



GRUPO MARIANA

www.grupomariana.com

creating communities.

HONDURAS

PUERTO CABEZAS

CAYOS MISKITOS

NICARAGUA

ESTELI

MATAGLAPA

BLUEFIELDS

CORN ISLANDS

Lake Managua

CHINANDEGA

LEON

TIPITAPA

CORINTO

MANAGUA

MASAYA GRANADA

SALINAS GRANDES

PUERTO SANDINO

MONTELMAR

MASACHAPA

POCHOMIL

JINOTEPE

OMETEPE ISLAND

NUEVA GUINEA

RIVAS

Lake Nicaragua

SAN CARLOS

SAN JUAN DEL SUR



GRUPO MARIANA

COSTA RICA



SITE
CHARACTER





ATV riding
 horseback riding
 biking
 hiking trails
 water sports
 wildlife viewing



OUTDOOR
 EXPERIENCES





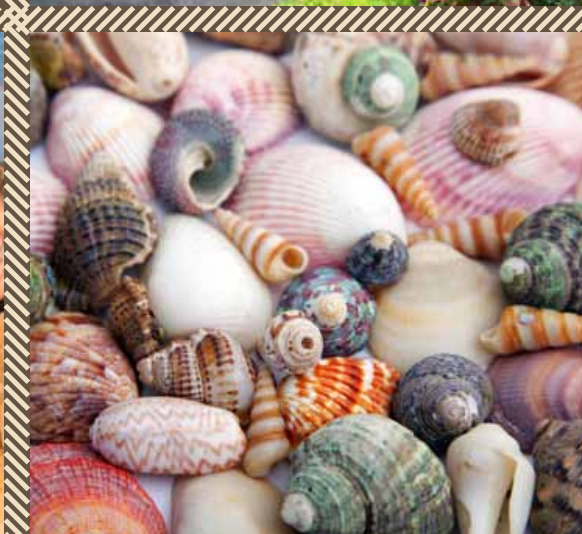
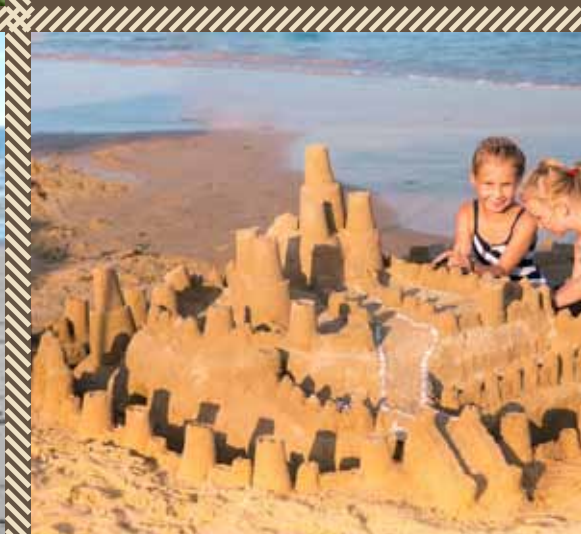
LEGEND

	- Custom Build Homesites
	- Future Development
	- Open Space and Parks
	- Resort Amenity Areas

MASTER PLAN



greenways
 quiet & peaceful
 picnic shelter
 amphitheatre
 flower gardens



COMMUNITY
 AMENITIES

crystal lagoons
 beach club
 sports complex
 kids park
 restaurants





5-STAR
BRAND
HOTEL



With a global
presence, our
International Hotel
will be one of the
world's most
recognized brands.







Artist's Illustration depicts approximate floor plans, furnishings and finishes.
All fabrics, furniture items, fixtures and colors subject to change at the developer's discretion.

BEACH CLUB CONCEPTUAL RENDERING



SEA, SURF AND THE OCEAN AIR

~ INFINITY POOL OVERLOOKING THE PACIFIC OCEAN

~ SWIM-UP-BAR AND POOL CABANAS

~ OUTDOOR DINING AND BAR

~ BEACHFRONT ENTERTAINMENT

~ KIDS PLAY AREA AND SPLASH PARK

~ HAMMOCK GROVES IN THE SHADE OF MAJESTIC PALM TREES

~ BEACH FOOD AND DRINK SERVICE

~ RECREATIONAL SURFING

~ SPORT FISHING

~ NIGHT LIFE AND GAMING



RESORT SPECIAL FEATURES:

~ ON-SITE ARCHAEOLOGICAL MUSEUM SHOWCASES HISTORY OF THE GRUPO MARIANA SITE

~ LEARN CENTURIES-OLD CRAFTS AND CULTURE FROM MASTER ARTISANS AND PRACTITIONERS AT OUR CULTURAL CENTRE

~ LOCAL FARMERS, RANCHERS, AND ARTISANS WILL BE IN THE FARMER'S MARKET SELLING FRUITS, VEGGIES, LOCAL MEATS, SEAFOOD, ARTS, CRAFTS, BEAUTY PRODUCTS, AND MORE.

~ EXPLORE THE NATURAL BEAUTY OF THE TECOLAPA RIVER OR JOURNEY INTO THE SIERRA MOUNTAINS AND IMMERSE YOURSELF INTO NATURE.



EXPERIENCE
THE NEW
NICARAGUA

5-star hotels
resort village
beach clubs
crystal lagoons
designer homes
luxury residences



VILLAGE
CHARACTER



gathering space
informal
practical



quaint
inviting
charming





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MAIN ENTRANCE CONCEPTUAL RENDERING



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SALES CENTER CONCEPTUAL RENDERING



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EXTERIOR VILLAGE CONCEPTUAL RENDERING

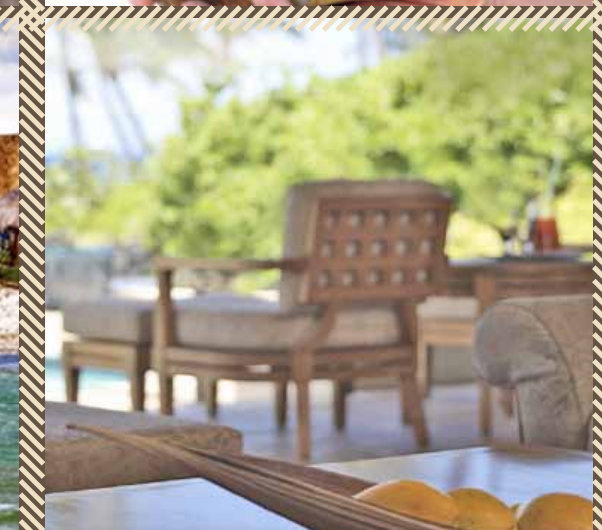
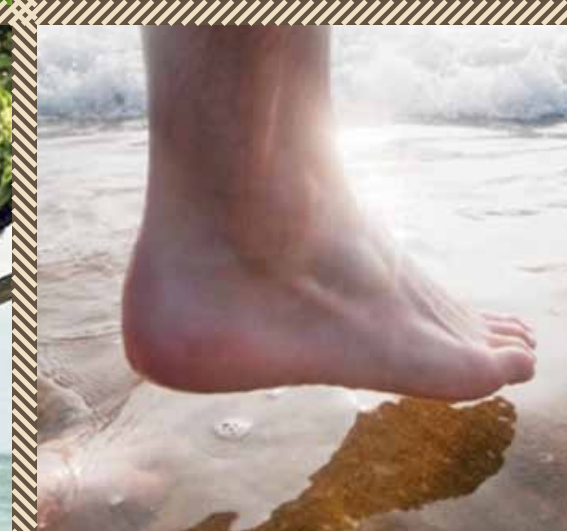


Beachfront
Condominiums

Beachfront
Bungalows

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LAYA BOUTIQUE HOTEL CONCEPTUAL RENDERING





Laya's bungalows are 649 square feet on each level and completely furnished with unique appointments that reflect Laya's slow, relaxed theme. Laya, which means "liquid" in Nicaragua's native Miskito language, offers limited services by Plumeria Spa. Travelers and couples can enjoy a private, relaxed, "off the beaten path" spa experience within an authentic oceanfront hospitality destination.

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LAYA BEACHFRONT BUNGALOWS CONCEPTUAL RENDERING

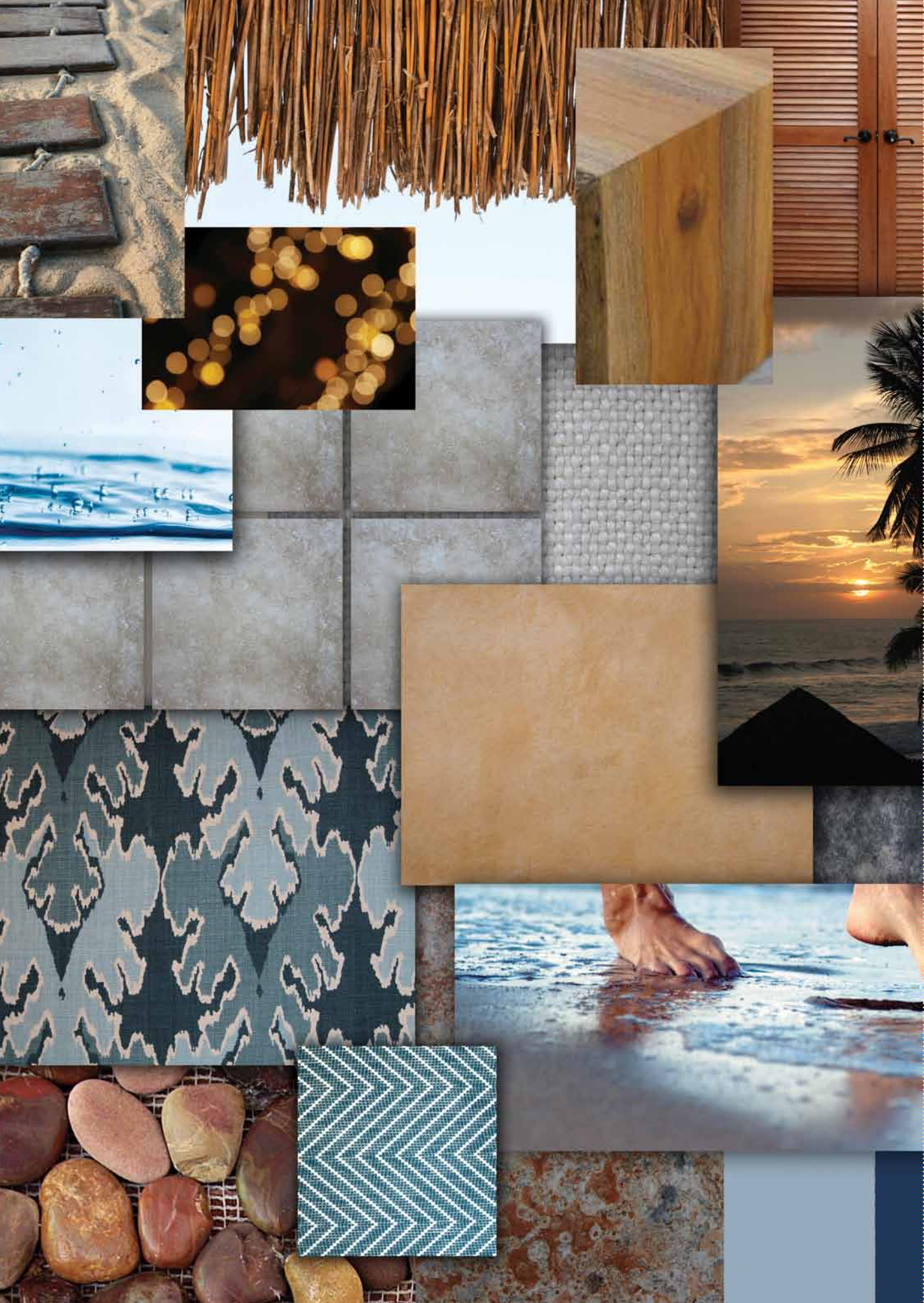


Boutique Hotel

Laya's Beachfront Bungalows are fully furnished, featuring a natural palette and ocean inspired decor. Units feature tile floors throughout, air conditioning, ceiling fans, recessed lighting, bathroom with shower, full closet, living/lounge area, an expansive walk out terrace or patio for beachfront lounging, and secure entry locks.

All Laya Bungalows include a kitchenette and bar area with an under counter refrigerator. A central dining table allows meals to be enjoyed with an ocean view.

The furniture selected for all of Laya's Bungalow units is hand-made in Nicaragua by local artisans and uses local FSC certified hardwood. Grupo Mariana is dedicated to using local Nicaraguan products whenever possible.





Laya Condominiums

Tucked away in the northern corner of the community is our [low-rise beachfront condominiums](#) anchored by the hospitality and amenities of [Laya Boutique Hotel](#).

The neighborhood is the perfect location for those who enjoy a more private, low-key beachfront atmosphere that keeps the slow, steady pace of the ocean waves.

With the ocean at your doorstep and a buffer of greenery and palms in your back yard, condominium homes are strategically sheltered from the hustle and bustle of the community and supported by boutique hospitality, style and amenities.

Laya Beachfront Condominiums offer completely furnished studio, 1 and 2 bedroom options, ranging from 505 to 1,184 square feet. Only 4 stories high with 16 units in each building, these intimate condominium homes feature a walk out balcony and private pool.



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LAYA BEACHFRONT CONDOMINIUMS CONCEPTUAL RENDERING

Interior Features

Studio Unit

These 16 beachfront condominiums are fully furnished, featuring a natural palette and ocean inspired decor.

Units feature tile floors throughout, air conditioning, ceiling fans, recessed lighting, bathroom with shower, lockable owner's closet, an exterior terrace and secure entry locks.

Kitchens (Studio Units)

All kitchens are equipped with an under-cabinet refrigerator, cook top, and microwave. Sleek quartz counter tops and ample cabinet storage space finish the decor.

Furniture Packages (All Units)

The furniture selected for all of our condominium units is hand-made in Nicaragua by local artisans and uses local FSC certified hardwood. Grupo Mariana is dedicated to using local Nicaraguan products whenever possible.

1-Bedroom Unit

These 12 beachfront condominiums are fully furnished, featuring a natural palette and ocean inspired decor.

Units feature tile floors throughout, air conditioning, ceiling fans, recessed lighting, bathroom with shower, lockable owner's closet, washer and dryer, a walk out terrace and secure entry locks.

Kitchens (1 & 2 Bedroom Units)

Kitchens are equipped with a full size refrigerator, range with oven, and microwave. A central island provides additional space for in-kitchen dining. Sleek quartz counter tops and ample cabinet storage space finish the decor.

2-Bedroom Unit

These 4 beachfront condominiums are fully furnished, featuring a natural palette and ocean inspired decor.

Units feature tile floors throughout, air conditioning, ceiling fans, recessed lighting, bathroom with shower, lockable owner's closet, washer and dryer, balcony, a walk out terrace, spiral staircase and secure entry locks.

Our 2 bedroom condominiums are multi-level, featuring a master bedroom on the bottom floor living area, and a second bedroom upstairs.





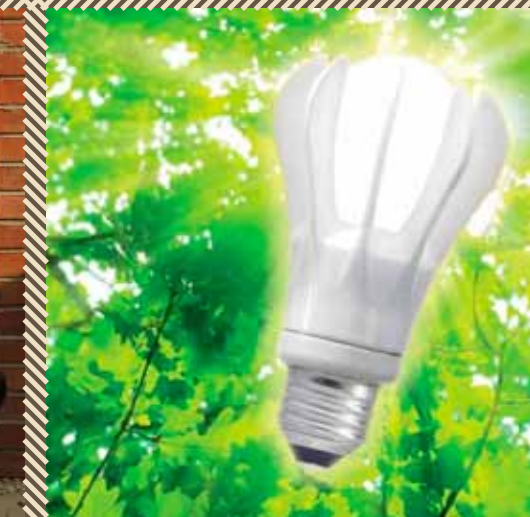
CUSTOM
BUILD
HOME
SITES







- 1 LED LIGHTING SOLUTIONS
- 2 RECYCLING & WASTE
- 3 NATIVE PLANT MATERIAL
- 4 SOLAR POWER OPTIONS
- 5 RAIN WATER IRRIGATION
- 6 HIGH EFFICIENT APPLIANCES
- 7 LARGE TERRACES
- 8 PRESERVED OPEN SPACE



GREEN BUILD INITIATIVES



COTTAGE DISTRICT



custom home sites
60''W+ x 140'D+/-
3-5 story product
detached garages
1,500 - 4,500 SF homes



quality construction
casual lifestyle
green building





CUSTOM
MANUFACTURED
HOMES

designer homes
factory built
quality construction
site assembly
casual lifestyle



A black and white close-up portrait of Zaha Hadid. She is smiling and looking slightly to the right of the camera. Her hair is dark and wavy. The background is dark and out of focus.

WE ARE
BRINGING TOGETHER
WORLD-RENOWNED
**ARCHITECTS, ARTISTS
AND DESIGNERS**

ZAHA HADID



WE ARE
REVOLUTIONIZING
ART

RON ARAD

WE ARE **REVOLUTION**

KRAVITZ
DESIGN





CUSTOM
MANUFACTURED
PAVILIONS

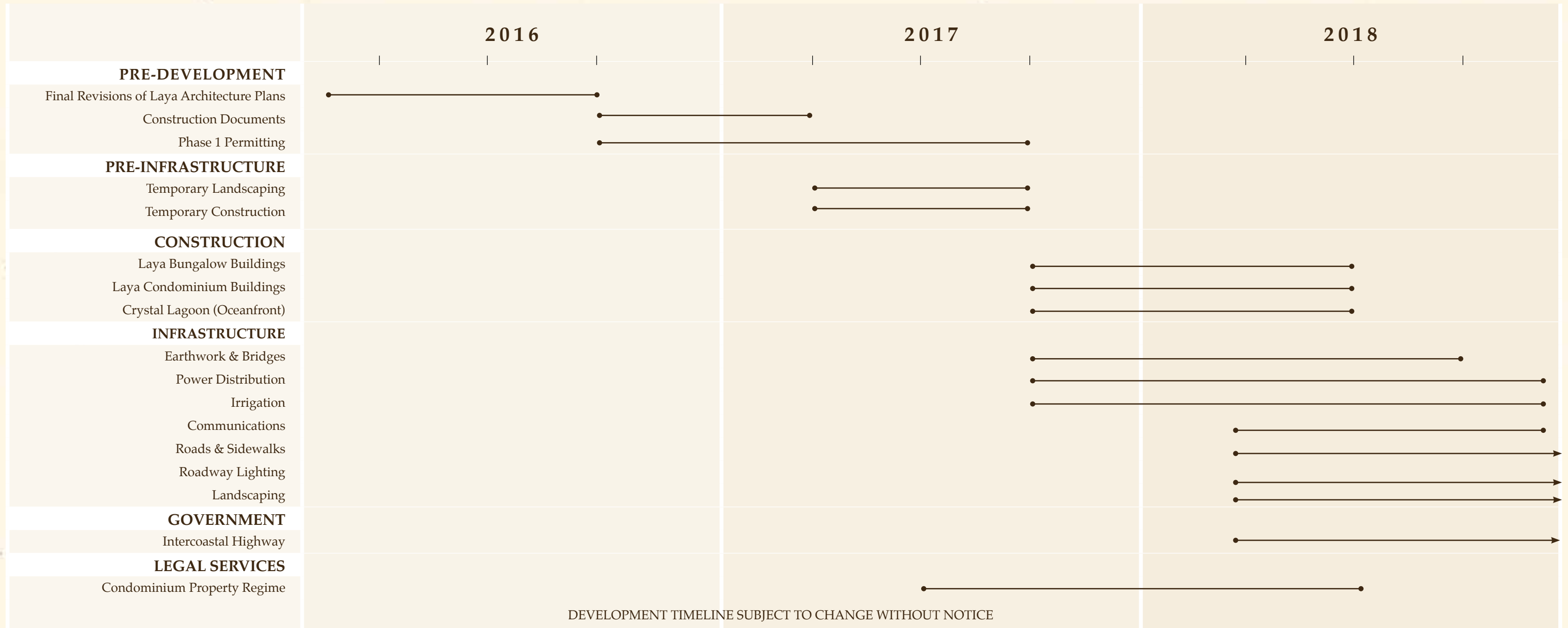
collectable spaces
variety of functions



Team Members



Development Timeline



DEVELOPMENT TIMELINE SUBJECT TO CHANGE WITHOUT NOTICE



community connected...

Purchasing a home with Grupo Mariana promises not only a spectacular oceanfront lifestyle; it is also a way you can give back to help the greater good.

Grupo Mariana has created a program called "5% for Futures" which promises to donate 5% of all closed sales to a fund that is governed by their foundation, Fundación Grupo Mariana.

For additional information about a purchase or investment in the Grupo Mariana Oceanfront Community, contact us using the information below.

NICARAGUA

Grupo Mariana, S.A.
Del hotel colon 1 Cuadra al Sur
3 Cuadras arriba al tope 25 Varas a Lago
Casa # 8A. Colonial los Robles
Managua, Nicaragua

Phone: 888.484.4425 North America Toll Free
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oceanfront community.