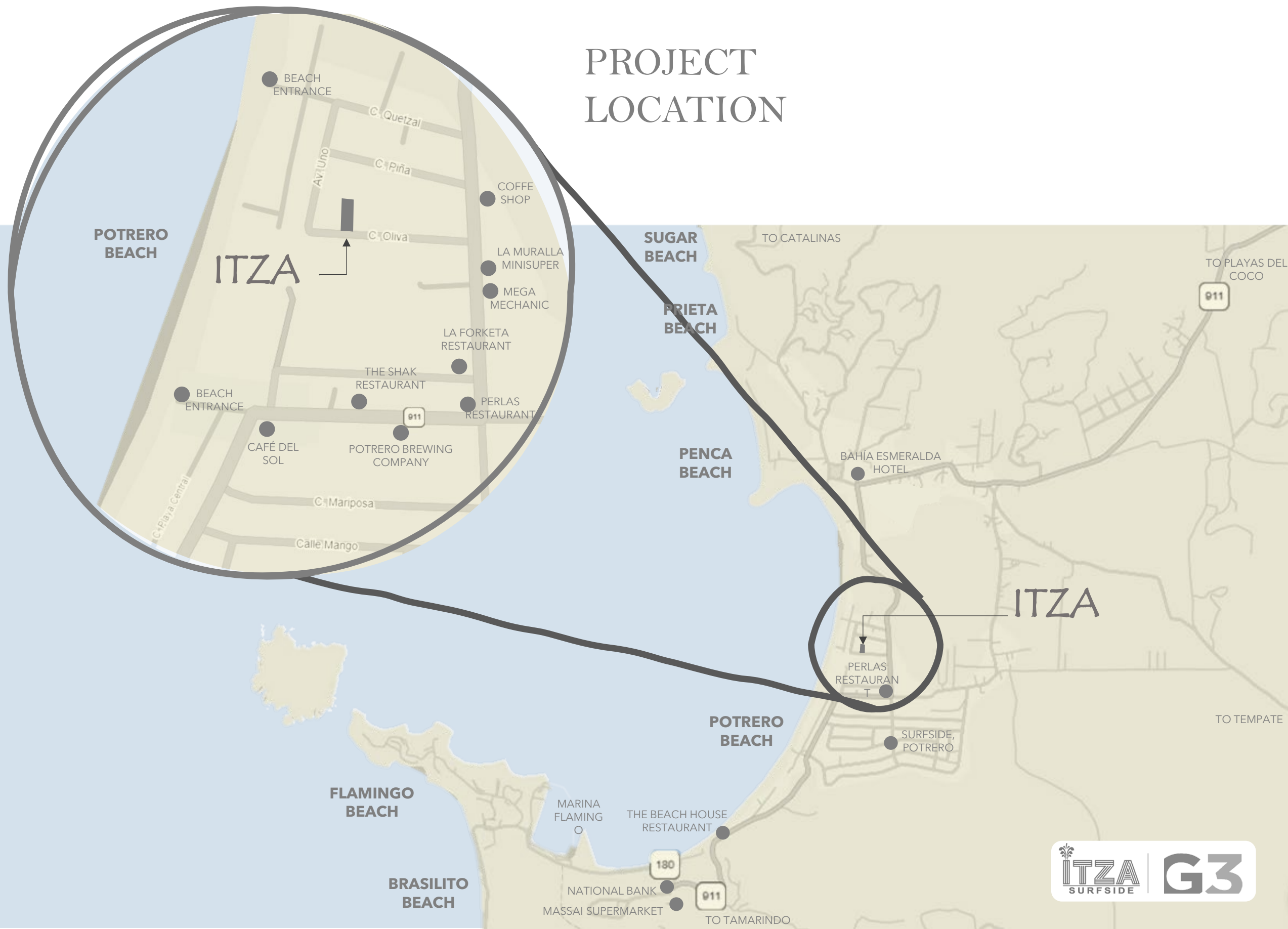




 **ITZA** | **G3**  
SURFSIDE

# PROJECT LOCATION





## Living Tropical Contemporary Architecture

ITZA is based on native and  
modern architectural spaces  
with the sense of the tropics.

# FLOOR PLAN FIRST LEVEL



APT. 101

76,5 m<sup>2</sup>  
823 ft<sup>2</sup> LIVING AREA

15 m<sup>2</sup>  
162 ft<sup>2</sup> PARKING AREA

APT. 102

76,5 m<sup>2</sup>  
823 ft<sup>2</sup> LIVING AREA

15 m<sup>2</sup>  
162 ft<sup>2</sup> PARKING AREA

DISCLOSURE. The total surfaces were estimated including internal wall thicknesses. Measures, surfaces and proportions expressed in the drawings are approximate and have been turned over only for illustrative purposes. The measurements, surfaces and final proportions will emerge from the approved construction drawings by the competent authority. Measurements are approximate, should be verified in construction. Furniture not included. Distribution and models of provisions subject to definitions during recruitment. The square meters of Amenities will not appear as square meters of the unit in the public deed transferring ownership or in the real estate property registry.

# FLOOR PLAN SECOND LEVEL



APT. 201

76,5 m<sup>2</sup>  
823 ft<sup>2</sup> LIVING AREA

15 m<sup>2</sup>  
162 ft<sup>2</sup> PARKING AREA

APT. 202

76,5 m<sup>2</sup>  
823 ft<sup>2</sup> LIVING AREA

15 m<sup>2</sup>  
162 ft<sup>2</sup> PARKING AREA

DISCLOSURE. The total surfaces were estimated including internal wall thicknesses. Measures, surfaces and proportions expressed in the drawings are approximate and have been turned over only for illustrative purposes. The measurements, surfaces and final proportions will emerge from the approved construction drawings by the competent authority. Measurements are approximate, should be verified in construction. Furniture not included. Distribution and models of provisions subject to definitions during recruitment. The square meters of Amenities will not appear as square meters of the unit in the public deed transferring ownership or in the real estate property registry.



## Peace in the Heart of Surfside, Guanacaste.

Enjoy an extended moment of tranquility  
on your gracious balcony while connecting with  
Pacífico's stunning natural environs.

# APARTMENT TYPE

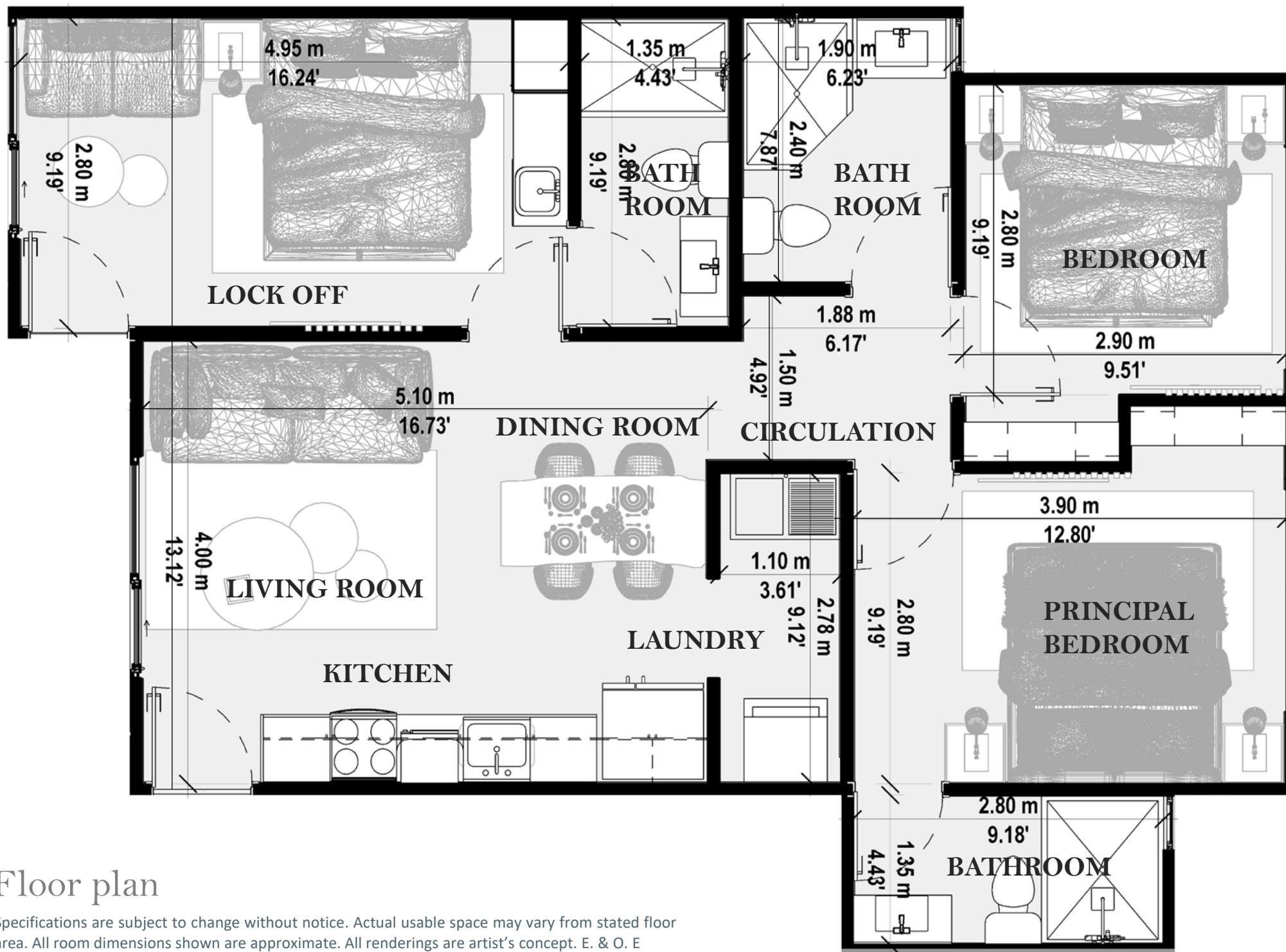
3 BEDROOM + 3 BATHROOM



| SPACE                                     | ft <sup>2</sup>             | m <sup>2</sup>            |
|-------------------------------------------|-----------------------------|---------------------------|
| Dining room +<br>Living room +<br>Kitchen | 227.1 ft <sup>2</sup>       | 21.10 m <sup>2</sup>      |
| Circulation                               | 36.6 ft <sup>2</sup>        | 3.40 m <sup>2</sup>       |
| Laundry                                   | 35.5 ft <sup>2</sup>        | 3.30m <sup>2</sup>        |
| Bathroom                                  | 50.6 ft <sup>2</sup>        | 4.70 m <sup>2</sup>       |
| Principal bedroom                         | 132,4 ft <sup>2</sup>       | 12.30 m <sup>2</sup>      |
| Bathroom                                  | 43.0 ft <sup>2</sup>        | 4.00 m <sup>2</sup>       |
| Second bedroom                            | 102.3 ft <sup>2</sup>       | 9,50 m <sup>2</sup>       |
| Lock off                                  | 152.8 ft <sup>2</sup>       | 14.20 m <sup>2</sup>      |
| Bathroom                                  | 43.0 ft <sup>2</sup>        | 4.00 m <sup>2</sup>       |
| <b>TOTAL</b>                              | <b>823,4 ft<sup>2</sup></b> | <b>76,5 m<sup>2</sup></b> |

Specifications are subject to change without notice. Actual usable space may vary from stated floor area. All room dimensions shown are approximate. All renderings are artist's concept. E. & O. E





## Floor plan

Specifications are subject to change without notice. Actual usable space may vary from stated floor area. All room dimensions shown are approximate. All renderings are artist's concept. E. & O. E













## FINISHES

### FLOORING

Light ceramic tile floor.  
Ceramic tile for bathroom area.

### WALLS

Exterior walls in durock.  
Interior walls in gypsum.  
Paint - 1 sealand & 2 finish coats.  
Shower walls with ceramic tile.

### DOORS AND WINDOWS

Laminate doors or similar.  
Internal hardware with key in black.  
Entry door with Digital Smartcode.  
Sliding doors in natural aluminum  
/transparent glass & screens.  
Windows in natural aluminum /transparent  
glass & screens

### KITCHENS

Countertop - Granite stone or similar.  
Kitchen Cabinet - 16 mm melamine.  
Handles - Stainless steel handles for drawers.  
Baseboard - Aluminum skin.  
Drawers and Doors- Round embedded Blum  
or similar.

### PARKING

One space parking in Stone.

### BATHROOMS

Bathroom Cabinet 16mm melamine board  
Baseboard - None - Floating  
Sinks - Over counter sinks  
Tapware-American Standard or similar

### BALCONIES RAILING

Steel cable & steel balustrade

### CEILINGS

Moisture resistant gypsum board.  
Paint - 1 sealand & 2 finish coats

### MECHANICAL AND ELECTRICAL

Fire smoke alarm.  
Eagle white outlets.  
Recessed Lamps.  
Instant water heater.

### WARDROBES

Cabinet - 16 mm Melamine or similar.

### AMENITIES

Pool  
BBQ area  
Gardens in the acces.

