solicitud recibida por la empresa VILLAS ROYAL CARIBE, el plan general del proyecto, describe la misma como una zona apta para el turismo por el sistema Costarricense de Turismo el 19 de febrero del año 1993. La cual se compone de un complejo de 123 apartamentos en su primera etapa de la obra y 96 apartamentos que se agregan en la obra que incluye hoteles comerciales, oficinas, Spa hotel, centro, bar-restaurante.

La Municipalidad no tiene ninguna restricción en cuanto a la promoción del proyecto, en la construcción de las respectivas actividades y la promoción del proyecto, en la construcción de las respectivas actividades sobre el valor de la obra.

Declaro en la ciudad de Matina a veintidós del mes de marzo del 2007.

Carla Colpaz Ruiz  
Directora de Caseros  
Municipalidad de Matina

MUNICIPALIDAD DE MATINA  
DEPARTAMENTO DE RENTAS  
SECCION PATENTES

Matina, 29 de Marzo del 2007

Patente Comercial N° 2539

Para el bienio 2007 - 2009 pertenece a: HACIENDA MAR CARIBE

PARA USAR UNICAMENTE EN SU NEGOCIO DENOMINADO  
AMPOLA LOGDE BAR & CASINO

SITUADO EN  
MATINA, BARRA DE MATINA

NOTA IMPORTANTE: Si esta patente fuera traspasada o trasladada a otro local debe presentarse este Certificado a la Sección de Patentes de la Municipalidad de Matina, donde previo los trámites de inscripción se expedirá un nuevo certificado. Sin este requisito no se autorizará ningún cambio de local o traspaso de patente.

COLOQUESE EN LUGAR VISIBLE

MINISTERIO DE SALUD  
BENEFICAR Y SALUD IGUAL PARA TODOS

Dr. Tarcisio Muñoz Barrantes  
Jefe Área Tránsito

Royal Caribe - Casino Permit

MUNICIPALIDAD DE MATINA  
DEPARTAMENTO DE RENTAS  
SECCION PATENTES

Matina, 29 de Marzo del 2007

Patente Comercial N° 6792

Para el bienio 2007 - 2009 pertenece a: ROYAL TORTUGUERO SOCIEDAD A

PARA USAR UNICAMENTE EN SU NEGOCIO DENOMINADO  
ROYAL BAR, REST Y CASINO MARINA

SITUADO EN  
MATINA, BARRA DE MATINA

NOTA IMPORTANTE: Si esta patente fuera traspasada o trasladada a otro local debe presentarse este Certificado a la Sección de Patentes de la Municipalidad de Matina, donde previo los trámites de inscripción se expedirá un nuevo certificado. Sin este requisito no se autorizará ningún cambio de local o traspaso de patente.

COLOQUESE EN LUGAR VISIBLE

MUNICIPALIDAD DE MATINA  
Departamento de Caseros  
Teléfono 718-13-54

Carlos Colpaz Ruiz  
Titular

Solicitud recibida por la empresa VILLAS ROYAL TORTUGUERO, el plan general del proyecto, describe la misma como una zona apta para el turismo por el sistema Costarricense de Turismo el 19 de febrero del año 1993. La cual se compone de un complejo de 120 apartamentos en su primera etapa de la obra que incluye hoteles comerciales, oficinas, Spa hotel, centro, bar-restaurante.

La Municipalidad no tiene ninguna restricción en cuanto a la promoción del proyecto, en la construcción de las respectivas actividades y la promoción del proyecto, en la construcción de las respectivas actividades sobre el valor de la obra.

Declaro en la ciudad de Matina a veintidós del mes de marzo del 2007.

Carla Colpaz Ruiz  
Directora de Caseros  
Municipalidad de Matina

INSTITUTO COSTARRICENSE DE TURISMO  
GOBIERNO TURISTICO MULTISectorial

Ley de Incentivos para el Desarrollo Turístico  
No. 6970 del 13 de Julio de 1989.  
(Referada por la Ley 7993 del 3 de Abril de 1992).

Entre nosotros, el INSTITUTO COSTARRICENSE DE TURISMO, en nombre del Estado, representado por su Gerente Eduardo Blanco Herrera, mayor, casado segunda vez, funcionario público, con cédula de identidad 9-1476-999, cesante de San Juanito, San José, por una parte y

Felicitaciones

Dr. 10-01

Dr. Tarcisio Muñoz Barrantes  
Jefe Área Tránsito

Royal Tortugero - Bar/Casino Permit

MATINA

1969

COMPRENDE

Amapola Lodge - Bar/Casino Permit

MINISTERIO DE SALUD  
BENEFICAR Y SALUD IGUAL PARA TODOS

Dr. Tarcisio Muñoz Barrantes  
Jefe Área Tránsito

Royal Tortugero - Bar/Casino Permit

MUNICIPALIDAD DE MATINA  
Departamento de Rentes y Construcciones  
Teléfono 718-13-53 Ext. 106

Ricardo Montoya Martínez  
Titular

Solicitud recibida por la sociedad ROYAL TORTUGUERO SOCIEDAD ANÓNIMA con cédula jurídica 4-100-10471, basada en contrato Particular No. 723 de fecha agosto con el Instituto Costarricense de Turismo esta solicitud, solicita que para la construcción del Proyecto Hotel Marina a Costa se requiera de las respectivas construcciones necesarias para el Hotel, La Marina y el Casino, dicha solicitud se debe solicitar en el Departamento de Rentes y Construcciones de la Municipalidad de Matina, una vez concluida con las respectivas actividades en la construcción de Rentes y Construcciones de la Municipalidad de Matina, una vez concluida con las respectivas actividades en la construcción de Rentes y Construcciones de la Municipalidad de Matina, una vez concluida con las respectivas actividades en la construcción de Rentes y Construcciones de la Municipalidad de Matina.

Declaro en la ciudad de Matina a veintidós del mes de marzo del 2007.

Ricardo Montoya Martínez  
Titular  
Departamento de Rentes y Construcciones  
Municipalidad de Matina

MINISTERIO DE SALUD  
BENEFICAR Y SALUD IGUAL PARA TODOS

Dr. Tarcisio Muñoz Barrantes  
Jefe Área Tránsito

Amapola Lodge - Restaurant Permit

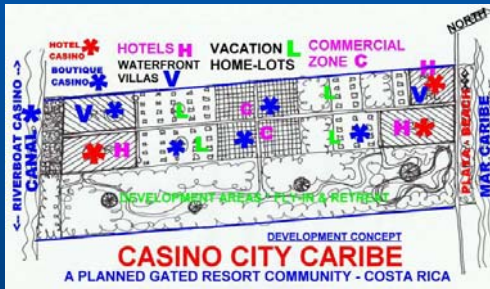


# Development & Construction

- **Eco-friendly development principles are incorporated in the overall project master plan.**
  - Benefits of reduced development & operational costs and preservation of the local natural environment as an attractive place to visit and enjoy.
  - Sustainability & Green Planning are a market standard for the Eco-tourism enthusiasts.
- **Standards being adopted for the construction are of the premium quality available in the industry to be consistent with the local real estate market.**
  - Benefits of attracting international real estate market for the retirees and tourists who are used to and expect high standards of livability.

# Unique Features:

- Approved Resort Village
- Seven stand alone projects
- Marketing Advantage (No Competition)
- Titled to Beachfront
- Popular Tourism Destination Location
- Close to Major City Services, Cruiseship Ports, Airport, Highway
- Construction Ready Projects
- Unique Developer Opportunity
- Casino Licenses Issued
- Planned Gated Resort
- Eco-friendly Concept
- Titled Properties



# Area Attractions

- Beaches
- Plantations
- Boating
- Fishing
- Turtle-egg Nesting
- Surfing
- National Parks
- Biological Reserves
- Rain Forest
- Caribbean Villages
- Camping
- Cruiseships
- Old City of Limon
- Caribbean culture
- Biking trails
- Canals
- Tropical Flora & Fauna
- Carnivals

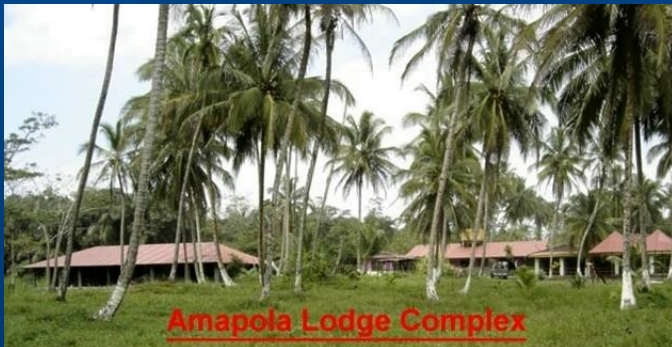
# Schedule

- Project is in the pre-construction stage with approvals & permits; planned for a 36 month construction program.

CASINO CITY CARIBE -MAR CARIBE BEACH RESORT																		CASINO CITY CARIBE -MAR CARIBE BEACH RESORT																				
PROGRAMA DE CONSTRUCCION																		PROGRAMA DE CONSTRUCCION																				
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Muebles Fijos																																						Muebles Fijos
Escaleras y Barandas																																						Escaleras y Barandas
Aceros y Gradas																																						Aceros y Gradas
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Piscinas																																						Piscinas
Patios y Terrazas																																						Patios y Terrazas
Marina																																						Marina
Pintura																																						Pintura
Jardinería																																						Jardinería
PRE-OPERACION																																						PRE-OPERACION

# Current Status

- Development has obtained zoning, development approvals for all seven projects, Licenses and operating permits for Amapola Lodge, Bars & three Casino licenses.
  - **Construction ready projects.**
  - **Advantage of several years over competition.**
  - **Access road built from the Beachfront to Canalfront linking all the planned development projects.**
  - **Construction in-progress – Amapola Lodge with first stage.**



# Project Information

## **GLOBAL REALTY COMPANY**

SPECIALIZING IN CENTRAL & NORTHERN CARIBBEAN COAST OF COSTA RICA  
GlobalRealtyCompany@yahoo.com : (T) 1.800.931.0013, (F) 1.800.931.0015

Be the first developer to capture the market for Casino Operations for three anchor casinos, six boutique casinos and one River Boat Casino as part of a beachfront resort village on the northern Caribbean coast. Development properties, TITLED land to the 50 meter zone\* with approved master plans in the pre-construction stage; UNIQUE\*\* properties on the Caribbean coast, planned beachfront destination resort close to the city services, Cruiseship terminals & Limos International airport; situated at the gateway entrance to the famous ECO-TOURISM zone of the northern Caribbean Coast. Major developments are planned for this area and are in the initial planning stages; but our resort development projects are the only properties available with TITLES, ZONING, Master Plan approvals & permits for immediate construction with a few years advantage of the real-estate market over other projects planned in this area.

### **CASINO CITY CARIBE - Planned Resort Gated Community**

Suitable for a major visionary developer - investor to acquire a STAND ALONE beachfront gated community project to be known as **CASINO CITY CARIBE** ; WITH **THREE CASINOS & RIVER BOAT CASINO OPERATION**; WITH ALL APPROVALS AND PERMITS IN PLACE; all nestled in 100 acres of tropical natural forest, close to the city, airport and cruiseship terminals; **READY FOR CONSTRUCTION NOW**, approved zoned titled resort village project consisting of seven major development sites with Hotels (3), Marina (50 to 175 slips), Conference Center (500 persons), Casinos (3), Condominium apartments (125 units), Vacation Homes Lots (120 individually titled Lots), Aqua Homes with individual boat moorage (120 units), areas reserved for Commercial Center, small aircraft fly-in and retreat areas. Ready for the pre-construction stage. Gross Areas of the planned development project area of approx. 100 acres with net building development sites of total titled land of approx. 42 acres. Priced to sell.



\* Less than 10% of Costa Rica Oceanfront land is titled to the 50 meter zone & rarely available for sale.  
\*\* These properties are unique in this area with zoning, approvals and permits, as developers have spent 14 years in the development process for zoning, ICT approvals, Subdivision approvals, Master planning, Legal work, documentations, field surveys, establishing Mojanes (survey monuments), building access road & bringing this planned project to pre-construction stage ready for sale. **Costa Rica: +506.381.0936; +506.758.7309**

- For further information:

**Contact:**

**tel: 1.800.931.0013**

**fax: 1.800.931.0015**

**Costa Rica: 506.8381.0936**

**Globalrealitycompany@yahoo.com**

- Sponsor

**Global Realty Company**

**Aptd: 10999-1000 , Costa Rica**