

SEASIDE MARIANA  
OCEANFRONT COMMUNITY

~

N I C A R A G U A

EXPERIENCE THE NEW NICARAGUA



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OCEANFRONT COMMUNITY

~  
NICARAGUA

Day 1.

I have landed - I make this promise to myself to keep this journal for all time. No one can understand the beauty of this place... this soulful, warm and wonderful place...

Nicaragua.




There is a new and special place, where the land and sea merge gently beneath the tropical sun. It is from this magnificent natural setting that Seaside Mariana Oceanfront Community is rising and creating the new standard of excellence for exclusive luxury destinations in Latin America.

Nestled on the Pacific Coast of Nicaragua, the resort's 923 acres rise smoothly from over a mile of unspoiled beach to the Tecolapa River's tree-lined banks, framed by distant rolling mountains. It is a place of the heart and soul, a quiet refuge dedicated to relaxation and revitalization.

*Experience the New Nicaragua.*



A tropical beach scene. A large palm tree trunk leans from the top right towards the center. In the foreground, there are vibrant pink flowers, likely bougainvillea, in soft focus. The background shows a sandy beach with a piece of driftwood on the left, and the ocean waves meeting the shore under a pale, hazy sky.

*Day 2.*

*This morning, a peace  
washed over me. I touched the  
beauty of this land and it seemed  
to feel my touch in return..*



CANADA

NORTH AMERICA

MEXICO

*Atlantic Ocean*

BAHAMAS

*Pacific Ocean*

*Caribbean Sea*

SOUTH AMERICA

Air Travel to Nicaragua is now available on over 60 flights per week into Managua's International Airport on American Airlines, Continental Airlines, Grupo Taca and Copa.

EUROPE

Nicaragua is the beating heart of Central America, a nation rising quickly to become the next great tourism destination and real estate market in the world. Safe, affordable, peaceful and culturally diverse, this environmentally stunning country is teetering on the edge of a property boom fueled by foreign interest.

Nicaragua has both Pacific and Caribbean shorelines, a tropical climate and a wealth of natural phenomena from virgin

beaches to living reefs and from volcanic chains to dense rainforests. Easily accessible on major airlines from cities across the globe, Nicaragua is a prime location for the second home buyer. Flight times from southern cities in the United States are under two and a half hours.

Seaside Mariana Oceanfront Community is undoubtedly one of the best values for a luxury golf community in Central America.

AFRICA

*Day 3.*

*Delight! While lush and green, as much of Central America, this place greets me as if I were a delight served a great feast...*



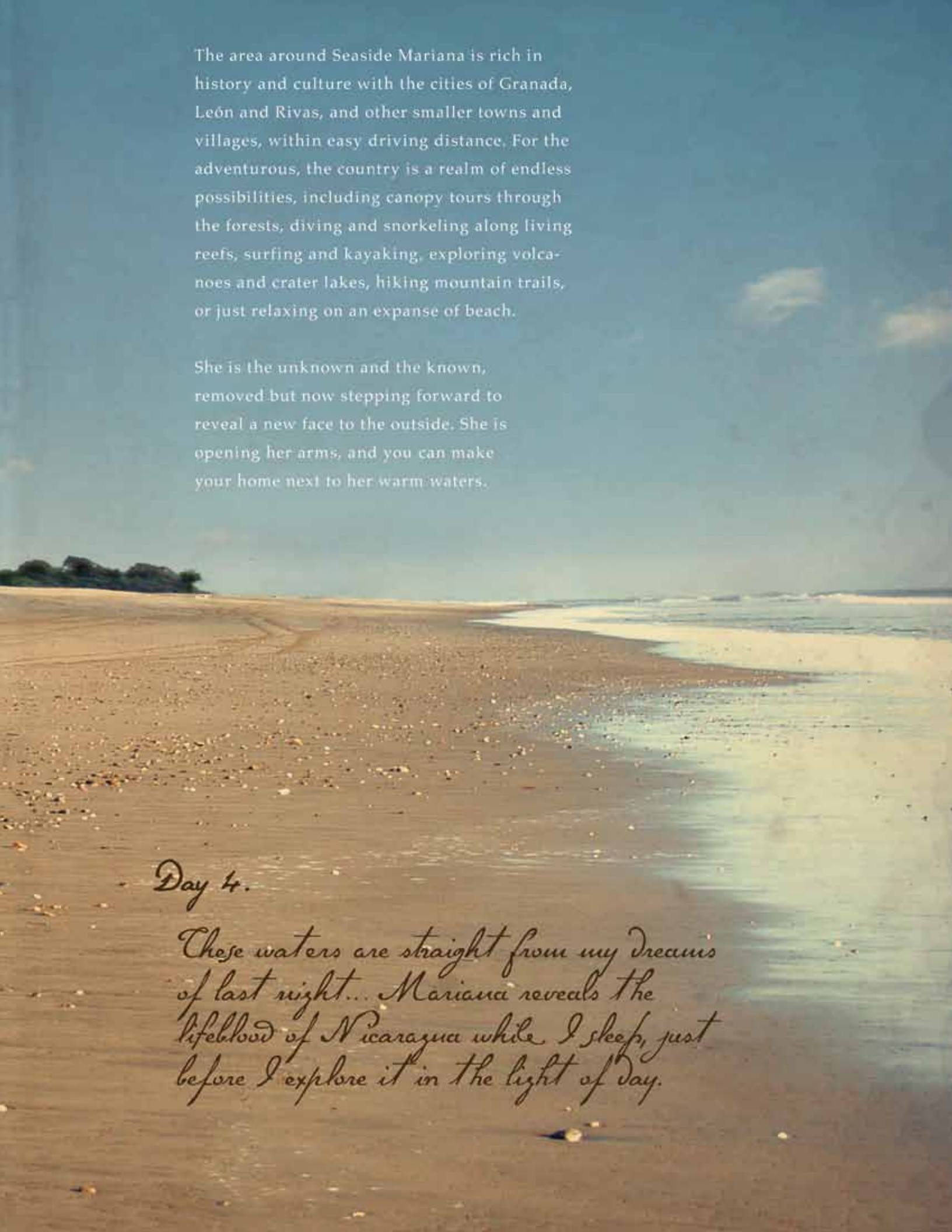


Where did you come from, Mariana?  
Did you rise wet from the ocean, step  
out onto moon-silvered sand to walk the  
white beach but disturb not a single  
grain?

Or did the village give you first life  
nurture you in its quiet love among  
people who like you know the touch of  
raw earth and worship its gifts

You are the passion, Mariana that  
races the blood gives taste to the mystery  
of this place that calls us home and  
makes us one beneath blue sky  
warmed by the sun...





The area around Seaside Mariana is rich in history and culture with the cities of Granada, León and Rivas, and other smaller towns and villages, within easy driving distance. For the adventurous, the country is a realm of endless possibilities, including canopy tours through the forests, diving and snorkeling along living reefs, surfing and kayaking, exploring volcanoes and crater lakes, hiking mountain trails, or just relaxing on an expanse of beach.

She is the unknown and the known, removed but now stepping forward to reveal a new face to the outside. She is opening her arms, and you can make your home next to her warm waters.

*Day 4.*

*These waters are straight from my dreams of last night... Mariana reveals the lifeblood of Nicaragua while I sleep, just before I explore it in the light of day.*



Seaside Mariana is centered on providing its residents and guests the finest possible lifestyle within a private community, but it also maintains its touch with the land and the people around it, encouraging you to step outside its confines and immerse yourself in the color and spirit of the place. Underlying the opportunities are the elements that have always attracted the curious and daring: pristine natural settings, temperate weather, a strong history and culture, scores of recreational and tourism opportunities, picturesque cities and towns, and perhaps most important, a warm and welcoming population. The people of Nicaragua are renowned for their hospitality and receptiveness to international visitors.



*Day 5.*

*In last night's dream, Mariana showed me a place teeming with life. The sights and exotic smells of a market place. Spices, art, and other curious mysteries were all laid out before me.*

*Upon my visit, the warmth of the people staggered me. It was as if I had been transported to a much better time, a better place... a better life.*

Imagine the ocean and sky as your personal pieces of art, always beautiful and ever changing, breathing life into the place you live and providing a peaceful, relaxing backdrop. Consider the calming daily ritual of watching the sun set, bringing on a velvet night resplendent with a million points of light. Then, just steps away, are the sands of a pristine private beach, lapped softly by warm Pacific waves. Close by, a charming town square hums with activity, and the spa awaits your needs.

This is the life that is yours in a luxurious oceanside condominium or villa here at Seaside Mariana, the jewel of the New Nicaragua. Choose from one, two and three bedroom homes whose exquisite features provide a sense of quiet luxury and old world charm, while offering the modern conveniences that contribute to a comfortable lifestyle. The spaces are open and bright, with spacious condominium balconies bringing nature even closer. Each individual residence contains materials and textures that are indigenous in look and feel, with finishes and colors that are harmonious with the natural setting. Above all, every element has been carefully considered to incorporate a level of luxury that is unsurpassed.

While embracing the lush tropical setting, nothing has been spared to achieve the highest quality, and ensure that daily life here is easy and fulfilling. Together, the architecture and spaces contain elements that speak of this special place where passion for life runs high and deep.



*I own the ocean...  
it is all mine.*





**WYNDHAM NICARAGUA  
RESORT & CASINO**

The Wyndham Nicaragua Resort & Casino, where you, your family and friends can lounge beneath the tropical sun and just steps away, the wide, soft sand beach and warm waves of the Pacific Ocean await you.



*Jack Nicklaus*  
A SIGNATURE GOLF COURSE

El Madroño Golf Club is a home away from home for those playing the Jack Nicklaus Signature Course. El Madroño offers both relaxed and elegant dining experiences, a fully outfitted pro-shop and rentals for play.



**CLUB DEL AZÚCAR**

Club del Azúcar lies at the heart of Seaside Mariana, offering beach-side dining options, a grand infinity pool, cabanas and coconut groves for shade, water sport rentals, and beautifully landscaped Nicaraguan gardens.



**PLUMERIA SPA**

Seaside Mariana residents can unwind beside the Pacific Ocean at Plumeria Spa, offering 5-star spa and wellness services with authentic Nicaraguan flavor. The Plumeria experience will draw centered souls from all over the world.

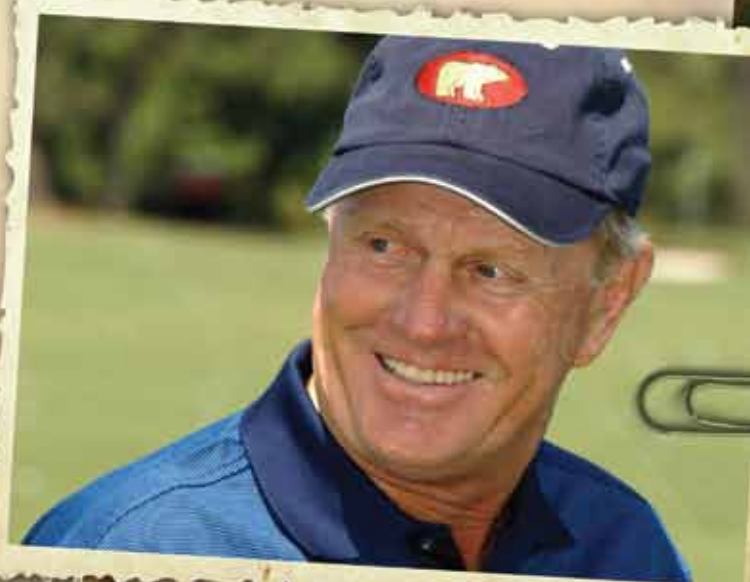


*Joe Williams*  
A SIGNATURE GOLF COURSE



Day 6.

The curves of the land and the views of the ocean are breathtaking. The challenge and the joy of playing away a few moments of life was my reward. Today was a joy.



The dynamic combination of the Nicklaus Design philosophy and the stunning oceanside location is destined to make this course one of the most spectacular golf destinations in the world. The diversity of the terrain and natural features inspired the Nicklaus Design team to utilize a multifaceted approach that will require strategic shotmaking. The property fits perfectly into the Nicklaus philosophy

of allowing the land to dictate the layout, with the intention to blend the course physically and visually into the natural setting.

"I found that we could go much closer to the ocean than I had originally thought," Nicklaus said. "There are some fantastic opportunities with oceanfront holes and riverfront holes. Our goal is to balance what we can create with what's natural

and put the two together to create a complete package."

At Seaside Mariana, players will find themselves experiencing holes along the river that borders the resort, through an upper savannah with a dramatic mountain backdrop and then down to the ocean. While the oceanfront holes certainly will be striking, the strength of the course could be the variety of the inland holes.

Day 7.

Ah. Perfection! My body felt as much as it has been in its own a dream. Nothing today but a gentle inside my soul. My spirit renewed.



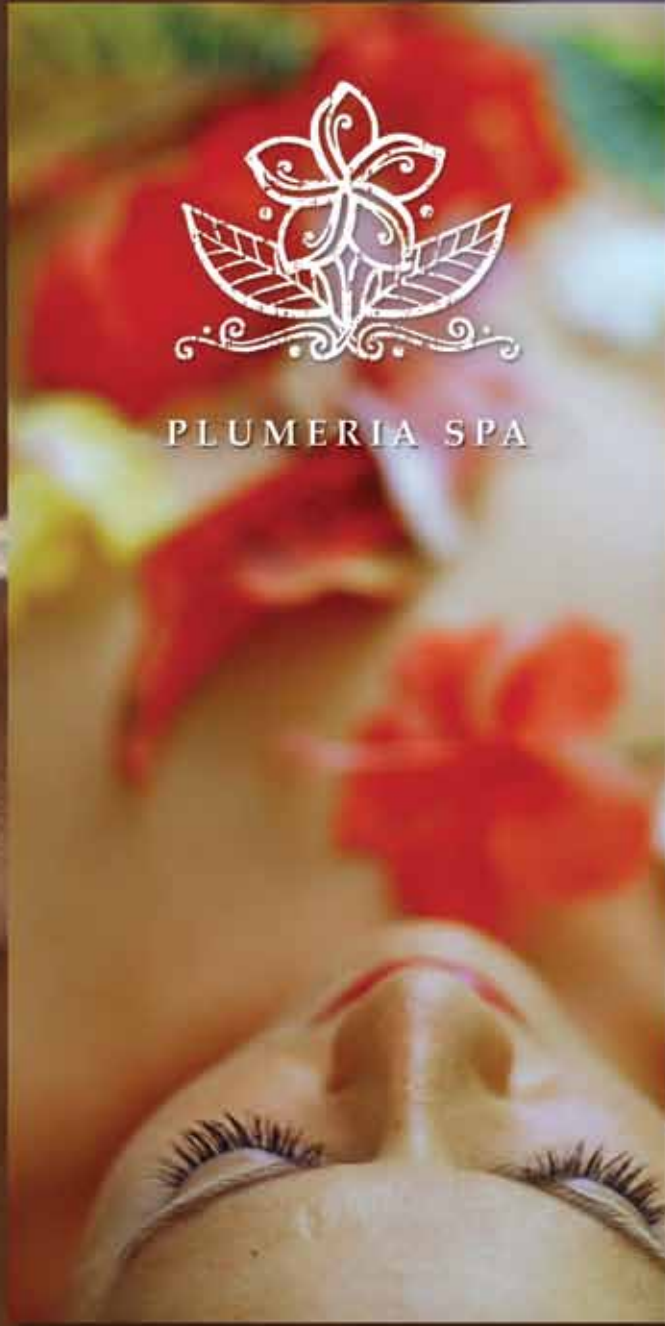
Center yourself and find peace at Plumeria, where the most services and programs will soothe your soul and renew your spirit, all with the flavor and passion of the New Nicaragua.

Close your eyes and imagine this: You're lying on a veranda, a wisp of ocean breeze caressing your skin. You hear not far away the gentle roll of the waves on the beach, and somewhere closer the faint rhythm of a guitar. And then soft hands begin to knead your muscles, and you feel your cares fall away.

You've found your way to Plumeria, a world-class spa and wellness center dedicated to pampering and health. Here you will indulge in authentic treatments and techniques rooted in the spirit of this special place and its people. Just as life here has always moved in rhythm with nature, you'll discover wellness programs attuned to your body and its needs, bringing you back into touch with your inner spirit and awakening desires for a healthier existence.



PLUMERIA SPA






Day 8.

From my bed, it is as if I can  
reach out and touch the ocean.  
Her gentle song takes me by the  
hand into peaceful sleep.





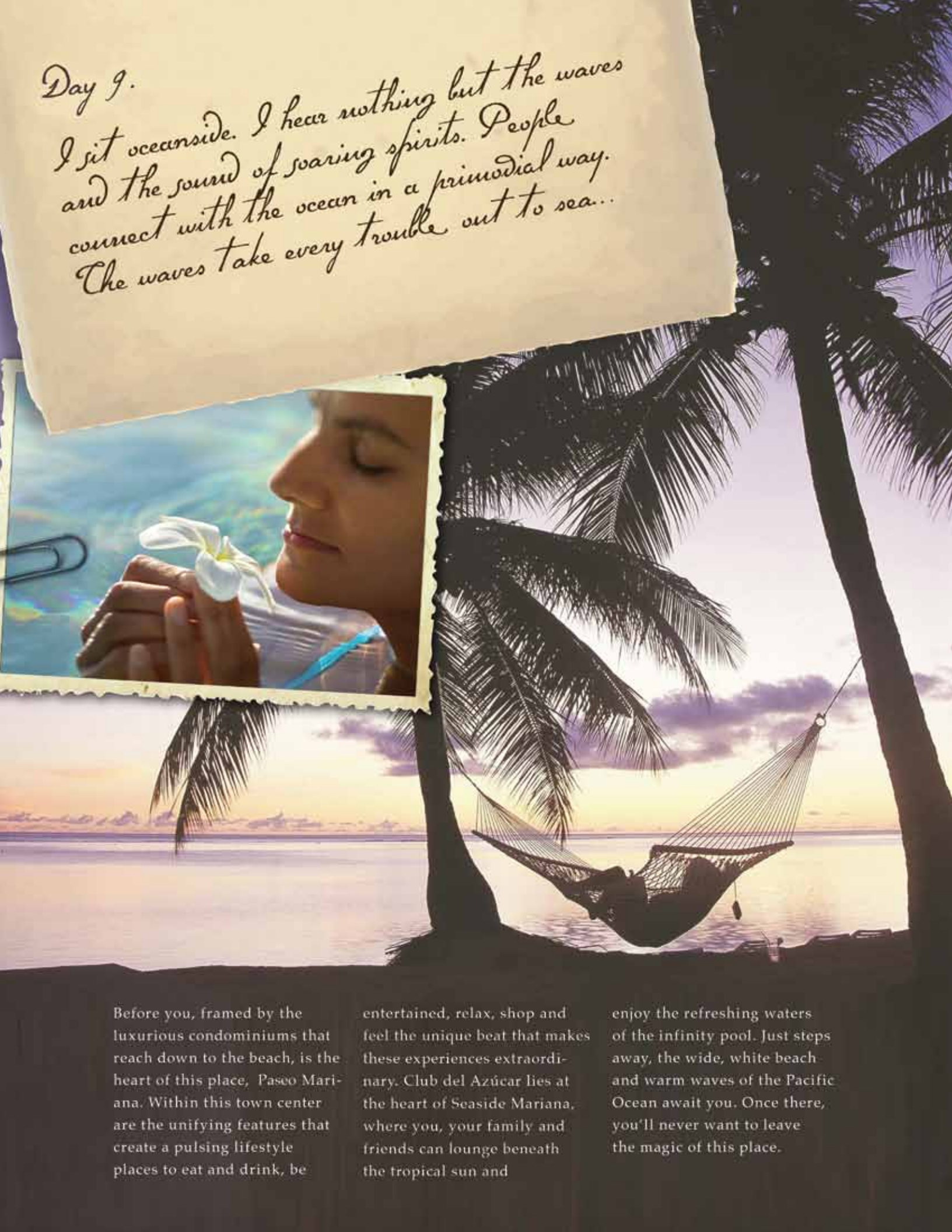
At the heart of the Seaside Mariana Oceanfront Community is [Wyndham Nicaragua Resort & Casino](#). In June of 2010, Wyndham Hotels & Resorts, a subsidiary of Wyndham Worldwide Corporation (NYSE: WYN), announced its expansion plans in Central America with the addition of the 300 plus-unit Wyndham Nicaragua Resort & Casino, a luxury resort and residential condominium development currently under development in Pochomil, Nicaragua.



**WYNDHAM**

Day 9.

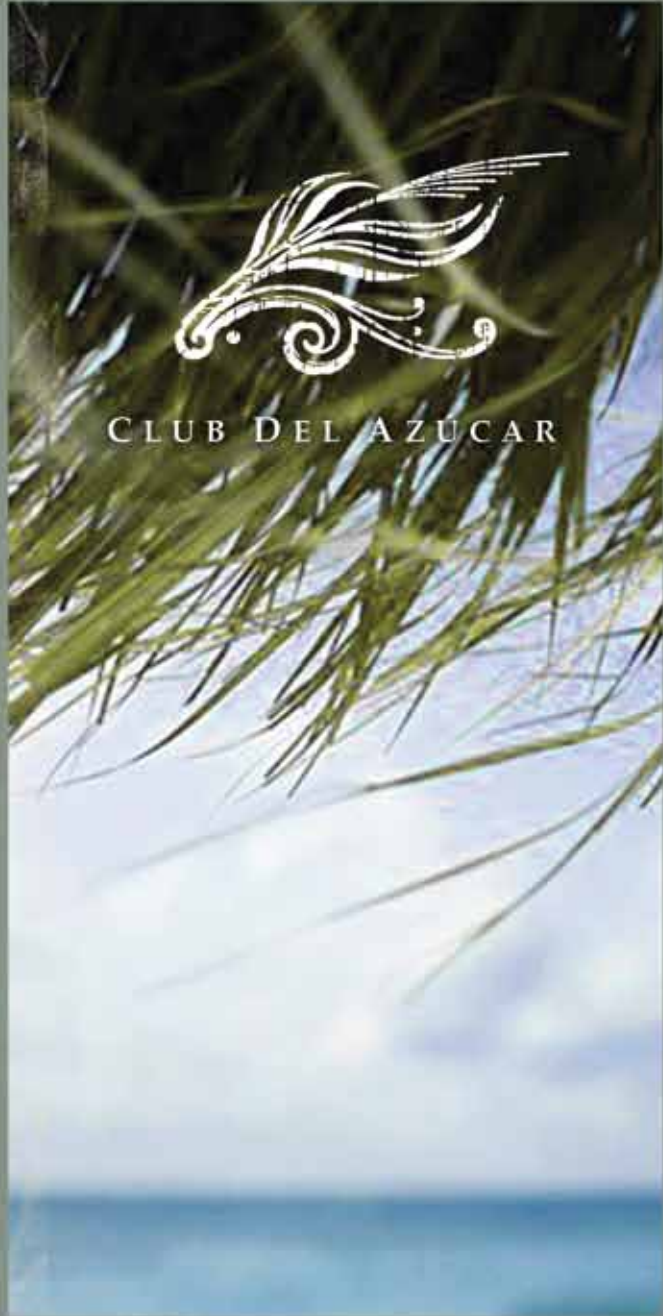
I sit oceanside. I hear nothing but the waves  
and the sound of soaring spirits. People  
connect with the ocean in a primordial way.  
The waves take every trouble out to sea...



Before you, framed by the luxurious condominiums that reach down to the beach, is the heart of this place, Paseo Mariana. Within this town center are the unifying features that create a pulsing lifestyle places to eat and drink, be

entertained, relax, shop and feel the unique beat that makes these experiences extraordinary. Club del Azúcar lies at the heart of Seaside Mariana, where you, your family and friends can lounge beneath the tropical sun and

enjoy the refreshing waters of the infinity pool. Just steps away, the wide, white beach and warm waves of the Pacific Ocean await you. Once there, you'll never want to leave the magic of this place.





Day 10.

*My last day. Mariana has infused my soul with the spirit of this place. How can I hold on to her forever? Part of my heart already resides here. I will return and bring others, and Nicaragua will become our home.*



That's the special magic of Seaside Mariana, a place that touches your soul and calms your spirit.  
Follow your heart to Seaside Mariana. Experience the New Nicaragua.

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

Where did you come from, Mariana?  
Did you rise wet from the ocean, step out to  
moon-silvered sand to walk the white beach  
but disturb not a single grain..

Or did the village give you first life  
nurture you in its quiet love  
among people who like you  
know the touch of raw earth  
and worship its gifts

You are the passion, Mariana  
that races the blood  
gives taste to the mystery  
of this place  
that call us home  
and makes us one  
beneath blue sky  
warmed by the sun..





GRUPO MARIANA  
~  
NICARAGUA

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

Toll Free: 1-888-484-4425 ~ Nicaragua: 505-2276-2028

Grupo Mariana is consistently in search of business partners, team members and customers who believe in the power of reinvestment to grow stronger businesses and communities. If you'd like additional information about Grupo Mariana, our communities, our products or our philanthropic programs, please contact us.