



Welcome to *Nicaragua*

Often misunderstood because of its past, the new Nicaragua is a safe, friendly country with warm people that is rapidly attracting international vacationers, eco-tourists, retirees, and investors from all over the world. According to the Inter-American Human Rights Institute and Interpol, Nicaragua is one of the safest countries in all of the Americas.

International travelers are drawn to its pristine beaches, inland lakes, volcanoes, and the largest tract of primary growth rain forest north of the Amazon. If you're looking for adventure, you will enjoy some of the best surfing in the world, as well as hiking up a volcano and snowboarding down the other side.

Enjoy exploring some of the oldest colonial cities in the Americas, shop at the local artisan markets, eat traditional Nicaraguan food, dance

the night away, and melt into the history, culture, and romance that is ever present in this tropical paradise. If you are looking for leisure, privacy and relaxation, imagine pristine virgin beaches, wine or cocktails served to you as you watch the sunset over the Pacific Ocean, and the ultimate in spa treatments, pampering, wellness, and natural healing for mind, body, and spirit.

Nicaragua is the largest country in Central America, with approximately 6 million inhabitants and closer to the U.S. and Canada than Panama or Costa Rica. Often referred to as "The Next Costa Rica", Nicaragua is being discovered as not only an amazing vacation destination, but also as an excellent place to own a vacation or retirement home. You owe it to yourself to visit Nicaragua and discover why this country is so intriguing.

So Close But So Different!

Nicaragua is closer to North America than Costa Rica or Panama, and with direct flights from several U.S. cities, is now more accessible than ever. Being centrally located relative to Canada and the U.S. allows Nicaragua to have a very convenient time zone. When compared with locations such as Hawaii, a simple factor such as which time zone you are in becomes important when calling family and friends or trying to schedule a meeting.

With all the natural beauty of the country, the spectacular sites to see, and incredibly friendly people, it's hard to believe how inexpensive it is to visit the country or own property in Nicaragua. As more and more tourists and expats discover the country, we expect the prices of property will rise dramatically as they did in neighboring Costa Rica. It would be wise to buy ahead of the curve and become a property owner now instead of later.



About Gran Pacifica

Gran Pacifica Beach & Golf Resort is Nicaragua's premier residential community and resort.

Gran Pacifica is a beautiful, Spanish Colonial community nestled on nearly 4 miles of stunning Pacific coast beach. Less than an hour away from Managua (International Airport), Gran Pacifica is the closest gated, residential community to the conveniences of the city while being far enough away from the city pace.

The property has been designed from the ground up with North American standard infrastructure, such as underground power lines, 100% purified water to every faucet, high speed internet/wifi with a fiber optic backbone, many U.S. based TV channels, and a full sewer system. Many people already call Gran Pacifica home and there are over 60 beautiful colonial homes completed and many under construction, as well as a condominium/hotel. An award-winning

restaurant, steps from the infinity pool which overlooks the ocean, serves up delicious seafood, steak, and other amazing dishes.

Gran Pacifica Beach and Golf Resort prides itself on having something for everyone. Whether you are interested in a sprawling estate right on the beach, a small comfortable casita within a few-minute walk from the ocean, an eco-friendly solar powered home, a beachfront condo directly in front of one of the best surf breaks in Central America, or a more standard home within one of our several communities, there are options for every taste.

We encourage you to contact us with any questions you may have about Gran Pacifica. We are looking forward to having you as one of our new neighbors.





Gran Pacifica's Master Plan






MEATGRINDERS
& Lounge



The Gran Pacifica Experience

You might be wondering, “What would life be like if I lived at Gran Pacifica?” That’s a question everyone asks before making the decision to own a home here, whether it be for a vacation property or to make your life into a “permanent vacation.”

Life at Gran Pacifica Beach and Golf Resort can be as relaxed or active as you want it to be. Our motto to vacationers is “Just Push Pause...” and for those wishing to get away from the hustle and bustle of today’s life, time spent vacationing or living at Gran Pacifica can be just like pushing pause. Imagine waking to beautiful weather year-round, enjoying a coffee or natural orange juice squeezed from oranges grown from your own yard, while sitting on your deck listening to the waves and soaking in the sounds of tropical birds. From December to April, there is rarely a cloud in the sky and you can count on purely sunny days. May to November is the “green” season with nighttime rains and occasional short-lived, daytime rainfall. The air is refreshed and the fruit trees and flowers grow so fast you can almost watch it happen in front of your eyes!

After your relaxing is done, you might decide to play a round of golf on the sprawling course in the resort or go for a bike ride along the cobblestone streets. If you’re a surfer, you probably woke up early to catch the waves at daybreak and couldn’t believe that you had them all to yourself! If you are feeling a little more adventurous, you may go to one of the local fishing villages or nature reserves and explore. It’s easy to get to the cities of Granada or Leon where it will take years to explore these Spanish Colonial style cities... and you still won’t have seen it all!

If you enjoy spending your days giving back and seeing the smiles of the local village children, there is no end to the number of projects you can get involved with that make a huge impact on the quality of the local people’s lives. Whether you are helping build and plant sustainable gardens, teaching English or other skills in the nearby schools, or helping in our local clinic, there is nothing more rewarding than to see what a big difference you can make volunteering in the area.

Life at Gran Pacifica Beach and Golf Resort is as active or relaxing as you make it. Enjoying a community of like-minded people at a tropical beach is a wonderful life.





Stay a Week ...or a Lifetime!



Our Recreational Activities

ONSITE

Golf
Horseback Riding
Top Rated Surf, Expert Reef
& Novice Beach Break
Surfing Lessons & Board Rentals
Boogie Board Rentals
Beachside Massage
Award Wining Dining at
SeaSalt Restaurante
Bicycle Rentals
Bird Watching & Nature Tours
Volley Ball & Games

DAY TOURS

Canopy Tour to Volcano Mombacho
Boat Tours to Granada Isletas
Granada City Tours
Volcano Masaya Day
or Night Tour
Catarina Market/Lookout
& Laguna de Apoyo
Masaya Market or R.Huembes Market
Volcano Boarding
Flor de Caña Rum Factory Tour
Leon City Tour
Montibelli Private Wildlife Reserve Tour
Chocoyero Natural Reserve Tour
Local Area Tours
(Masachapa/Wildlife Reserve)

Other Valuable Services

Airport Transfers
Private Transportation
English Speaking Tour Guides
Small On-Site Store





Welcome to Our Community!

Gran Pacifica focuses on building through a design methodology that creates a highly intangible, but very real feeling of community. Through the sophisticated implementation of covenants such as mandating front porches and building physical infrastructure, like sidewalks on both sides of the street, it is possible to break down social barriers and allow people to begin communicating naturally and organically.





SAN DIEGO VIEJO

Where it all began ...

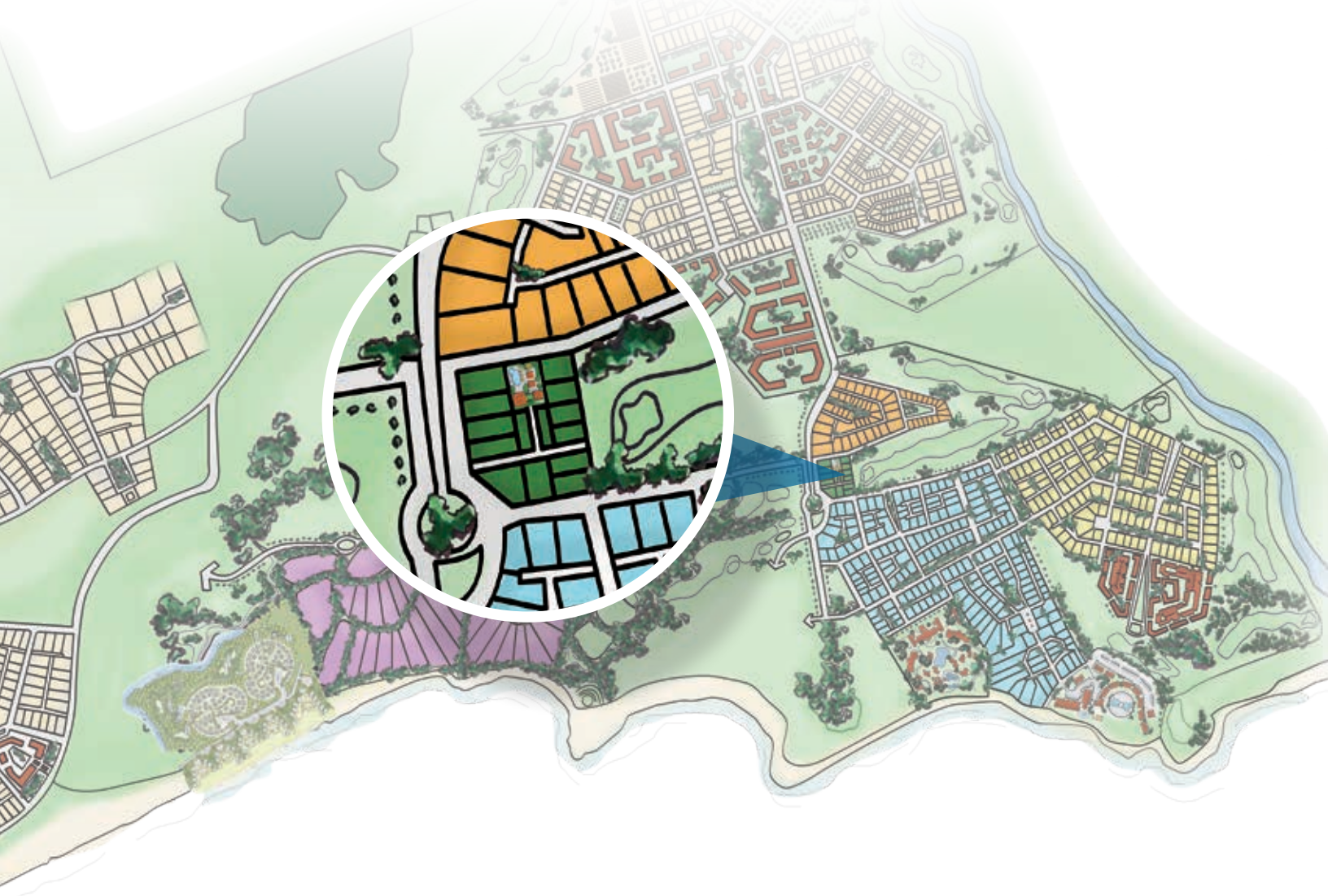
The San Diego Viejo (Old San Diego) community, named after the beach just out our front doors, was the first phase released several years ago. It is a beautifully manicured community of cobblestone streets and stunning beachfront and park areas. Sprawling over 200 acres, San Diego Viejo is the community of choice for those who wish to be near the water and have a classically

designed, Spanish Colonial home. Within this community are all sizes of homes as well as a completed condominium/hotel, pool, restaurant, small convenience store, and the main office for the resort. San Diego Viejo is the centerpiece of the Gran Pacifica resort and its well-established environment invites you to create your custom home for relaxing and enjoying beachfront living.



LAS PERLAS *Oceanfront Village*

Gran Pacifica is excited to announce the continuation of the Las Perlas Oceanfront Village, the gathering place and heart of this beach and golf resort by the sea. With drinks in hand, owners and guests gather daily to witness phenomenal sunsets from the infinity pool which overlooks the crashing surf. This is a great opportunity to join a growing beachfront community.



MILAGRO VERDE *An earth-friendly, eco-sensible community ...*

If you're the type of person who is concerned about our environment but also likes the idea of a luxurious home, we developed our "eco-sensible" community. Milagro Verde (Green Miracle) has taken the most practical components of going green and applied them to luxury homes on "right sized" homesites. This community, nestled in between the 8th and 9th hole of the golf course and only a few minutes' walk from the beach, uses solar panel powered homes (no electrical

bill!), geothermal cooling, grey water re-use, and solar hot water systems to create luxury homes that are very low impact on the environment. Milagro Verde's master plan also has a small, two-story grass hut bistro for light dining, a solar filtered saltwater swimming pool, solar BBQ's, and community gardens for you to enjoy. We invite you to see what an "off the grid", luxury home in the heart of the resort is truly like.



MILA *Eco-friendly homes with the same great amenities ...*

MILA is both luxurious and eco-friendly, a stunning addition to the welcoming communities of Gran Pacifica. With homes “right-sized” for comfortable living without wasted spaces, MILA homes and yards provide you with the maximum value for your dollar. Hybrid solar systems come standard on your home and the neighborhood provides community-centric recreation and sustainable gardens and orchards for homeowners to grow their own produce. MILA

enables residents to be self-reliant and maintain an inexpensive but luxurious lifestyle just a short walk from spectacular beaches.

Featuring both one and two-story homes, MILA is a modern, vibrant take on the eco-friendly home movement. Homes range from 1,100 ft² to 1,400 ft², in two and three bedroom models.



BELA *Beachfront eco-friendly homes ...*

A lifestyle alternative for homeowners seeking luxury beachfront homes without the large footprint or price point. Located on prime beachfront at Gran Pacifica, Nicaragua, BELA is a new mid-sized hybrid home community for eco-conscious residents seeking greener options, without going entirely off-grid.

BELA has three home models to choose from: a 2-bedroom/2-bathroom style and two, 3-bedroom/2-bathroom options. Modern, luxurious and airy, each home has fantastic views of the rolling surf and stunning, unspoiled Asuchillo beach on the warm Pacific Ocean.



EVA *Eco-Village Asuchillo ...*

Located within the beautiful Gran Pacifica Resort, EVA is a riverside, tiny home community, just a two-minute walk from the renowned Asuchillo surf beach. These off-the-grid tiny homes are fitted with smart home technology.





SANTA BARBARA *A beach estate community ...*

Our latest expansion of the resort is our all new, exclusive Santa Barbara oceanfront properties. Set against one of the most picturesque beaches in the world with endless miles of sand and seashells, Santa Barbara is perfect for those looking to have a beautiful custom home in an executive development a little off the beaten path. With a peaceful estuary running through

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



SANTA MONICA *Surrounded by greenery while close to the beach ...*
COMING SOON!

We are excited to be releasing our newest community which is set in an ideal pocket of sprawling green golf fairways. This neighborhood is only a short walk to the beach along forest and fairways, and next to a beautiful meandering estuary where many exotic birds make their home. If one were to describe the perfect tropical location for your

vacation or retirement home it would be difficult to note one more idyllic than Santa Monica at Gran Pacifica. With large lots and many different beautiful, Spanish Colonial home models to choose from (or we can custom design your home to match your dreams), this community is destined to be one of the most sought after locations within the entire resort.

Social Responsibility

Typically, corporate social responsibility is an add-on for most developers in the region; for Gran Pacifica, it is part and parcel of who and what we are. Our development model is economically sustainable and socially responsible. By simply having a build requirement, construction jobs start the process with maintenance and service positions close behind. When you have homes and condos, you have residents and guests who want and need services, creating whole new types of income streams. By building communities, Gran Pacifica creates long-term employment and fosters the hand up, not just the hand out.

The roots of the service mindset go deep. The founders of Gran Pacifica have been working in the region for two decades alongside Rotary International and other organizations to help create sustainable futures for people simply looking for a hand up. With the commencement of urban development work, some of these initiatives were formalized into a foundation to support the work already ongoing. Gran Pacifica's system of sustainable tourism includes key players, where Gran Pacifica provides the "in country" logistics that are challenging for outside organizations. The synergy is powerful in delivering tangible results with an eye toward long-term sustainability.

But far more important is the integration of residents of the Gran Pacifica communities

into the broader communities of the region. In the end, it's always about people meeting and helping each other. Success is what we generate for our company. Significance, through the development of a meaningful product, is what we create for others. Residents and visitors to Gran Pacifica's communities have the opportunity to plug in and make meaningful contributions, enriching their lives and those of their neighbors around them. It can be as simple as teaching guitar, painting a classroom, building a pedestrian bridge, or reading to kids who have never heard a native English speaker in person. These are simple, free things that have the power to change lives for generations.

Whether it's teaching guitar to some aspiring musicians, working with celebrities to fix up a school, or building the longest suspension bridge in Nicaragua to allow folks to pass over a fast moving river, Gran Pacifica's stakeholders have a deep respect for the countries and communities in which Gran Pacifica operates, and we are honored to play a significant role in the progress of these communities. Social responsibility is core to Gran Pacifica. The synthesis of success and significance creates long-term value for shareholders, neighbors, residents, customers, employees and the community at large.







The Opportunity of a Lifetime

If you are considering a vacation or retirement 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 an opportunity of a lifetime!

What especially makes Gran Pacifica an incredible opportunity is the variety of options for you to choose from combined with available financing. If you've been thinking about 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, but aren't sure if it is an affordable option, 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.

You owe it to yourself to visit Nicaragua and Gran Pacifica Beach and Golf Resort to discover what your future tropical beach lifestyle will be like!