

KAEPA HILLS

— BOUTIQUE VILLAS —

Luxury Living in Santa Teresa, Costa Rica

Investment Brochure 2026
kaepahills.com

THE PROJECT

Living Within Tropical Nature

Kaepa Hills is located in Mal País, one of the most enchanting areas on the Nicoya Peninsula in Costa Rica — just a 5-minute drive from Santa Teresa and only 1 minute from the ocean. The project includes 8–10 two-story boutique villas in a modern tropical style, blending natural materials with contemporary design.

Each villa has been carefully planned to maximize views of the Pacific Ocean and the surrounding jungle, while maintaining complete privacy and harmony with the natural environment.

Project Highlights

Location	Mal País / Santa Teresa, Costa Rica
Distance to Ocean	1 minute
Distance to Santa Teresa	5 minutes
Units	8–10 boutique villas
Bedrooms	1 – 3
Bathrooms	2 full bathrooms
Pool	Private infinity-edge pool per villa
Parking	Dedicated covered parking

Exclusive by Design

Kaepa Hills consists of boutique villas designed in a modern tropical style, where every detail has been carefully selected to meet the highest construction standards. From premium imported fixtures and fittings to handpicked natural materials — each element reflects an uncompromising commitment to luxury and durability.

Every villa is built to exacting international standards: Italian-grade ceramic finishes, tempered glass railings, marine-grade stainless steel hardware and premium hardwood accents. The result is a residence that feels both timeless and distinctly modern — rivaling properties at twice the price.

Amenities

Private Pool	Private infinity-edge pool with panoramic ocean views.
Private Parking	Dedicated covered parking with direct villa access.
Storage Room	Generous built-in storage for surfboards and equipment.
Open Living Spaces	Open-plan living with soaring ceilings and floor-to-ceiling windows.
1–3 Bedrooms	Flexible layouts from intimate retreats to spacious family villas.
2 Full Bathrooms	Premium fixtures, rain showers and natural stone finishes.

INVESTMENT OPPORTUNITY

Costa Rica's Fastest-Growing Luxury Destination

Santa Teresa and Mal País have emerged as one of Central America's most sought-after destinations for high-end tourism, surfing and lifestyle-driven real estate. Demand for premium short-term rentals consistently outpaces supply, supporting strong yields for villa owners.

Starting Price	USD \$320,000
Projected Annual ROI	8% – 12%
Ownership	Full freehold title
Rental Management	Available on request

Get in Touch

Email: kaepa01@gmail.com

WhatsApp: +506 6389 1915

Website: kaepahills.com

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