

SOLEA
JACO BEACH

FREQUENTLY ASKED QUESTIONS

—Discover everything you need to know about Solea Jacó —



Live where the ocean sets the rhythm

Your quick guide to Solea Jacó — designed to give you clarity and confidence before you take the next step.

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HAVE QUESTIONS?

We've got you covered

1. Unit Types

What types of units does the project offer?

All units feature direct ocean views from both the master bedroom and social areas.

Type	Size	Bed/Bath
A	84 m ² / 904 ft ²	2 / 2
B	90 m ² / 969 ft ²	2 / 2
C	111 m ² / 1,195 ft ²	3 / 2
D	118 m ² / 1,270 ft ²	3 / 3

[\[View floor plans and renders on the website\]](#)

What's included and what's not in the price?

Included: Installed modular kitchen, closets, and bathroom cabinetry.

Not included: Furniture, appliances, or mirrors. An optional appliance package will be available later.

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How should I interpret the presale price table?

The table reflects indicative pre-sale prices. Prices and availability are subject to change without prior notice. We recommend confirming details with an authorized broker before making any decision.

[\[Check updated prices and availability\]](#)

2. Purchase Process

What is the reservation amount?

A non-refundable \$1,000 reservation fee is required.

What are the requirements to move forward?

Proof of funds is required in compliance with SUGEF regulations.

How does the payment schedule work?

Buyers can choose between two flexible payment structures designed to accommodate different investment preferences. Please [view section 3](#) of this document for details

What payment options are available?

Payments can be made through escrow in the U.S. (TLA) or via a local account in Costa Rica.

[\[Contact an advisor for payment details\]](#)

When is the project expected to be delivered?

Estimated delivery: mid-2027.

3. Deposit Schedule

SOLEA offers two flexible payment structures designed to accommodate different investment preferences. Both plans follow real construction progress, ensuring clarity, transparency, and a smooth investment experience.

Plan 1: 30% / 70% Deposit Schedule

This plan breaks the initial deposit into smaller payments aligned with key construction milestones.

- 15% upon signing the Purchase Agreement
- 5% upon granting of construction permits
- 5% upon completion of the 10th-floor slab
- 5% upon completion of the 26th-floor slab
- 70% upon final delivery of the unit

Best for: Buyers who prefer gradual payments aligned with construction progress.

Plan 2: 20% Deposit Schedule (5 Installments)

A simplified structure with equal payments tied to major milestones.

- 20% upon signing the Purchase Agreement
- 20% upon granting of construction permits
- 20% upon completion of the 10th-floor slab
- 20% upon completion of the 26th-floor slab
- 20% upon delivery of the unit

Best for: Buyers who prefer fewer, clearly defined payments.

How Both Deposit Schedules Work?

- Payments are triggered only when each milestone is achieved, not on fixed dates.
- Milestones are verified and officially communicated by the developer
- This approach aligns your investment with actual construction progress and ensures transparency.

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4. Amenities

What amenities does Solea Jacó include?

Wellness: Oceanfront pool, jacuzzis, fire pits, fitness center.

Family & Community: BBQ cabanas, playground, social lounges.

Work & Leisure: Coworking spaces, sports lounge, game room.

Sports & Nature: Surf & bike storage, board tuning station, private beach access.

When will the outdoor amenities be ready?

All outdoor amenities will be completed in Phase 1.

5. HOA, Costs & Maintenance

What is the estimated HOA fee?

The estimated cost is \$3.01/m².

Type	Estimated Monthly Fee
A	\$253
B	\$271
C	\$333

D	\$355
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What other costs should I consider?

Titled parking: approx. \$45/month

Building insurance: included in HOA

Utilities: each unit has an independent meter

6. Policies & Conditions

Are vacation rentals allowed?

Yes. Rentals through Airbnb, Booking.com, and similar platforms are allowed.

Are visitors allowed?

Yes, visitors are allowed in both apartments and common areas, with prior registration.

Are pets allowed?

Yes, pets are allowed under standard rules. Exotic animals are not permitted.

How does parking work?

- *Over 200 spaces available*
- *Option to purchase covered parking: \$20,000*

Can I resell my unit before delivery?

Yes. Resale is permitted with a fee of up to \$20,000 + VAT.

Can I use my own lawyer?

Yes. Buyers may use their own Costa Rican attorney for closing (PSA).

6. Technical Specifications

What is floor-to-ceiling height?

- *Residences and Penthouses: 2.80 m / 9.18 ft, featuring soffits at 2.40 m for select areas.*

(Applies to both apartments and penthouses)

What other technical features does the building include?

- **A/C:** VRF/VRV system with cassette units
- **Generator:** coverage in common areas, machine rooms, WWTP, and elevators
- **Elevators:** 3 per tower
- **Trash chutes:** on every floor
- **Ventilation:** bathroom exhaust system and washer/dryer ventilation
- **Water connections:** refrigerator and dishwasher ready
- **Beach access:** gated with keypad entry

7. Developer Background

Who is behind Solea Jacó?

With over 30 years of experience, 18 completed projects and 3 under development, The Kapital Group offers proven track record and quality assurance.



THE KAPITAL GROUP

[\[Learn more about The Kapital Group\]](#)

Legal Notice:

This document contains reference information subject to change without prior notice. Prices, specifications, and conditions may vary. Please confirm updated details with an authorized broker before making any purchase decision.

For more information, contact: info@solea.cr

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