

YOKOVILLAGE

SANTA TERESA

C O S T A R I C A



YOYO = sunshine child

WELCOME TO YOKO VILLAGE

The future of remote working & healthy living

Located in Santa Teresa, Costa Rica, YokoVillage is a uniquely designed, co-working community, created specifically to cater to the needs of remote workers and their families looking to escape city life in exchange for a relaxed, less stressful and more productive lifestyle. What was once just a notion, has now become the new reality for many workers around the globe as remote work, or working from home (WFH) becomes the new norm. With this in mind, **YokoVillage** is offering a rare opportunity to own a piece of paradise while investing in the future.

With exclusive lots and select villa designs, the Village offers affordable options with a variety of ownership choices. The community comes fully equipped with all the amenities and facilities necessary to maintain a healthy, well-balanced, co-working lifestyle.





THE LOCATION

Why Santa Teresa

Situated in one of the world's 5 'blue zones', Santa Teresa enjoys a very bohemian, laidback lifestyle boasting an incredible array of beaches, jungle and wildlife. Considered to be a Blue Zone community, local residents have tapped into the secret of longevity and healthy living in this multi-cultural piece of paradise.

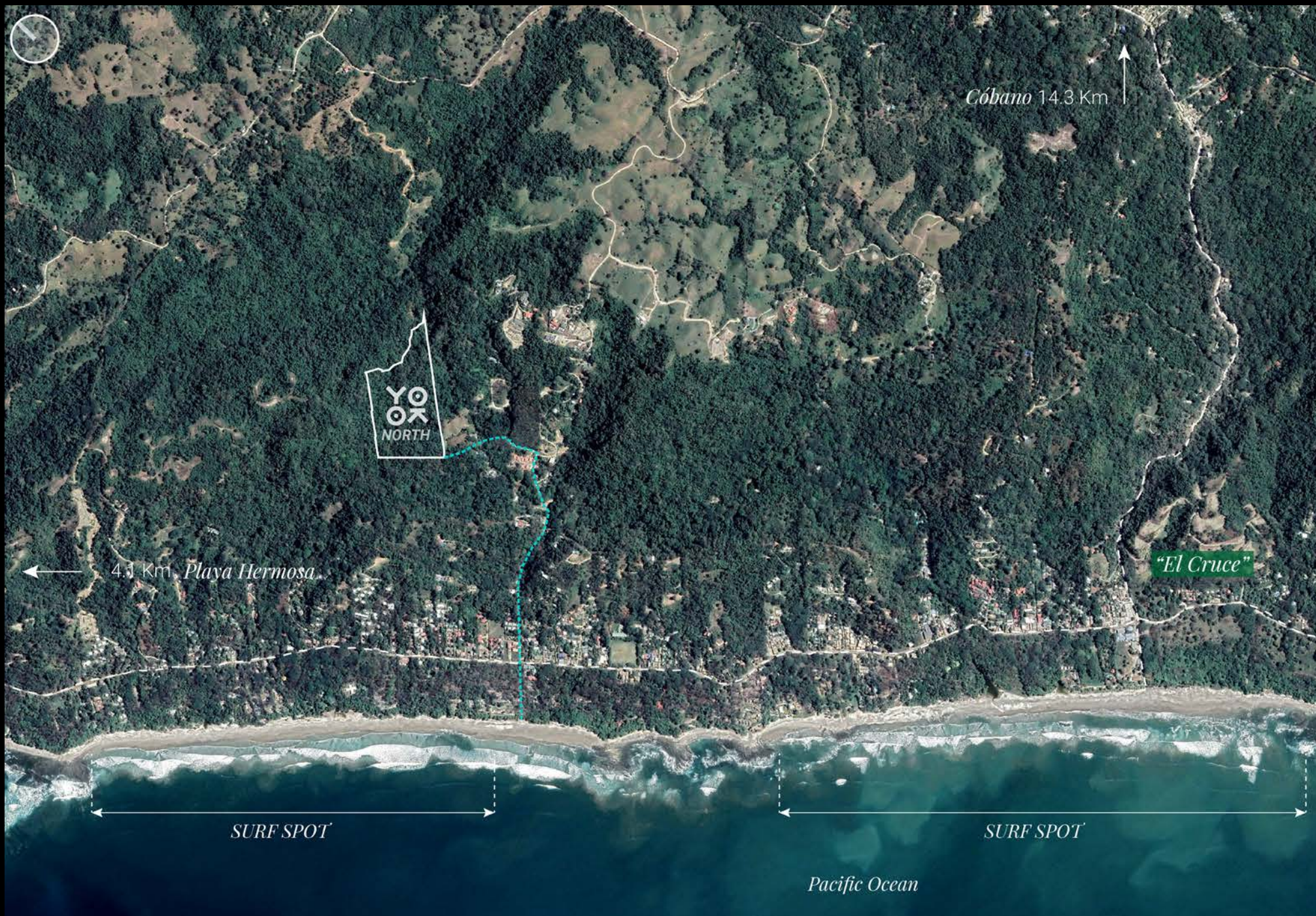
Costa Rica is considered one of the most eco-friendly countries to live, running entirely of renewable energy. The lifestyle is centered around clean living with a particular emphasis on the environmental protection of the country's diverse eco-systems and abundant resources. Eco tourism is the basis of Costa Rica's tourist trade which is evident in the natural preservation of the land.

As an extra incentive, Costa Rica allows real estate investors of \$150,000 + to apply for permanent residence, making the notion of moving to paradise an attainable goal.

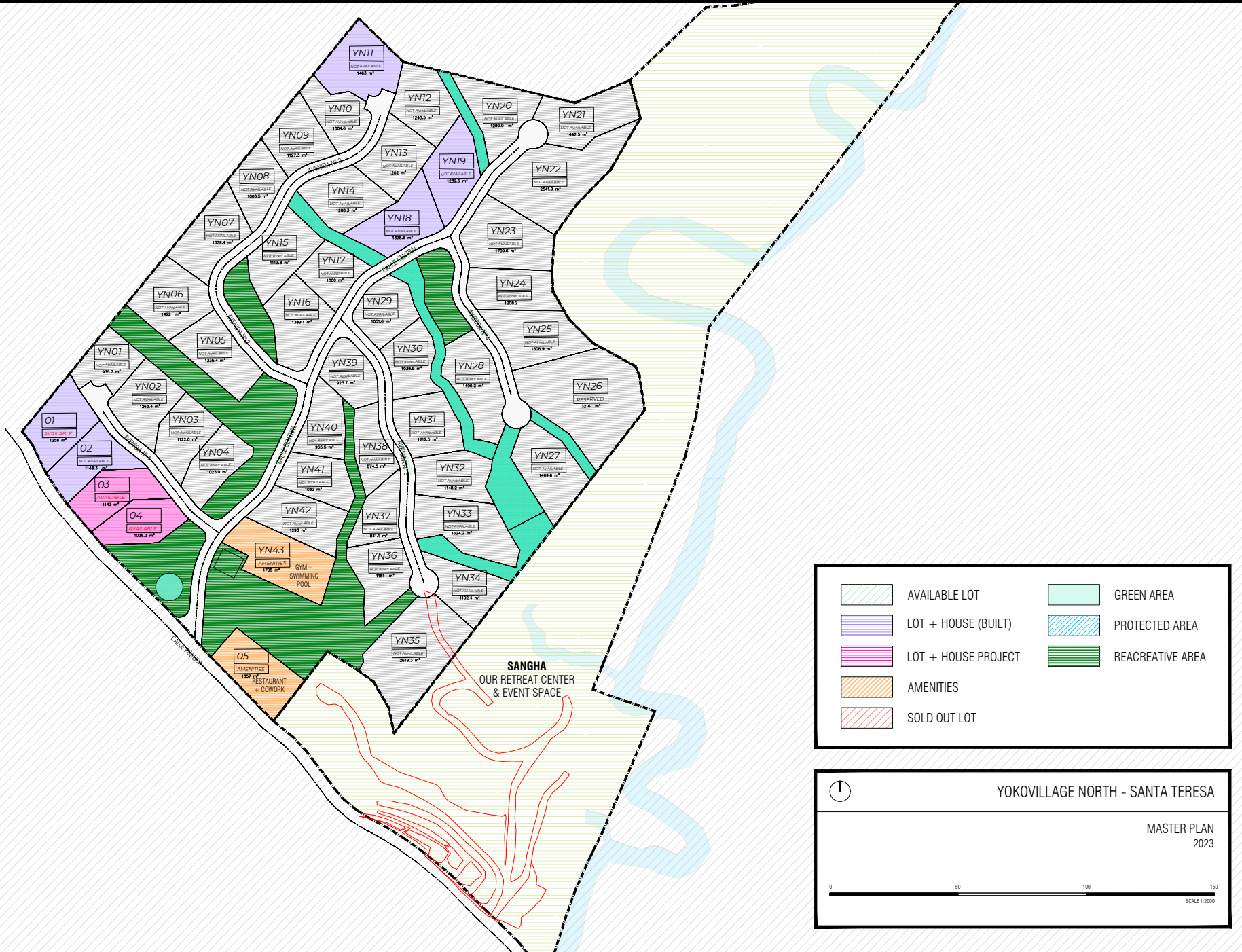
Santa Teresa Beach

YOKOVILLAGE SANTA TERESA

YOKOVILLAGE SANTA TERESA



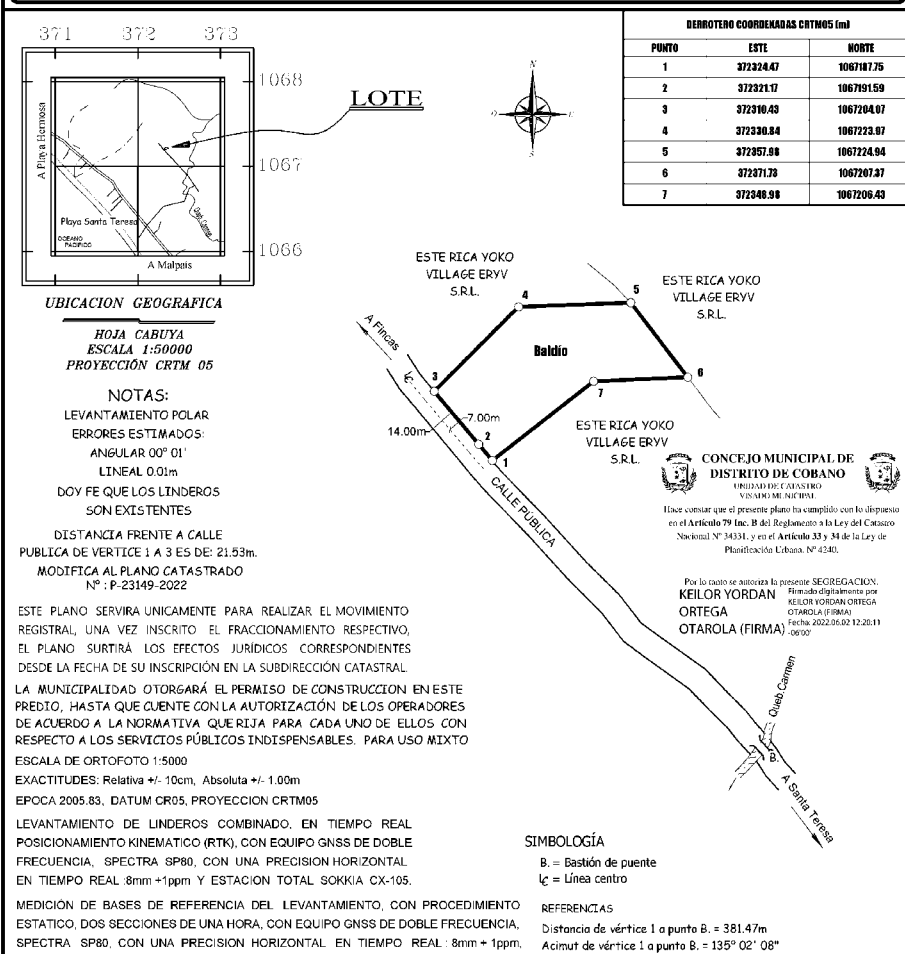
YOKOVILLAGE SANTA TERESA



YOKOVILLAGE SANTA TERESA

COMPROBANTE DE INSCRIPCION CATASTRAL

REGISTRO INMOBILIARIO REGISTRO NACIONAL SUBDIRECCION CATASTRAL INSCRIPCION No: 6-31488-2022 Fecha: 07/08/2022 14:39:30 Registrador: GERMAN RAMIREZ MONTERO E73122F48A7269EB879C3C5045F8620	Catastro Nacional 2022-40543-C 06/06/2022 12:02:13 Reingreso	 Contrato 1014170 Fecha 03/06/2022 Visado CFIA
ENTERO BANCARIO Documento N° 45384477-4		



 Reyes Pablo Pareda Arinez Ingeniero Topógrafo, D.F. 16205	AREA 1144 m²	SITUADO EN: Santa Teresa DISTRITO 11°: CÓBANO CANTON 01°: PUNTARENAS PROVINCIA 6°: PUNTARENAS	PARTE DE FOLIO REAL N° 6 076357 - 000
PROTOCOLO TOMO 22572	FOLIO 70	ESCALA 1:1000	ARCHIVO YOKO N 3.DW6
		FECHA FEBRERO 2022	AREA SEGUN REGISTRO 88677 m²



LOT 03

JUNGLE VIEW LOT

1144 m²

HOUSE 03

3 BEDROOM HORIZONTAL

364 m²

INCLUDED:

- project
- construction plans

300,000 USD

YOKOVILLAGE SANTA TERESA

COMPROBANTE DE INSCRIPCION CATASTRAL

REGISTRO NACIONAL REGISTRO INMOBILIARIO SUBDIRECCIÓN CATASTRAL INSCRIPCIÓN N°: 6-31490-2022 Fecha: 07/06/2022 14:40:51 Registrador: GERMAN RAMIREZ MONTERO EDC:DA20B8EBCF70B5E2965C8211CF2	Catastro Nacional 2022-40540-C 06/06/2022 12:00:36 Reingreso	 Contrato 1014170 Fecha 03/06/2022 Visado CFIA																							
ENTERO BANCARIO Documento N° 45384448-0																									
UBICACION GEOGRAFICA HOJA CABUYA ESCALA 1:50000 PROYECCION CRTM 05 NOTAS: LEVANTAMIENTO POLAR ERRORES ESTIMADOS: ANGULAR 00° 01' LINEAL 0.01m DOY FE QUE LOS LINDEROS SON EXISTENTES DISTANCIA FRENTE A CALLE PUBLICA DE VERTICE 1 A 4 ES DE: 28.30m. MODIFICA AL PLANO CATASTRADO N°: P-23149-2022 ESTE PLANO SERVIRA UNICAMENTE PARA REALIZAR EL MOVIMIENTO REGISTRAL, UNA VEZ INSCRITO EL FRACCIONAMIENTO RESPECTIVO. EL PLANO SURTIRA LOS EFECTOS JURIDICOS CORRESPONDIENTES DESDE LA FECHA DE SU INSCRIPCION EN LA SUBDIRECCION CATASTRAL. LA MUNICIPALIDAD OTORGARA EL PERMISO DE CONSTRUCCION EN ESTE PREDIO, HASTA QUE CUENTE CON LA AUTORIZACION DE LOS OPERADORES DE ACUERDO A LA NORMATIVA QUE REJA PARA CADA UNO DE ELLOS CON RESPECTO A LOS SERVICIOS PUBLICOS INDISPENSABLES. PARA USO MIXTO ESCALA DE ORTOFOTO 1:5000 EXACTITUDES: Relativa +/- 10cm, Absoluta +/- 1.00m EPOCA 2005 83, DATUM CRO5, PROYECCION CRTM05 LEVANTAMIENTO DE LINDEROS COMBINADO, EN TIEMPO REAL POSICIONAMIENTO KINEMATICO (RTK), CON EQUIPO GNSS DE DOBLE FRECUENCIA, SPECTRA SP80, CON UNA PRECISION HORIZONTAL EN TIEMPO REAL 8mm + 1ppm Y ESTACION TOTAL SOKKIA CX-105. MEDICION DE BASES DE REFERENCIA DEL LEVANTAMIENTO, CON PROCEDIMIENTO ESTATICO, DOS SECCIONES DE UNA HORA, CON EQUIPO GNSS DE DOBLE FRECUENCIA, SPECTRA SP80, CON UNA PRECISION HORIZONTAL EN TIEMPO REAL 8mm + 1ppm.	<table border="1" style="width: 100%; border-collapse: collapse;"> <caption>DERROTAS COORDENADAS CRTM05 (m)</caption> <thead> <tr> <th>PUNTO</th> <th>ESTE</th> <th>NORTE</th> </tr> </thead> <tbody> <tr><td>1</td><td>372288.26</td><td>1067222.17</td></tr> <tr><td>2</td><td>372285.26</td><td>1067227.56</td></tr> <tr><td>3</td><td>372280.07</td><td>1067239.02</td></tr> <tr><td>4</td><td>372284.27</td><td>1067246.61</td></tr> <tr><td>5</td><td>372312.17</td><td>1067280.49</td></tr> <tr><td>6</td><td>372317.28</td><td>1067278.99</td></tr> <tr><td>7</td><td>372329.80</td><td>1067253.01</td></tr> </tbody> </table> CONCEJO MUNICIPAL DE DISTRITO DE COBANO UNIDAD DE CATASTRO VISADO MUNICIPAL Hace constar que el presente plano ha cumplido con lo dispuesto en el Artículo 79 Inc. B del Reglamento a la Ley del Catastro Nacional N° 34331, y en el Artículo 33 y 34 de la Ley de Planificación Urbana, N° 4240. Por lo tanto se autoriza la presente SEGREGACION: Firmado digitalmente por KEILOR YORDAN ORTEGA OTAROLA (FIRMA) Fecha: 2022.06.02 12:22:14 -06'00'	PUNTO	ESTE	NORTE	1	372288.26	1067222.17	2	372285.26	1067227.56	3	372280.07	1067239.02	4	372284.27	1067246.61	5	372312.17	1067280.49	6	372317.28	1067278.99	7	372329.80	1067253.01
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SIMBOLOGÍA B. = Bastión de puente lc = Línea centro REFERENCIAS Distancia de vértice 1 a punto B. = 424.39m Acimut de vértice 1 a punto B. = 135° 48' 56"																									
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PROTOCOLO TOMO 22572	FOLIO 70	ESCALA 1:1000 ARCHIVO YOKO N.LDWG FECHA ENERO 2022																							



House 1 under construction. Completion date: July 2023.

LOT 01

JUNGLE VIEW LOT

1259 m²

HOUSE 01

3 BEDROOM VERTICAL

324 m²

1,200,000 USD

AMENITIES





The Village Community

The **YokoVillage** community is a balanced mix of freelance artists and creators, digital nomads and creatively inspired entrepreneurs, resulting in a big expat community of like-minded people. The sense of community is an important factor in the well-being of Yoko residents. As such, the Village was designed to promote a healthy, well-balanced lifestyle, while meeting the professional needs of remote workers looking to move to paradise and remain connected.

Communal Amenities:

- Community center
- High speed internet (throughout the Village)
- Hi-tech community co-working center & office space
- Olympic size pool
- Yoga deck
- Gym
- Organic farm
- Edible forest
- Communal garden
- Communal restaurant

YokoVillage is a secure, gated community with full-time security, onsite maintenance and high-speed internet access throughout the Village. All common areas, co-working spaces, facilities, roads and communal gardens are maintained year-round by management and are included in the monthly HOA fees. Residents also receive basic residential villa maintenance. HOA fees are based on the square footage of each property and rates are reviewed yearly.

'YokoVillage is centered around the well-being of its residents while focusing on building a creative and productive co-working community. We understand the business needs of remote workers, providing a perfectly balanced work, home environment'

COWORK



GYM & SWIMMING POOL



YO
OK
VOKOVILLAGE

RESTAURANT



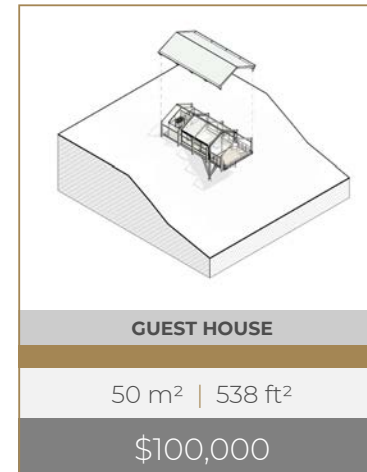
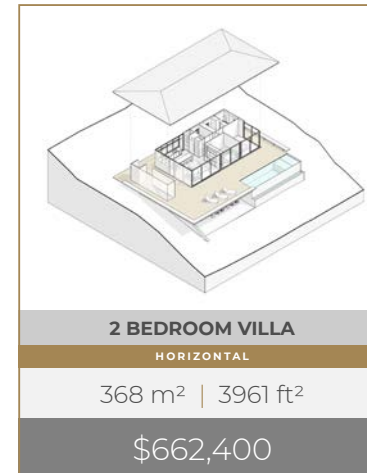
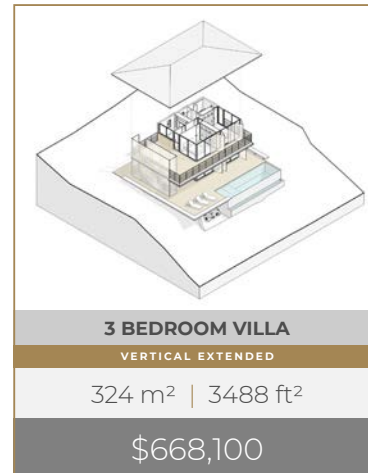
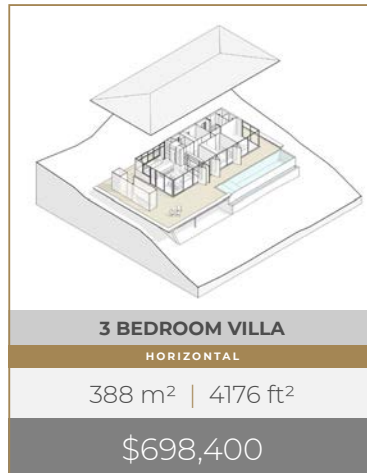
THE VILLAS



YOX



HOUSE MODELS



CONSTRUCTION LOANS AVAILABLE

PRICES QUOTED BY RECOMMENDED CONSTRUCTION PARTNER
DESIGN BY YOKO VILLAGE ARCHITECTURE TEAM



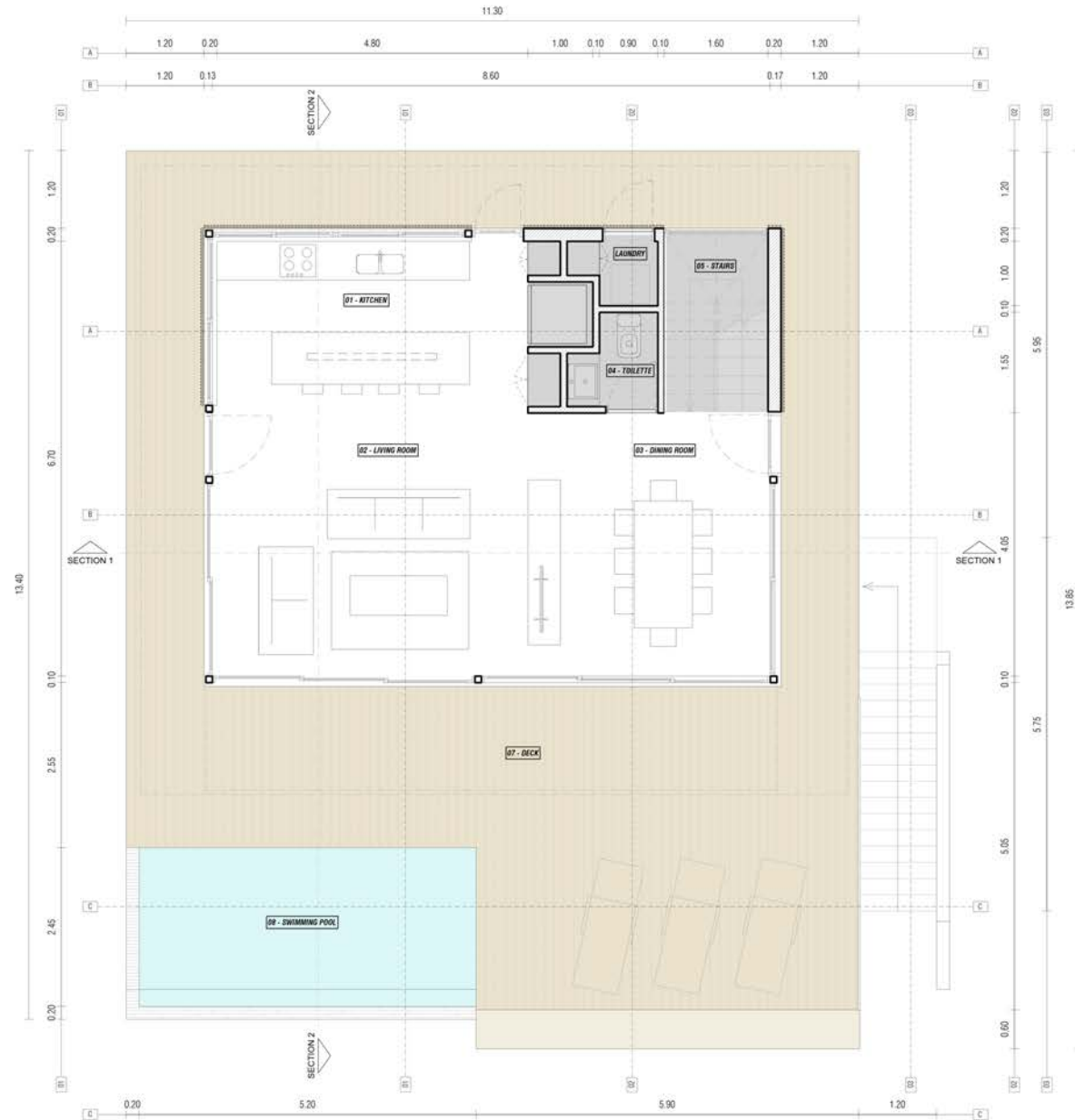
2 BEDROOM VILLA

VERTICAL

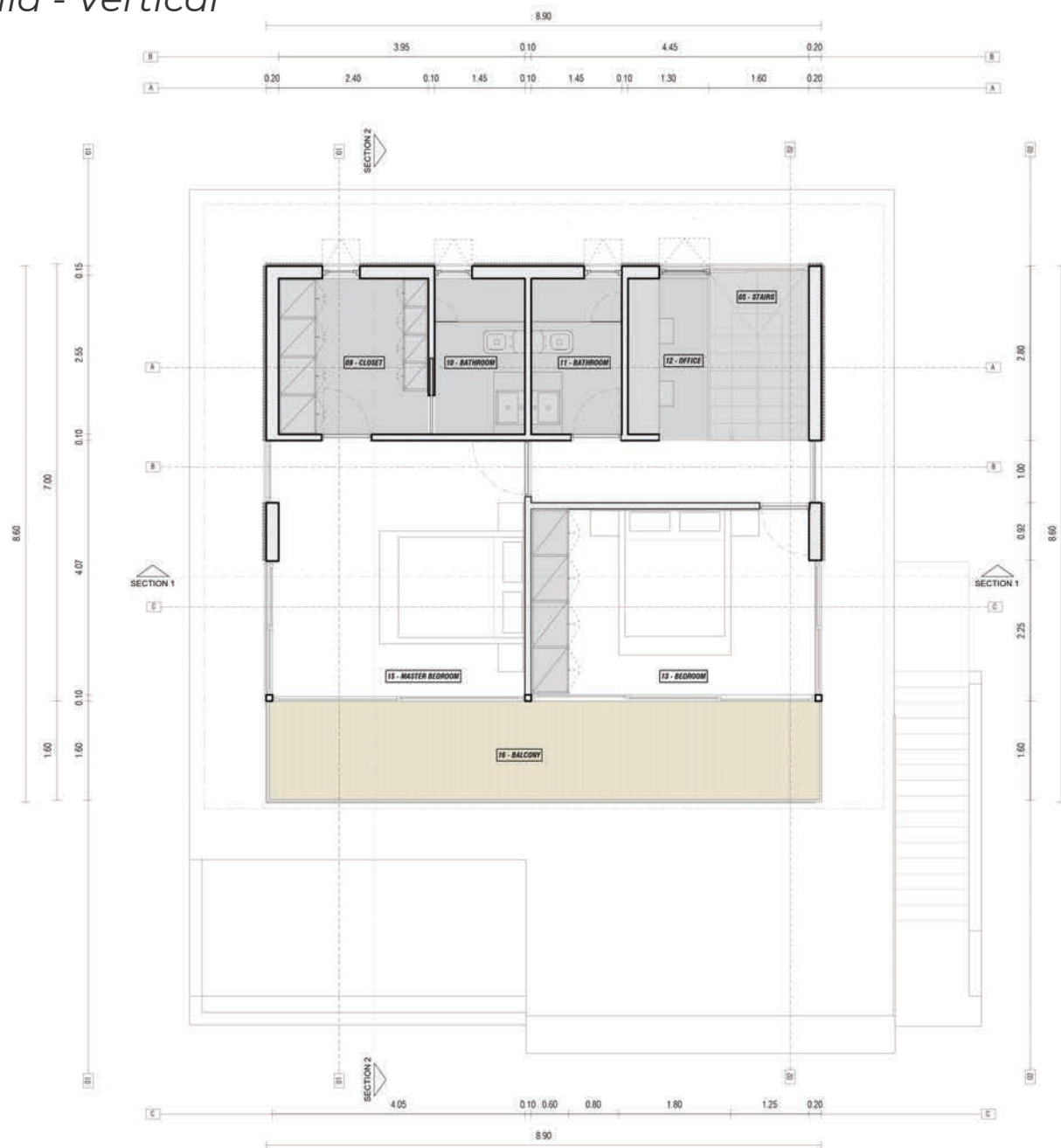


FINISHES, BUILT-INS AND FIXTURES.

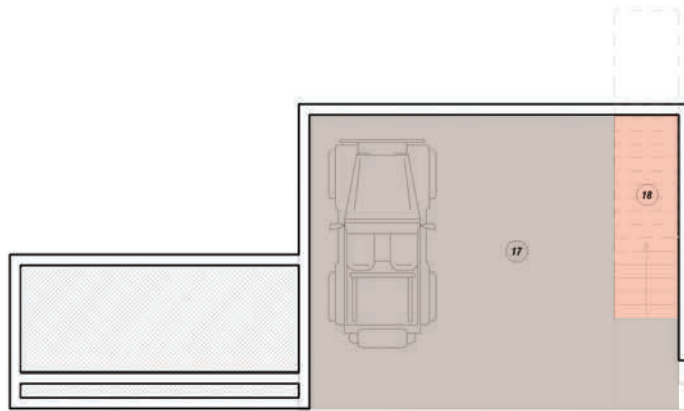
2 Bedroom Villa - Vertical



2 Bedroom Villa - Vertical



2 Bedroom Villa - Vertical



	#	NOMBRE	NAME	AREA m ²	AREA ft ²
Nivel -01 / Level -01	17	Garage	Garage	32	344
		TOTAL interior sin muros	TOTAL interior w/o walls	32	344
		TOTAL interior con muros	TOTAL interior with walls	36	388
Nivel 00 / Level 00	01	Cocina	Kitchen	12	129
	02	Living	Living Room	23	248
	03	Comedor	Dining Room	14	151
	04	Toilette	Toilette	2	22
	05	Escaleras	Stairs	5	54
	06	Circulación y Guardado	Walkways and storage	3	32
	09	Vestidor	Closet	7	65
Nivel 01/ Level 01	10	Baño	Bathroom	4	54
	11	Baño	Bathroom	4	43
	12	Oficina	Office	4	43
	13	Dormitorio	Bedroom	15	162
	14	Circulación y Guardado	Walkways and storage	5	54
	15	Dormitorio Principal	Master Bedroom	17	177
		TOTAL interior sin muros	TOTAL interior w/o walls	114	1227
		TOTAL interior con muros	TOTAL interior with walls	125	1345
	16	Balcón	Balcony	15	161
	18	Escalera	Stairs	5	54
	07	Deck	Deck	70	753
	08	Piscina	Swimming Pool	15	161
		TOTAL área exterior	TOTAL exterior area	105	1130
		TOTAL área exterior techada	TOTAL exterior covered area	58	624
		TOTAL área	TOTAL area	266	2820

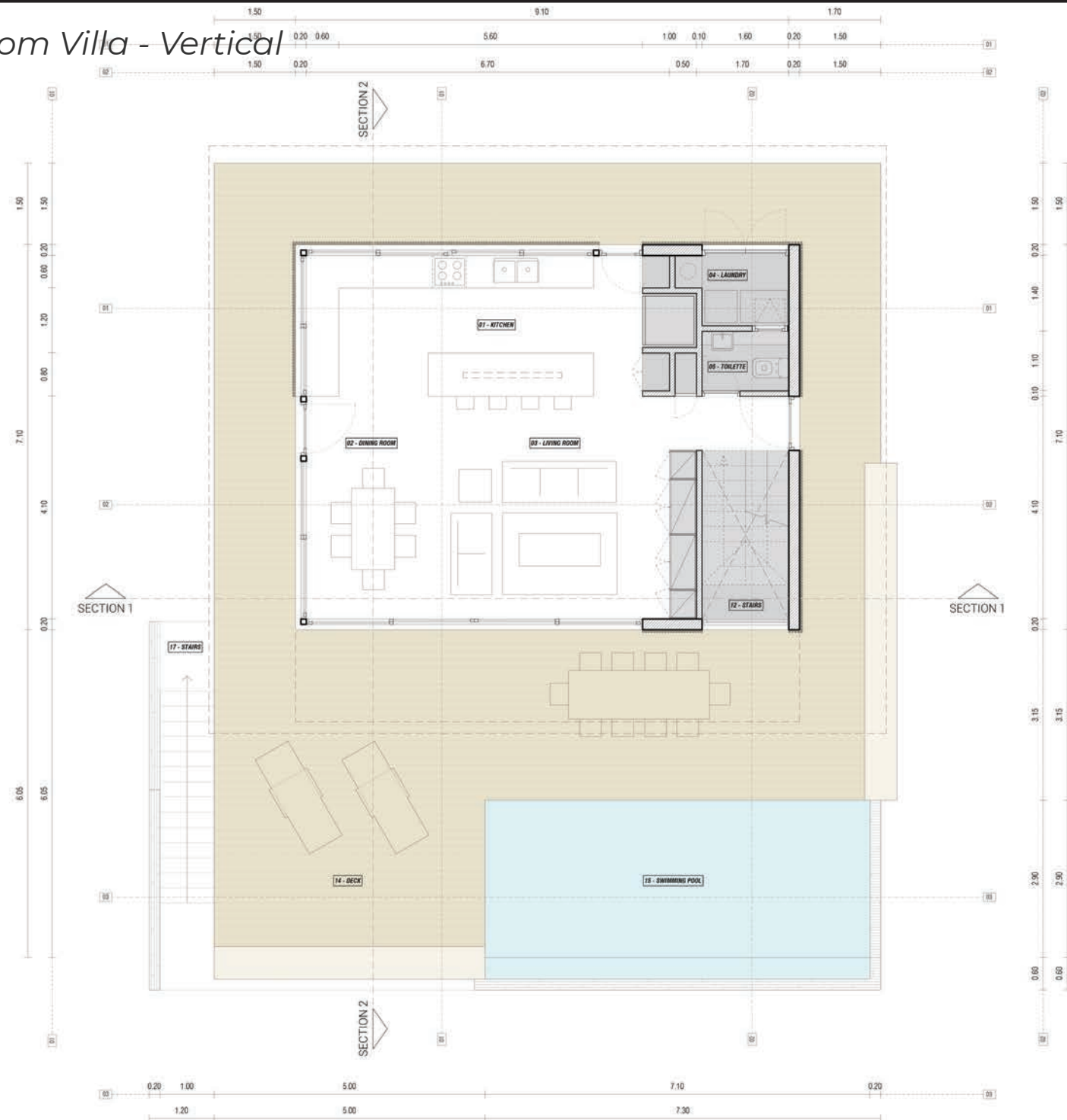


3 BEDROOM VILLA

VERTICAL



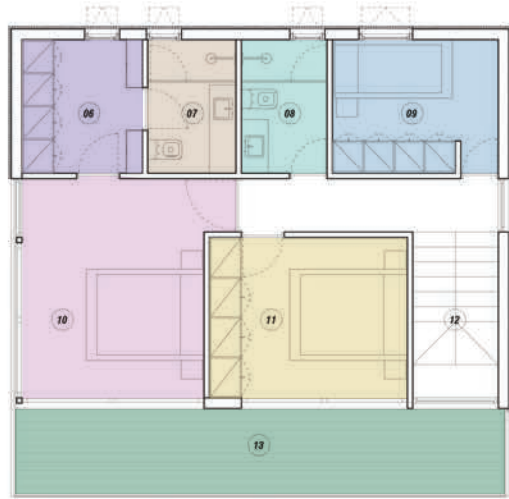
3 Bedroom Villa - Vertical



This architectural floor plan illustrates a house layout with a central balcony and a rear staircase. The plan is defined by grid lines 01 to 02 horizontally and 00 to 01 vertically. Key features include:

- Rooms and Dimensions:**
 - 04 - CLOSET: 0.20 x 0.60
 - 07 - BATHROOM: 0.30 x 0.10
 - 08 - BATHROOM: 0.15 x 0.60
 - 09 - BEDROOM: 3.10 x 0.20
 - 10 - MASTER BEDROOM: 1.35 x 0.30
 - 11 - BEDROOM: 1.60 x 0.10
 - 12 - STAIRS: 0.10 x 0.60
 - 13 - BALCONY: 3.40 x 0.20
- Dimensions and Spacing:**
 - Horizontal spacing between grid lines 01 and 02: 0.20, 0.60, 1.35, 0.30, 0.10, 1.65, 0.10, 1.60, 0.10, 3.10, 0.20.
 - Vertical spacing between grid lines 00 and 01: 0.20, 3.40, 0.10, 0.60, 3.10, 0.10, 1.60, 0.20.
 - Overall horizontal dimension: 9.30.
 - Overall vertical dimension: 7.10.
- Section Lines:**
 - SECTION 1: Indicated by a triangle pointing right at the top and bottom of the plan.
 - SECTION 2: Indicated by a triangle pointing left at the top and bottom of the plan.
- Other Features:**
 - A rear staircase is shown on the left side of the plan.
 - The balcony (13) is shaded in light blue.
 - The bedrooms (09, 10, 11) and bathrooms (07, 08) are shaded in light green.
 - The closet (04) and stairs (12) are shaded in light yellow.

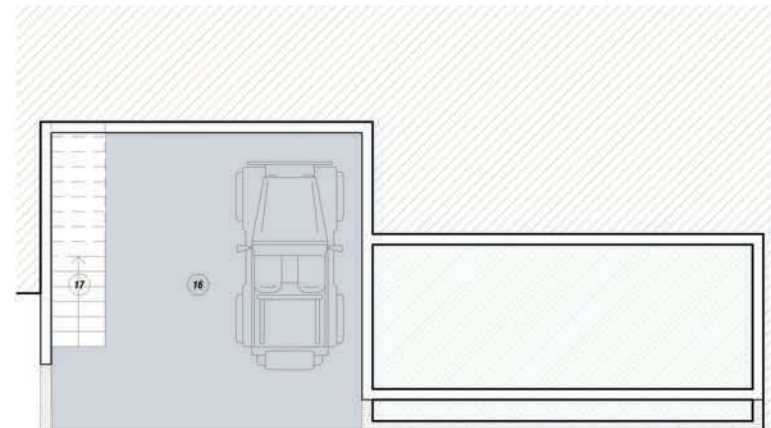
3 Bedroom Villa - Vertical



N01



N00



N-01

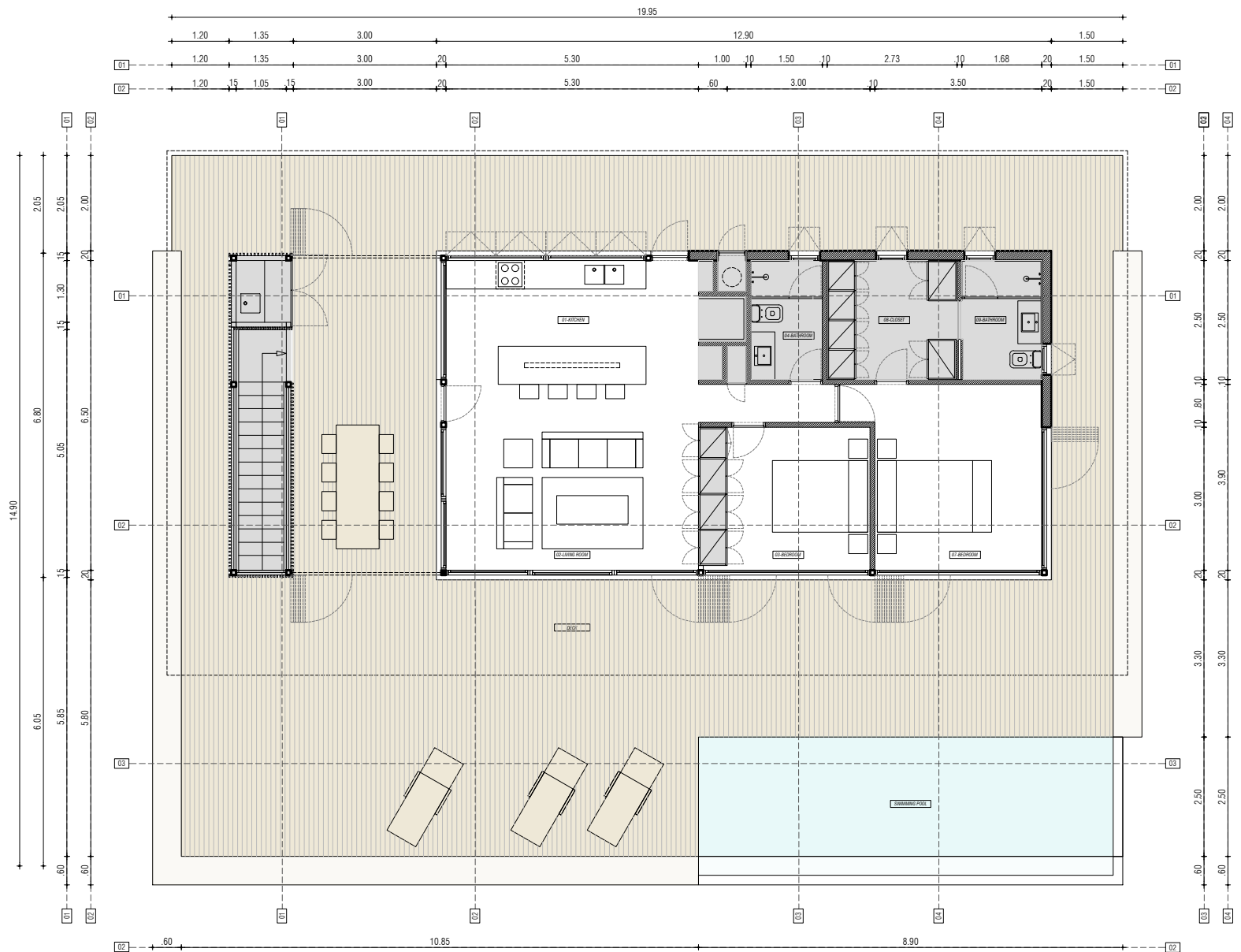
#	NOMBRE	NAME	AREA m ²	AREA ft ²
Nivel -01 / Level -01	16	Garage	28	301
		TOTAL interior sin muros	28	301
		TOTAL interior con muros	36	387
Nivel 00 / Level 00	01	Cocina	16	172
	02	Comedor	10	108
	03	Living	17	183
	04	Lavadero	2	22
	05	Toilette	2	22
Nivel 01 / Level 01	06	Closet	6	65
	07	Baño	4	43
	08	Baño	4	43
	09	Dormitorio	8	86
	10	Dormitorio Principal	15	161
	11	Dormitorio	11	118
	12	Circulaciones y Guardado	16	172
		TOTAL interior sin muros	111	1195
		TOTAL interior con muros	132	1421
	13	Balcón	16	172
	14	Deck	93	1001
	15	Piscina	21	226
	17	Escalera	7	75
		TOTAL área exterior	130	
		TOTAL área exterior techada	79	
	TOTAL área	TOTAL area	298	3206

2 BEDROOM VILLA

HORIZONTAL



2 Bedroom Villa

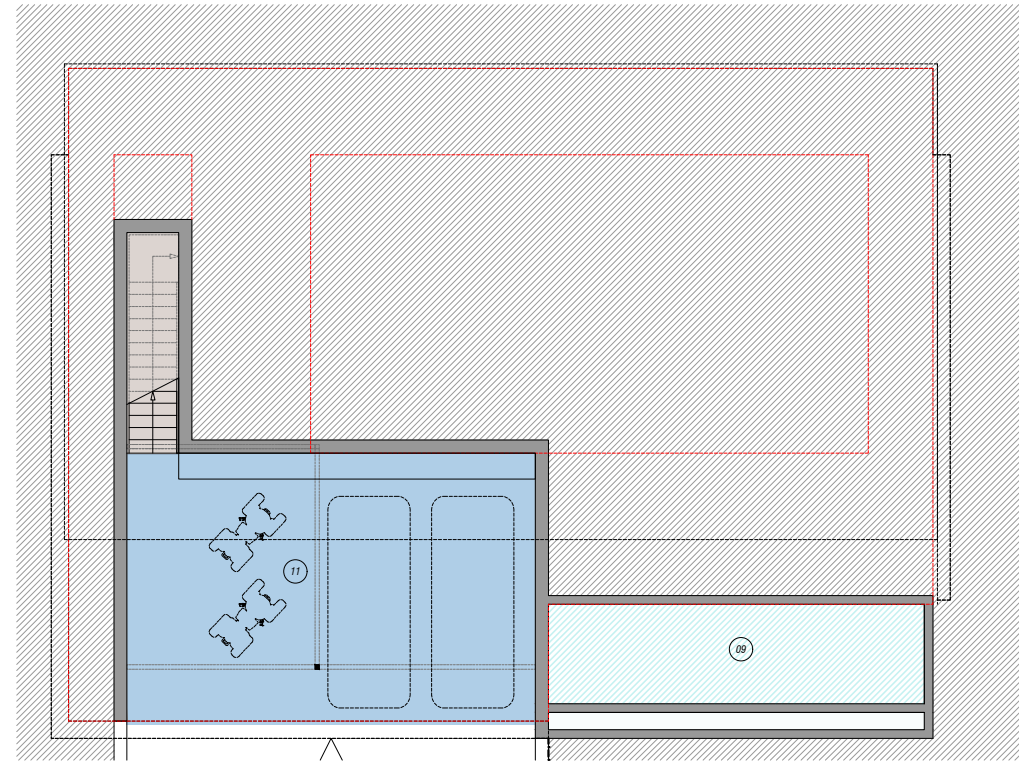


PLANTA NIVEL 00
FLOOR PLAN LEVEL 00

2 Bedroom Villa

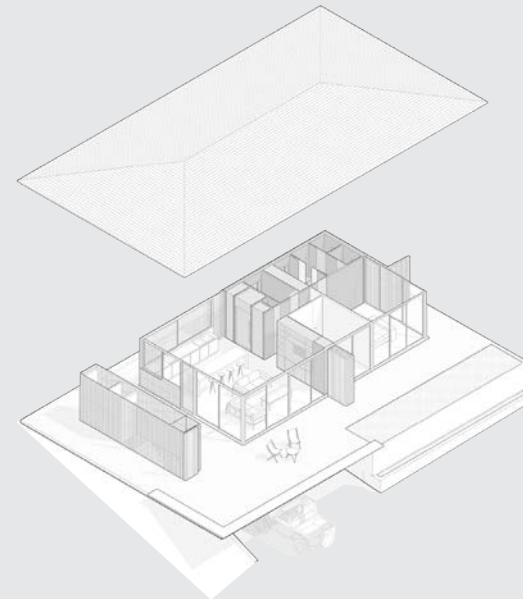


PLANTA NIVEL 00
FLOOR PLAN LEVEL 00



PLANTA NIVEL -01
FLOOR PLAN LEVEL -01

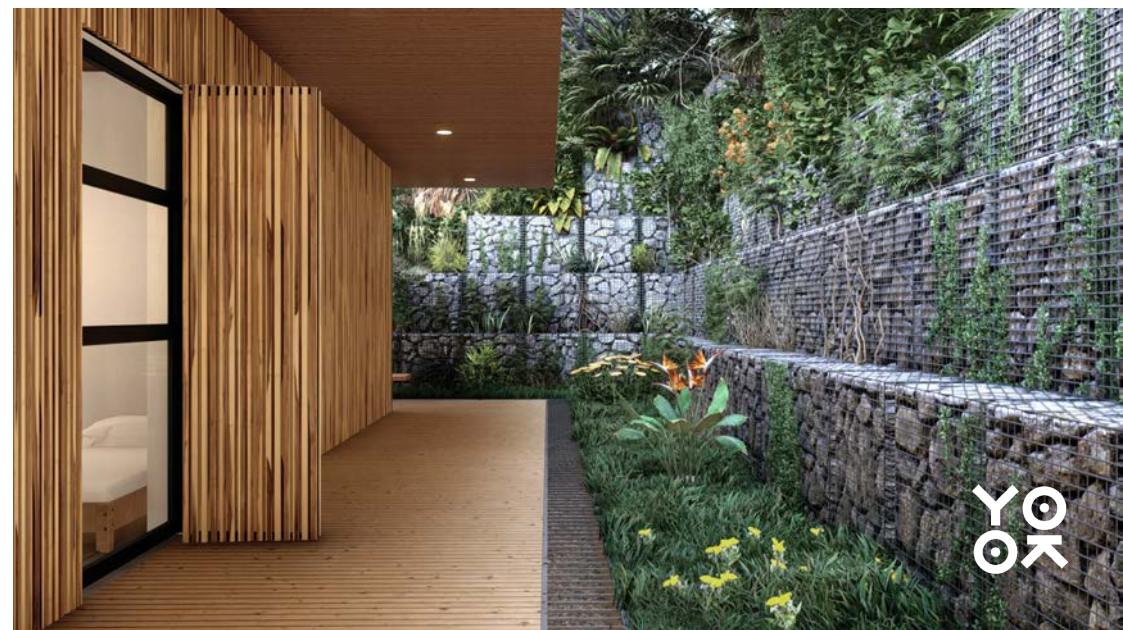
	#	NOMBRE	NAME	AREA m²	AREA ft²
Nivel 00 / Level 00	01	Cocina	Kitchen	14	151
	02	Living Room	Living Room	21	226
	03	Dormitorio	Bedroom	9	97
	04	Baño	Bathroom	4	43
	05	Dormitorio Principal	Master Bedroom	14	151
	06	Closet	Closet	7	75
	07	Baño	Bathroom	4	43
		Circulaciones	Walkways and storage	7	75
		TOTAL interior sin muros	TOTAL interior w/o walls	80	861
		TOTAL interior con muros	TOTAL interior with walls	90	969
	08	Deck	Deck	175	1884
	09	Piscina	Swimming Pool	28	301
	10	Bloque escalera	Stairs	8	86
		TOTAL área exterior	TOTAL exterior area	211	2271
	TOTAL área exterior techada	TOTAL exterior covered area	120	1292	
	TOTAL techo	TOTAL roof	222	2390	
Nivel -01 / Level -01	11	Garage	Garage	62	667
		TOTAL interior sin muros	TOTAL interior w/o walls	62	667
		TOTAL interior con muros	TOTAL interior with walls	68	731



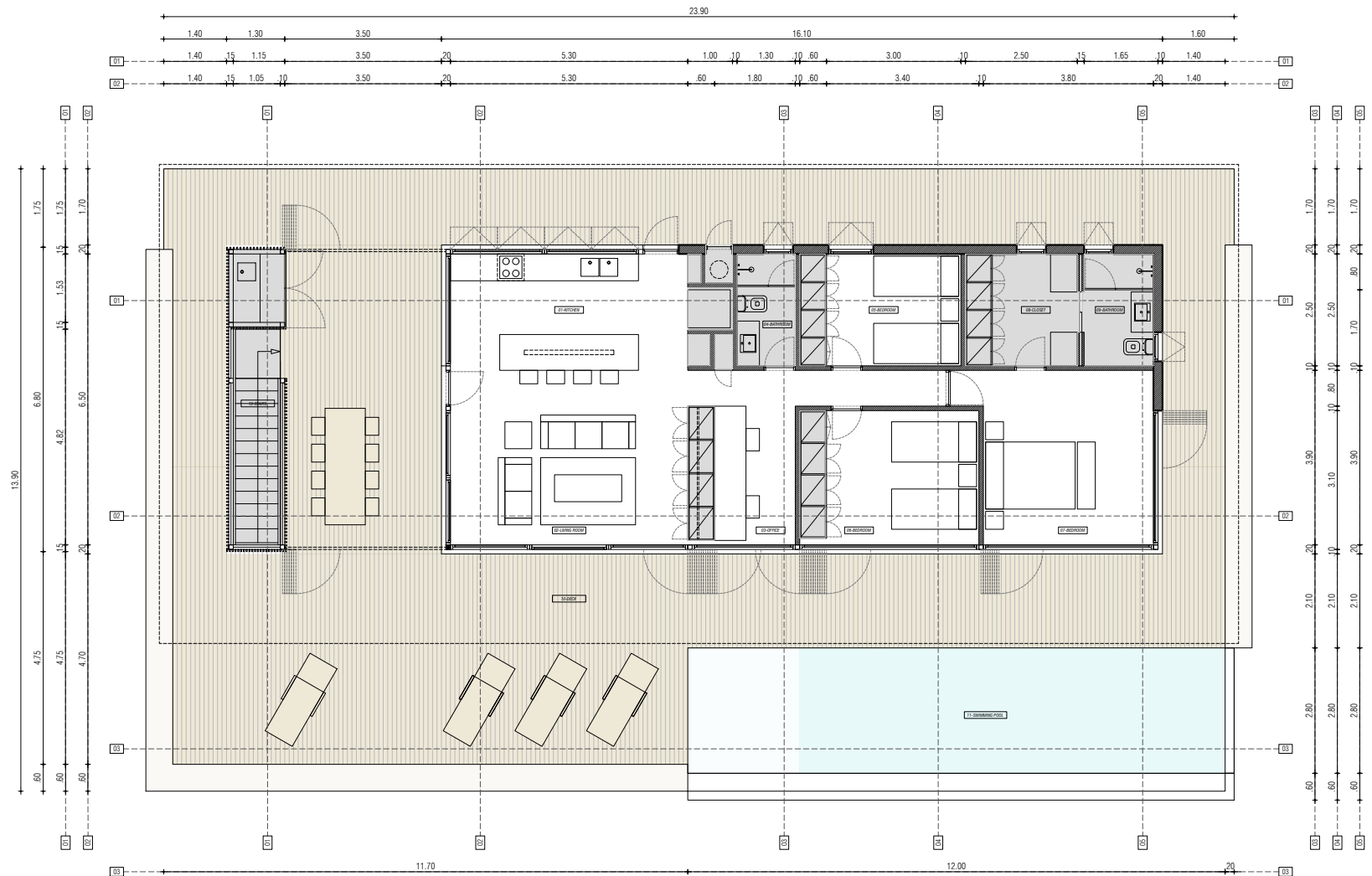
3 BEDROOM VILLA

HORIZONTAL



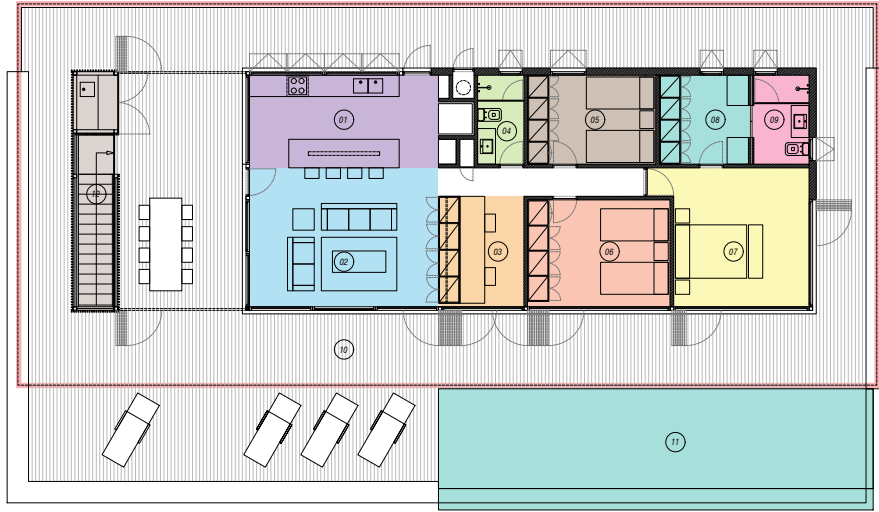


3 Bedroom Villa

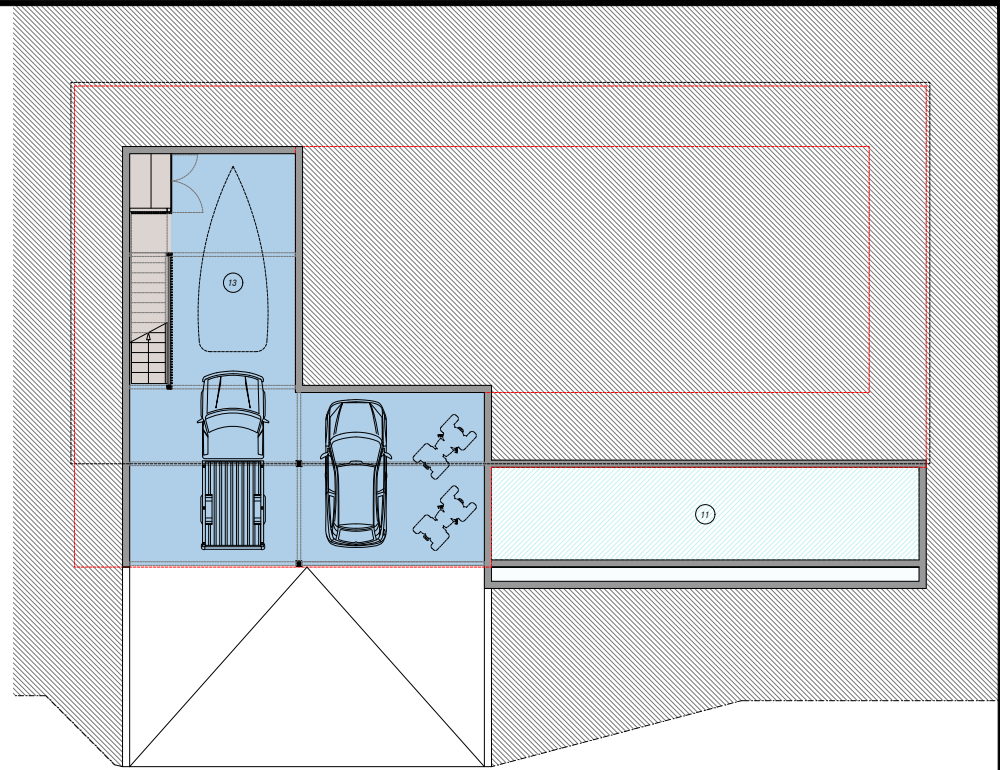


PLANTA NIVEL 00
FLOOR PLAN LEVEL 00

3 Bedroom Villa

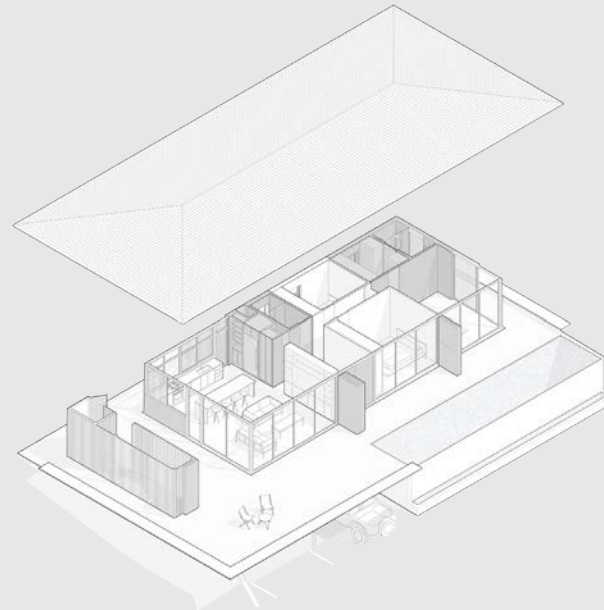


PLANTA NIVEL 00
FLOOR PLAN LEVEL 00



PLANTA NIVEL -01
FLOOR PLAN LEVEL -01

	#	NOMBRE	NAME	AREA m²	AREA ft²
Nivel 00 / Level 00	01	Cocina	Kitchen	14	151
	02	Living Room	Living Room	21	226
	03	Oficina	Office	7	75
	04	Baño	Bathroom	3	32
	05	Dormitorio	Bedroom	9	97
	06	Dormitorio	Bedroom	12	129
	07	Dormitorio Principal	Master Bedroom	15	161
	08	Closet	Closet	6	65
	09	Baño	Bathroom	4	43
		Circulaciones	Walkways and storage	7	75
		TOTAL interior sin muros	TOTAL interior w/o walls	98	1055
		TOTAL interior con muros	TOTAL interior with walls	111	1195
	10	Deck	Deck	168	1808
	11	Piscina	Swimming Pool	41	441
12	Bloque escalera	Stairs	9	97	
	TOTAL área exterior	TOTAL exterior area	218	2347	
	TOTAL área exterior techada	TOTAL exterior covered area	138	1485	
	TOTAL techo	TOTAL roof	258	2777	
Nivel -01 / Level -01	13	Garage	Garage	72	775
		TOTAL interior sin muros	TOTAL interior w/o walls	81	872
		TOTAL interior con muros	TOTAL interior with walls	86	926



3 Bedroom Villa







YOO



THANK YOU

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