

# BARONS RESORT

VISTA ATENAS, ALAJUELA, COSTA RICA



**Confidential**  
**Offering Circular**



*Offering a Change of Lifestyle in Beautiful Costa Rica*



Costa Rica is a success story: one of the most prosperous countries in the Latin American region, it is a global leader in its response to climate change and biodiversity conservation and it is well-known for its sustained economic growth and stable democratic institutions.

**Costa Rica is the Switzerland of Central America**





# *Mountaintop Resort and Restaurant*

*Unique Investment Opportunity*

A vibrant, stylized illustration of a tropical rainforest. The background is filled with lush green foliage, including large, heart-shaped leaves with characteristic holes (Monstera) and various tropical flowers in shades of orange, pink, red, and purple. The overall scene is bright and colorful, evoking a sense of a lush, exotic environment.

**Nestled within the lush rainforests of Costa Rica, where the symphony of wildlife harmonizes with the gentle rustle of palm fronds, lies an enchanting resort awaiting its next custodian.**

**Embraced by the verdant mountains and 100 mile views, this haven epitomizes the essence of tropical luxury and sustainable living. With its elegant individual Eco-Suites perched high atop Vista Atenas, guests are invited to immerse themselves in a sanctuary where tranquility and adventure converge.**

**Whether indulging in the rejuvenating embrace of the spa, savoring farm-to-table delicacies infused with local flavors or embarking on exhilarating excursions through the rich tapestry of the surrounding ecosystems, every moment promises a voyage of discovery and delight.**

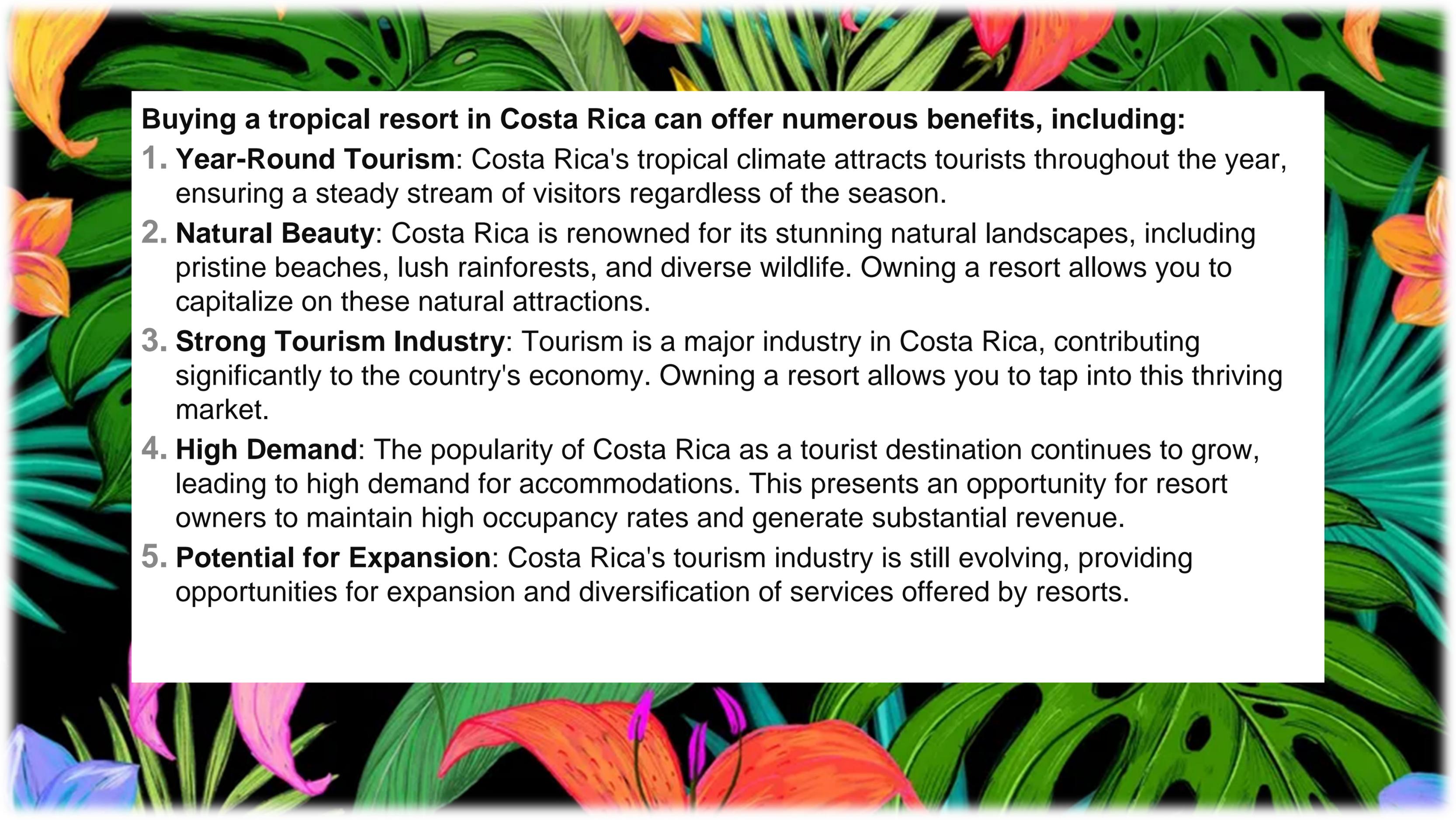
**Here, amidst the splendor of Costa Rica's natural wonders, lies an extraordinary opportunity to own a slice of paradise and cultivate unforgettable experiences for generations to come.**

***6 Efficiencies – 6 Superior Suites  
With Approvals to Build 6 More  
Bar Restaurant – Pool – Spa***





**BARONS  
RESORT**  
Bar & Restaurant  
ATENAS • COSTA RICA



**Buying a tropical resort in Costa Rica can offer numerous benefits, including:**

- 1. Year-Round Tourism:** Costa Rica's tropical climate attracts tourists throughout the year, ensuring a steady stream of visitors regardless of the season.
- 2. Natural Beauty:** Costa Rica is renowned for its stunning natural landscapes, including pristine beaches, lush rainforests, and diverse wildlife. Owning a resort allows you to capitalize on these natural attractions.
- 3. Strong Tourism Industry:** Tourism is a major industry in Costa Rica, contributing significantly to the country's economy. Owning a resort allows you to tap into this thriving market.
- 4. High Demand:** The popularity of Costa Rica as a tourist destination continues to grow, leading to high demand for accommodations. This presents an opportunity for resort owners to maintain high occupancy rates and generate substantial revenue.
- 5. Potential for Expansion:** Costa Rica's tourism industry is still evolving, providing opportunities for expansion and diversification of services offered by resorts.

The background of the slide is a vibrant, tropical-themed illustration. It features large, green, perforated leaves (likely Monstera) and various colorful flowers in shades of orange, pink, purple, and blue. The overall aesthetic is bright and lush.

## Need More Reasons?

**6. Tax Incentives:** Costa Rica offers various tax incentives and benefits to businesses in the tourism sector, which can help reduce operational costs and increase profitability.

**7. Quality of Life:** Owning a resort in Costa Rica can provide a desirable lifestyle, with access to beautiful surroundings, outdoor activities, and a laid-back atmosphere.

**8. Investment Potential:** Real estate in Costa Rica has shown steady appreciation over the years, making it a potentially lucrative investment opportunity for resort owners.

**9. Eco-Tourism Appeal:** Costa Rica is known for its commitment to environmental conservation and sustainable tourism practices. Owning a resort that aligns with these values can attract eco-conscious travelers and contribute to environmental preservation efforts.

**10. Personal Enjoyment:** Beyond financial benefits, owning a resort in Costa Rica can be personally rewarding, allowing you to immerse yourself in the country's rich culture, cuisine, and natural wonders.



**BARONS  
RESORT**  
Bar & Restaurant  
ATENAS • COSTA RICA

# Overview

---

Barons is a Boutique, 12 key Resort located in the city of Atenas, Alajuela, Costa Rica. It is 3,100' above sea level. Atenas Population of 29,000.

A Cordon Bleu Chef set up a Restaurant of Distinction.

With 360 degree panoramic views of the environs, it is a scenic, restful environment.





# Description

We have 12 keys,  
Attractive Common Areas  
Spa, Swimming Pool,  
Event Hall, Terraces,  
Lush Tropical Gardens  
First-class Bar and  
Restaurant with Dining  
Indoors and Outdoors

# Restaurant

---





**Restaurant Provides Both Indoor  
and Outdoor Dining Areas.**

**100 Mile Views**

**Five Volcanos & The Capital City of San Jose**



Outdoor Dining Terrace

***Ideal for  
Sunset Cocktails***



# Restaurant

---

Barons Restaurant & Bar's

The Restaurant is open to guests and general public. It has a formal lounge and an outdoor terrace atmosphere, from where you can enjoy the view of the Central Valley and the beautiful 360 degree views. We offer a varied menu with national and international cuisine. Our kitchen uses local products. vegetables, fruits, and coffee from farmers in the area and vegetables from our orchard.



**BARONS**  
**RESORT**  
Bar & Restaurant  
**ATENAS • COSTA RICA**



# Restaurant Hours

---

Available from 7:30 AM - 10:00 PM.

Theme activities with live music on Fridays from 6:00 PM to 10:00 PM

In addition, we celebrate Couple´s Saturday with Live Music from 5:00 PM to 9:00 PM

Restaurant and Pavilion Fully Air Conditioned

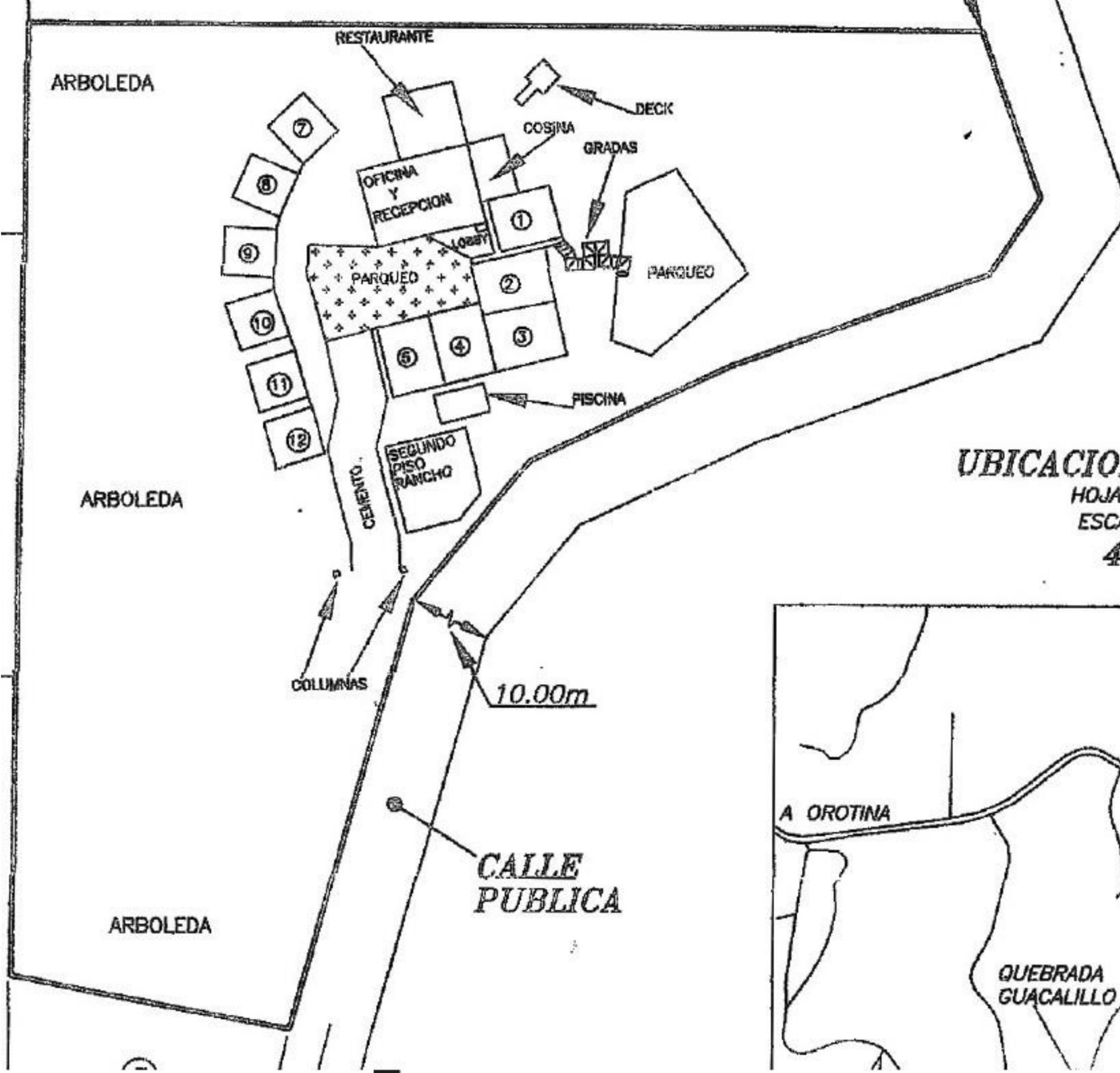
*All New  
Construction  
2013-2015*



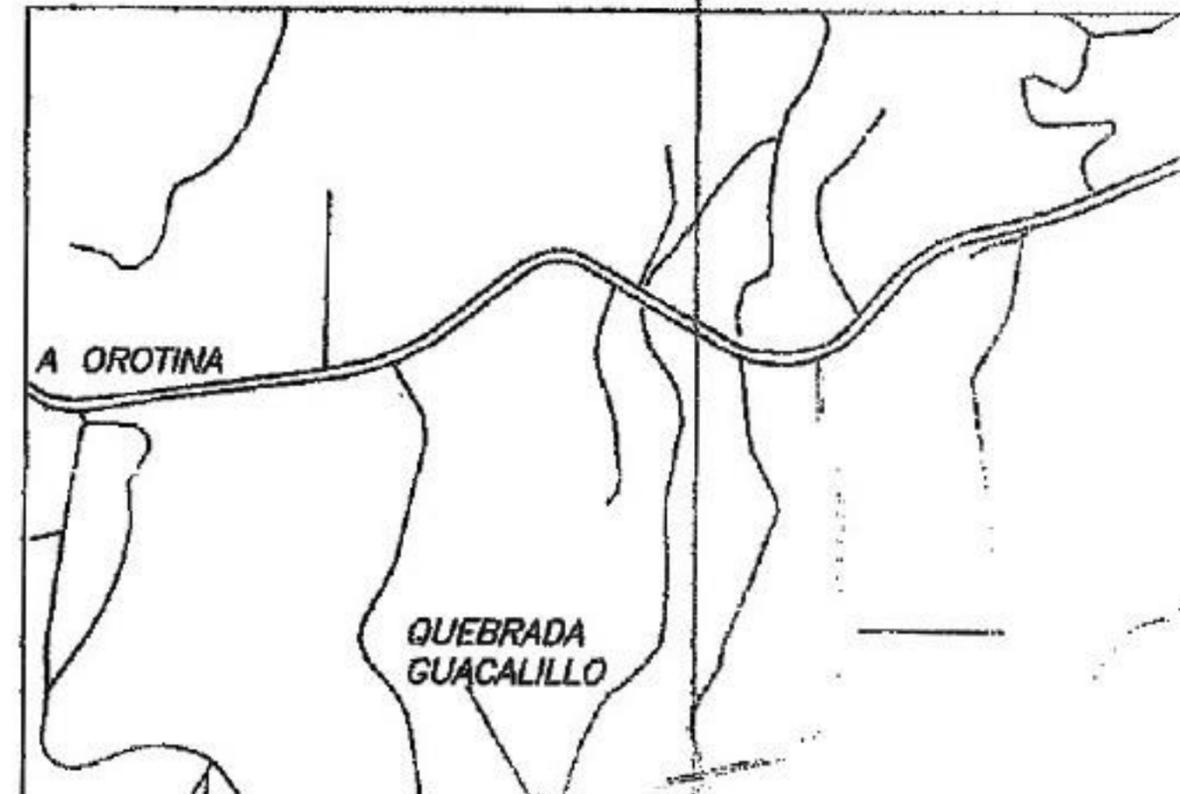
**Baron's Resort**  
Convenient to Airport  
And the Blue Pacific



**30 Minutes to SJO Airport**  
**45 Minutes to the Blue Pacific**



**UBICACION GEOGRAFICA**  
HOJA CUAJINIQUIL  
ESCALA 1:10000  
491700



# OUR ROOMS



# Standard Rooms

---







**BARONS  
RESORT**  
Bar & Restaurant  
**ATENAS • COSTA RICA**

## **6 "Standard" rooms with private terrace**

Internet

Cable TV

Mirror

Shower

Bathroom Amenities

Desk

Refrigerator

# Superior Suits

---







**BARONS  
RESORT**  
Bar & Restaurant  
ATENAS • COSTA RICA





## **6 "Superior" rooms fully equipped**

Internet / Cable TV

Fully Equipped Kitchen

Dining Room / Living Room

Shower / Bathroom Amenities

Hand Dryer / Mirror

Terrace / Balcony / Mountain View

*Each Room has a Private Sundeck*



# Spa

---





# SPA

---

We offer Spa services to our clients.  
The most relaxing time!!



# Event Hall

---





# Pavilion

Enclosed

Suitable for

Family Gatherings

Business Meetings

Private Parties

Expositions

Weddings







# Event Hall



This Resort offers a pleasant atmosphere for celebrations, Baby Showers and Birthdays to Weddings or meetings with Family or Friends.

Capacity up to 100 people.

# Summary

---



# Atenas, Costa Rica

World's Most Temperate Climate  
Consistently 62 ° to 82 ° Year Round

## Nearby Activities

ATV Tours  
Hiking  
Rappelling  
Zip Lining  
Waterfalls

Horseback Riding  
Whitewater Rafting  
... and So Much More



Strong US and Canadian Expat Populations

## Things to do in Costa Rica

Activity	Website
ATV	<a href="https://www.manuelantonioatvadventure.com/">https://www.manuelantonioatvadventure.com/</a>
Bicycling	<a href="https://www.duvine.com/tour/costa-rica-bike-adventure-tour/">https://www.duvine.com/tour/costa-rica-bike-adventure-tour/</a>
Birdwatching	<a href="https://www.viator.com/blog/Where-to-Go-Bird-Watching-in-Costa-Rica">https://www.viator.com/blog/Where-to-Go-Bird-Watching-in-Costa-Rica</a>
Butterflies	<a href="https://butterflyconservatory.org/">https://butterflyconservatory.org/</a>
Canopy Bridges	<a href="#">The Best Canopy Hanging Bridges in Costa Rica (entercostarica.com)</a>
Catamaran Cruise	<a href="http://costacatcruises.com">costacatcruises.com</a>
Chocolate Farm	<a href="#">Chocolate Farm Visit (vacationscostarica.com)</a>
Cloud Forest	<a href="#">A guided hike through a Cloud Forest in Monteverde (vacationscostarica.com)</a>
Coffee Experience	<a href="#">The Best Costa Rica Coffee Tours (vacationscostarica.com)</a>
Crocodile Safari	<a href="#">Jungle Crocodile Safari and Bird Watching Tour 2024 - Jaco (viator.com)</a>
Hiking	<a href="http://turismorura8.wix.com">turismorura8.wix.com</a>
Horseback Riding	<a href="#">Jaco Beach Small-Group Horseback Riding Tour 2024 (viator.com)</a>
Hot Springs	<a href="#">The Best Hot Springs in the Arenal Volcano Area (vacationscostarica.com)</a>
Hot Springs	<a href="#">Rincon de la Vieja Volcano Park Hiking Tour with Lunch 2024 - Tamarindo (viator.com)</a>
Mangrove Boat Tour	<a href="#">Half-Day Boat Tour of Mangrove Forest, Damas Island 2024 - Quepos (viator.com)</a>
National Park Tour	<a href="#">Manuel Antonio National Park: Small-Group Tour 2024 - Quepos (viator.com)</a>
Night Walking Tour	<a href="#">Night Walk Around The Arenal Volcano 2024 - La Fortuna (viator.com)</a>
Rafting	<a href="http://rafting-y-aventuras360.negocio.site">rafting-y-aventuras360.negocio.site</a>
Rappelling	<a href="#">Pure Trek Canyoning Adventure - Pure Trek Costa Rica</a>

## Things to do in Costa Rica continued

Activity	Website
Running	<a href="https://greatruns.com">Running in Costa Rica. Best routes and places to run in Costa Rica. (greatruns.com)</a>
San Jose Food Tour	<a href="https://viator.com">San Jose Small-Group or Private Walking Food Tour (Feb 2024) (viator.com)</a>
San Jose Walking Tour	<a href="https://tripadvisor.com">2024 Guided Walking Tour in San Jose with Lunch (tripadvisor.com)</a>
Scuba Diving	<a href="https://scubadivingcostarica.com">scubadivingcostarica.com</a>
Sea Turtle Watching	<a href="https://vacationscostarica.com">See sea turtles nesting and hatching in Costa Rica (vacationscostarica.com)</a>
Sky Tram	<a href="https://viator.com">Monteverde Cloud Forest Sky Walk, Tram, Zipline Adventure Tour 2024 (viator.com)</a>
Sloth Watching	<a href="https://vacationscostarica.com">Sloth Spotting Costa Rica - A Family-Friendly Hiking Tour (vacationscostarica.com)</a>
Snorkeling	<a href="https://dtourscostarica.negocio.site">dtourscostarica.negocio.site</a>
Sport Fishing	<a href="https://www.epicfishingcostarica.com">www.epicfishingcostarica.com</a>
Sunset Sailing	<a href="https://viator.com">Sunset Sailing Tour on Ti Marouba catamaran Tamarindo 2024 (viator.com)</a>
Surfing	<a href="https://surferfactory.com">surferfactory.com</a>
Tortuga Island Tour	<a href="https://viator.com">Tortuga Island Full Day Tour from San José with Lunch (Feb 2024) (viator.com)</a>
Toucan Watching	<a href="https://entercostarica.com">Toucans in Costa Rica: Where &amp; How to Find Them (entercostarica.com)</a>
Volcano	<a href="https://www.costaricavolcanoes.com">Costa Rica Volcanoes - Arenal, Poas, Irazu &amp; More</a>
Waterfalls	<a href="https://puravidagarden.com">puravidagarden.com</a>
Wetlands Tour	<a href="https://viator.com">Caño Negro Wetlands by Boat   Small groups 8 max 2024 - La Fortuna (viator.com)</a>
Whale Watching	<a href="https://vacationscostarica.com">Whale Watching in Costa Rica   Costa Rican Vacations (vacationscostarica.com)</a>
White Water Rafting	<a href="https://vacationscostarica.com">White Water rafting in Costa Rica- It's spectacular. It's thrilling. (vacationscostarica.com)</a>
Wildlife Hike	<a href="https://www.fodors.com">Costa Rica EcoTours. Fodors Top 10 Must-Do Trip! Wild Planet Adventures</a>
Zipline	<a href="https://vacationscostarica.com">Zip Lining through the Costa Rican canopy, countrywide (vacationscostarica.com)</a>

# Retirement

[Best Places to Retire in 2024: The Annual Global Retirement Index \(internationalliving.com\)](https://www.internationalliving.com)

That *pura vida* vibe makes [Costa Rica](#) the perfect home away from home. Maybe it's the pristine tropical beaches, the eternal spring-like weather in [the Central Valley](#), the fact it (Nicoya to be exact) is home to one of the world's Blue Zones, the volcanic energy coursing through its ground, the rich biodiversity of its flora and fauna, the stunning turquoise waterfalls, or that Costa Rica has been ranked as one of the happiest countries.

You may see sloths climbing up trees with their babies in tow or howler monkeys swinging from branch to branch in your backyard. It's no surprise why Costa Rica tops IL's Annual Global Retirement Index in 2024

The high quality of healthcare in Costa Rica is one reason people are flocking here. Many doctors and surgeons in San Jose have been trained in the U.S., and it is a fraction of the cost of what you pay back home.

With its vast number of plant and tree species, birds, and wildlife, Costa Rica is paradise!

Life in the mountains and the Central Valley is noticeably cooler than on the coasts. Costa Rica offers incentives to help expats invest, sample life, or acquire residency. With the new digital nomad visa and an updated law to attract retirees, Costa Rica is an inviting place to enjoy your days

# Overview Technical and Geographical Data

---

Location: Residential Vista Atenas, Atenas, Alajuela, Costa Rica

Location Type: Countryside / Rural

Property Size: 95,800 square feet

Constructed Area: 10,700 square feet

Number of Rooms: 6 Standard and 6 Superior

**Site permits construction of 6 additional Superior Rooms**



**BARONS  
RESORT**  
Bar & Restaurant  
**ATENAS • COSTA RICA**

Costa Rica is not a destination but a lifestyle.

Barons Resort



# Overview Technical and Geographical Data

---

Structures: Reception & Office, Restaurant, Reception, Bar, Spa, Two Parking Areas, Swimming Pool, Event Room.

View type: Mountain and City Lights, view 360 degrees

Year of construction: 2013/2018

Furnished: Yes

Type access road: Public paved street

Services available: Water, Electricity, Telephone, Internet, Cable.

*Barons Resort Available for Sale*

**Price is Less Than Today's**

**Physical Construction Cost**

**12 Suites Plus Approval for 6 more**

**Site Inspection Reimbursement  
\$3,500 Credit at Closing**



# *Costa Rica – Not a Destination But a Lifestyle*



# *Final Thoughts*

Potential buyers for a resort in Costa Rica are presented with an unparalleled opportunity to invest in not just a property, but a lifestyle and ethos that resonates with discerning travelers worldwide. Costa Rica, renowned for its breathtaking natural beauty and commitment to sustainability, offers a setting where every sunrise brings the promise of adventure and every sunset paints the sky in hues of serenity. As a coveted destination for eco-conscious travelers seeking authentic experiences, owning a resort in Costa Rica means becoming a steward of one of the most biodiverse regions on the planet. With its thriving ecotourism industry and growing appeal to luxury travelers seeking meaningful connections with nature, a resort in Costa Rica represents not only a sound investment but also a chance to make a positive impact on both the environment and the local community. Whether it's the allure of pristine beaches, lush rainforests teeming with wildlife, or the pura vida lifestyle that permeates every aspect of Costa Rican culture, potential buyers are invited to seize the opportunity to own a slice of paradise and become part of a vibrant legacy of sustainable hospitality in one of the world's most sought-after destinations.

Click Photo for Video Tour



For information Contact:

**Paul G. W. Fetscher CCIM CRX CLS**

**Great American Brokerage**

**+1(516) 889-7200**

[Paul@RestaurantExpert.com](mailto:Paul@RestaurantExpert.com)

[www.RestaurantExpert.com](http://www.RestaurantExpert.com)

Licensed Real Estate Broker

**Resort for Sale with Real Estate  
\$1,795,000**