
DULCE PACIFICO
HILLTOP RESIDENCES
LIVE ABOVE THE PACIFIC
Uvita · Costa Rica's South Pacific
Build-ready lots surrounded by nature, panoramic views, and modern infrastructure.



Welcome to Dulce Pacífico

A PLACE TO LIVE DIFFERENTLY

Dulce Pacífico is a private residential community in the hills of Uvita, Costa Rica, where nature, privacy and panoramic surroundings come together.

Designed for those looking to build a home, create a retreat or invest in one of Costa Rica's most distinctive coastal regions.

Build your home • **Enjoy the surroundings** • **Invest in your future.**

Contact | +506 8950 1027 | info@axiomcostarica.com

WHY DULCE PACIFICO?

✓ Protected Nature

Green areas, nature trails, and abundant wildlife are integrated into the community.

✓ Premium Infrastructure

Paved roads, sidewalks, drainage systems, underground utilities, electricity, and fiber optic internet.

✓ Unmatched Views

Properties offering breathtaking ocean, mountain, and rainforest views.

✓ Privacy & Security

Controlled access, protected perimeter, and an exclusive residential environment.

✓ Prime Location

Minutes away from beaches, restaurants, supermarkets, services, and natural attractions.

✓ Investment Opportunity

Ideal for a primary residence, retirement home, vacation rental, or long-term real estate investment.



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THE UVITA EXPERIENCE



COSTA RICA'S SOUTH PACIFIC

Close enough to enjoy everything. Far enough to feel away from it all.

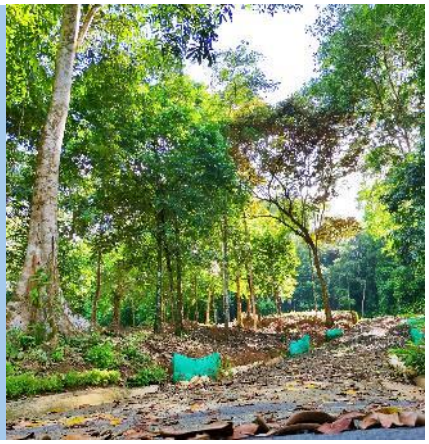


BEACHES
Minutes from some of Costa Rica's most beautiful Pacific beaches.

ADVENTURE
Sport fishing, marine excursions, hiking and waterfalls.



NATURE
Rainforest, mountains, waterfalls and abundant wildlife.





LIFESTYLE
Restaurants, services and a growing international community.

U V I T A

A community designed for those who value nature, privacy, and a sound investment in one of Costa Rica's most desirable regions.



Prime Location

Minutes to Beaches

Easy Access

Spacious Lots

Private Community

Ocean & Mountain Views

From $198K

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YOUR HOME. YOUR WAY.

- Build a private residence surrounded by nature.
- Create a vacation retreat overlooking the Pacific.
- Develop a long-term rental property.
- Hold land in a private, established community.

- Build with confidence.
- Paved roads
- Concrete sidewalks
- Electricity
- Water
- Underground utilities
- Fiber optic internet
- Drainage infrastructure

The infrastructure is already in place. Your vision comes next.

AREA UTILIZATION TABLE									
PRIMARY INDIVIDUAL PROPERTY (P.I.P.)	P.I.P. USE	P.I.P. AREA (m²)	% MAX COVERAGE PERMITTED IN ZONE	BUILDING HEIGHT (FLOORS)	MAX CONSTRUCTION AREA (m²)	MAX COVERAGE AREA PERMITTED IN ZONE (m²)	MAX CONSTRUCTION INDEX	TOTAL AREA (P.I.P.) (m²)	CO-PROPERTY COEFFICIENT (P.I.P. / F.F.P.L.)
1	RESIDENTIAL	5,270.95	15%	2	1,581.29	790.64	0.3		0.0205
2	RESIDENTIAL	3,582.08	15%	2	1,074.62	537.31	0.3		0.0139
3	RESIDENTIAL	7,623.68	15%	2	2,287.10	1,143.55	0.3		0.0296
4	RESIDENTIAL	4,064.02	15%	2	1,219.21	609.60	0.3		0.0158
5	RESIDENTIAL	4,020.41	15%	2	1,206.12	603.06	0.3		0.0156
6	RESIDENTIAL	6,521.08	15%	2	1,956.32	978.16	0.3		0.0253
7	RESIDENTIAL	4,368.23	15%	2	1,310.47	655.23	0.3		0.0170
8	RESIDENTIAL	3,549.52	15%	2	1,064.86	532.43	0.3		0.0138
9	RESIDENTIAL	5,607.39	15%	2	1,682.22	841.11	0.3		0.0218
10	RESIDENTIAL	6,767.10	15%	2	2,030.13	1,015.07	0.3		0.0263
11	RESIDENTIAL	4,927.55	15%	2	1,478.27	739.13	0.3		0.0191
12	RESIDENTIAL	7,193.24	15%	2	2,157.97	1,078.99	0.3		0.0279
13	RESIDENTIAL	6,075.70	15%	2	1,822.71	911.36	0.3		0.0236
14	RESIDENTIAL	5,856.51	15%	2	1,756.95	878.48	0.3		0.0228
15	RESIDENTIAL	5,806.89	15%	2	1,742.07	871.03	0.3		0.0226
16	RESIDENTIAL	4,656.66	15%	2	1,397.00	698.50	0.3		0.0181
17	RESIDENTIAL	7,138.86	15%	2	2,141.66	1,070.83	0.3		0.0277
18	RESIDENTIAL	4,353.06	15%	2	1,305.92	652.96	0.3		0.0169
19	RESIDENTIAL	3,532.29	15%	2	1,059.69	529.84	0.3		0.0137
20	RESIDENTIAL	8,079.64	15%	2	2,423.89	1,211.95	0.3		0.0314
21	RESIDENTIAL	4,554.73	15%	2	1,366.42	683.21	0.3		0.0177
22	RESIDENTIAL	4,191.96	15%	2	1,257.59	628.79	0.3		0.0163
23	RESIDENTIAL	3,976.94	15%	2	1,193.08	596.54	0.3		0.0155
24	RESIDENTIAL	3,672.86	15%	2	1,101.86	550.93	0.3		0.0143
25	RESIDENTIAL	4,120.51	15%	2	1,236.15	618.08	0.3	257,374.60	0.0160
26	RESIDENTIAL	5,758.44	15%	2	1,727.53	863.77	0.3		0.0224
27	RESIDENTIAL	4,298.06	15%	2	1,289.42	644.71	0.3		0.0167
28	RESIDENTIAL	5,040.32	15%	2	1,512.10	756.05	0.3		0.0196
29	RESIDENTIAL	3,712.16	15%	2	1,113.65	556.82	0.3		0.0144
30	RESIDENTIAL	4,030.15	15%	2	1,209.05	604.52	0.3		0.0157
31	RESIDENTIAL	7,978.40	15%	2	2,393.52	1,196.76	0.3		0.0310
32	RESIDENTIAL	4,862.65	15%	2	1,458.80	729.40	0.3		0.0189
33	RESIDENTIAL	4,901.30	15%	2	1,470.39	735.20	0.3		0.0190
34	RESIDENTIAL	6,071.01	15%	2	1,821.30	910.65	0.3		0.0236
35	RESIDENTIAL	4,455.81	15%	2	1,336.74	668.37	0.3		0.0173
36	RESIDENTIAL	6,689.94	15%	2	2,006.98	1,003.49	0.3		0.0260
37	RESIDENTIAL	6,805.38	15%	2	2,041.61	1,020.81	0.3		0.0264
38	RESIDENTIAL	5,287.14	15%	2	1,586.14	793.07	0.3		0.0205
39	RESIDENTIAL	4,240.06	15%	2	1,272.02	636.01	0.3		0.0165
40	RESIDENTIAL	3,573.59	15%	2	1,072.08	536.04	0.3		0.0138
41	RESIDENTIAL	6,183.50	15%	2	1,855.05	927.53	0.3		0.0240
42	RESIDENTIAL	3,962.37	15%	2	1,188.71	594.36	0.3		0.0154
43	RESIDENTIAL	5,231.85	15%	2	1,569.56	784.78	0.3		0.0203
44	RESIDENTIAL	5,934.46	15%	2	1,780.34	890.17	0.3		0.0231
45	RESIDENTIAL	3,819.55	15%	2	1,145.87	572.93	0.3		0.0148
46	RESIDENTIAL	4,601.81	15%	2	1,380.54	690.27	0.3		0.0179
47	RESIDENTIAL	3,695.02	15%	2	1,108.51	554.25	0.3		0.0144
48	COMMERCIAL / RESIDENTIAL	16,729.77	40%	2	13,383.82	6,691.91	0.8		0.0650
SUBTOTAL		**257,374.60**			**85,577.30**	**42,788.65**			**0.9999**

COMMON AREAS		
UNBUILT COMMON AREA (ACL)	**SUBTOTAL (m²)**	**TOTAL (m²)**
PLAYGROUNDS	3,445.09	
GREEN ZONES	43,404.25	
RECREATIONAL AREA	26,281.10	
STORM SEWER EASEMENTS	11,737.98	
PIPE PASSAGE EASEMENTS	3,077.36	**132,542.48**
POTABLE WATER TANK LOT	143.65	
DIRECT INTAKE WATER TANK LOT	353.41	
CREEK PROTECTION ZONE	9,564.57	
SPRING PROTECTION ZONE	34,535.07	
BUILT COMMON AREA (ACC)	**SUBTOTAL (m²)**	**TOTAL (m²)**
GUARDHOUSE	49.51	
TRASH ENCLOSURE	231.78	**373.92**
POTABLE WATER TANK	49.00	
MAINTENANCE WORKSHOP	43.63	
ROADWAYS	**SUBTOTAL (m²)**	**TOTAL (m²)**
VEHICULAR CIRCULATION	14,379.21	
SIDEWALKS	8,406.25	**23,337.09**
VISITOR PARKING	551.63	
TOTAL PROPERTY AREA		**413,628.09**
NON-DEVELOPABLE AREA	**SUBTOTAL (m²)**	**TOTAL (m²)**
UNNAMED CREEK	1,166.92	**1,166.92**
TOTAL DEVELOPABLE AREA		**412,461.17**

GENERAL AREA TABLE CONDOMINIUM P.I.P. DULCE PACIFICO				
DESCRIPTION			m²	%
TOTAL PROPERTY AREA			414,794.99	
UNNAMED CREEK			1,166.92	
TOTAL DEVELOPABLE LAND AREA			413,628.07	100%

DEVELOPABLE LAND USE				
USE	ELEMENT	m²	m²	%
SALEABLE	PIP LOTS	257,374.60	257,374.60	62.22
ROADWAYS	VEHICULAR CIRCULATION	14,379.21	23,337.09	5.64
	SIDEWALKS	8,406.25		
	VISITOR PARKING	551.63		
COMMON AREA	GUARDHOUSE	49.51	373.92	0.09
	TRASH ENCLOSURE	231.78		
	POTABLE WATER TANK	49.00		
	MAINTENANCE WORKSHOP	43.63		
	PLAYGROUNDS	3,445.09	132,542.48	32.04
	GREEN ZONES	43,404.25		
	RECREATIONAL AREA	26,281.10		
	STORM SEWER EASEMENTS	11,737.98		
	PIPE PASSAGE EASEMENTS	3,077.36		
	POTABLE WATER TANK LOT	143.65		
	DIRECT INTAKE WATER TANK LOT	353.41		
	CREEK PROTECTION ZONE	9,564.57		
	SPRING PROTECTION ZONE	34,535.07		
		SUB TOTAL	413,628.09	100.00
TOTAL DEVELOPABLE LAND AREA			413,628.09	

NUMBER OF PROPERTIES (PIP)	48.00
AVERAGE PROPERTY AREA	5,361.97
MINIMUM PROPERTY AREA (PIP 19)	3,532.29
MINIMUM PROPERTY FRONTAGE IN METERS (PIP 15)	21.44
COMMON AREA PER PROPERTY	2,769.09

DULCE PACIFICO

HILLTOP RESIDENCES

OFFERING PRICE:

$7,900,000

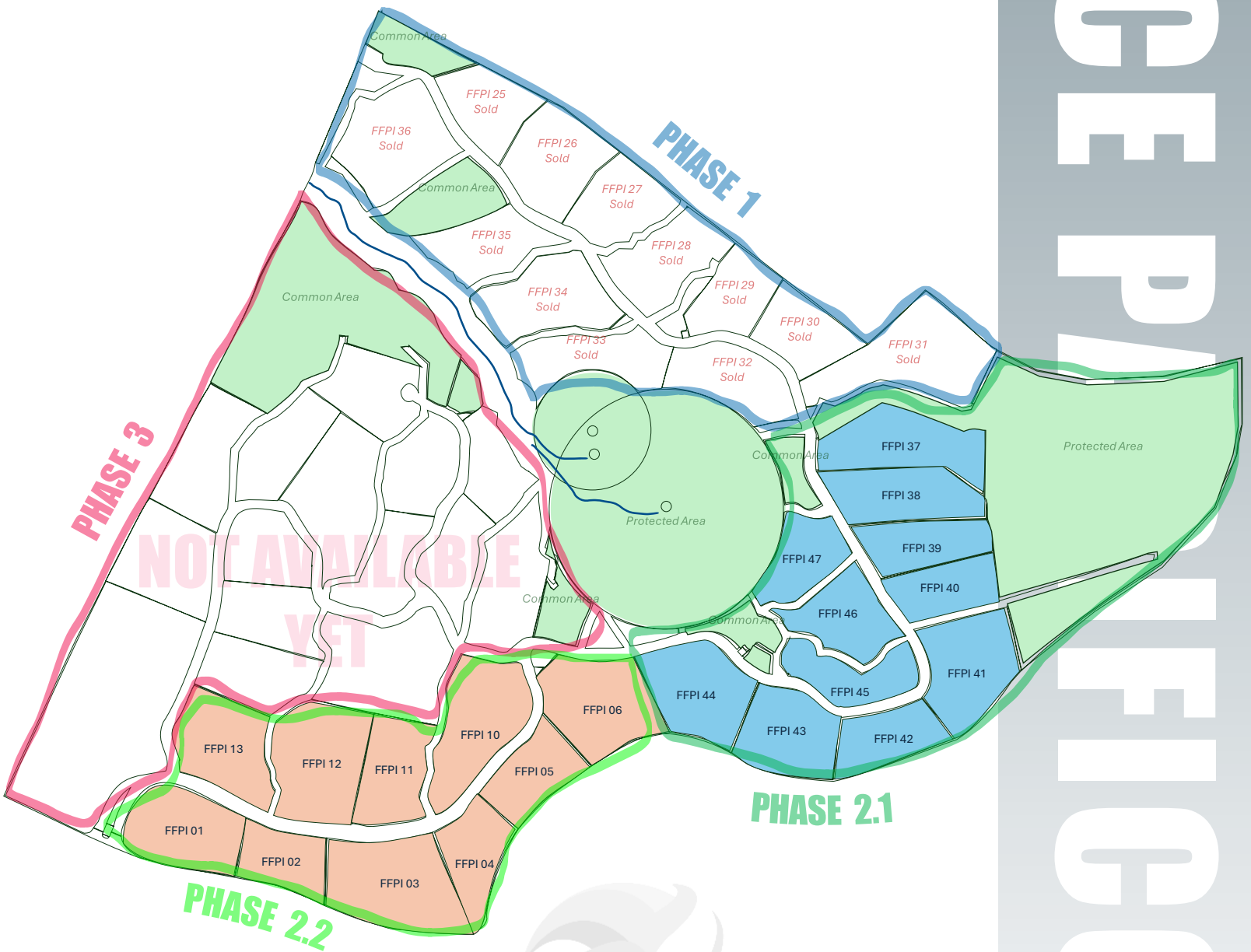
USD · U.S. DOLLARS



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MASTER PLAN PROJECT

DULCE PACIFICO



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HILLTOP RESIDENCES

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DULCE PACIFICO

Hilltop Residences

PHASE 1



A Community Already Taking Shape

Phase 1 is now fully sold, with homeowners already enjoying life at Dulce Pacífico.

Dulce Pacífico is not just a concept...

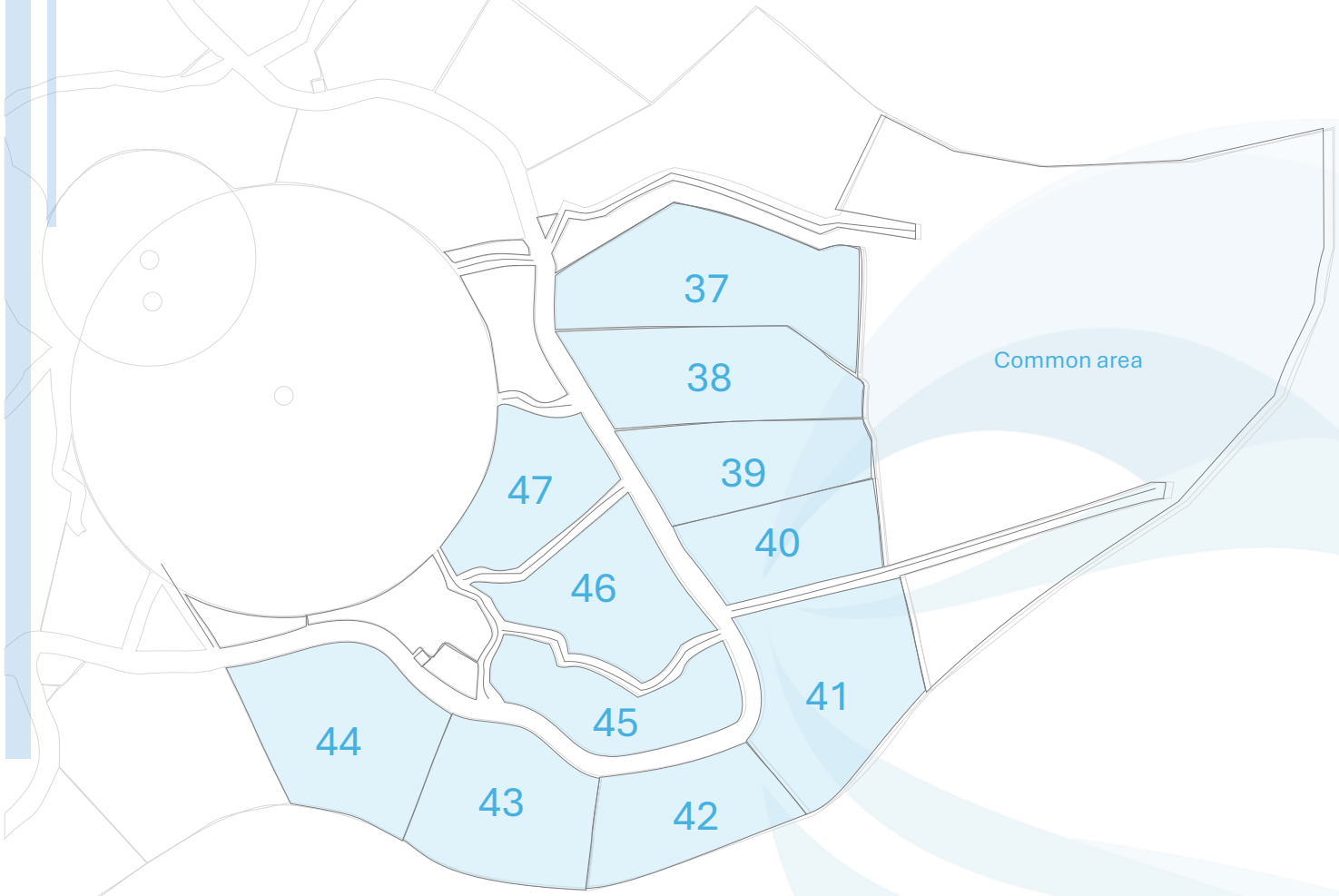
It's a thriving community where dreams have already become reality.

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FIND YOUR PLACE

Available Residences

PHASE 2.2



Property	View	Area	Current Price
FFPI 37	Forest	6,805.38 m^2	$ 216,000.00
FFPI 38	Forest	5,267.14 m^2	$ 237,600.00
FFPI 39	Ocean	4,240.06 m^2	$ 252,000.00
FFPI 40	Ocean	3,573.59 m^2	$ 252,000.00
FFPI 41	Ocean	6,183.50 m^2	$ 252,000.00
FFPI 42	Forest	3,962.37 m^2	$ 237,600.00
FFPI 43	Forest	5,231.85 m^2	$ 237,600.00
FFPI 44	Forest	5,934.46 m^2	$ 252,000.00
FFPI 45	Forest	3,819.55 m^2	$ 198,000.00
FFPI 46	Forest	4,601.81 m^2	$ 198,000.00
FFPI 47	Forest	3,695.02 m^2	$ 198,000.00

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FIND YOUR PLACE

Available Residences

PHASE 2.1



Property	View	Area	Current Price
FFPI 01	Mountain	4,957.31 m^2	$ 252,000.00
FFPI 02	Mountain	3,582.08 m^2	$ 225,000.00
FFPI 03	Mountain	7,623.68 m^2	$ 252,000.00
FFPI 04	Mountain	3,976.83 m^2	$ 237,600.00
FFPI 05	Ocean	4,020.41 m^2	$ 288,000.00
FFPI 06	Ocean	6,521.08 m^2	$ 288,000.00
FFPI 10	Forest	7,767.10 m^2	$ 208,800.00
FFPI 11	Forest	4,927.55 m^2	$ 198,000.00
FFPI 12	Forest	7,193.24 m^2	$ 198,000.00
FFPI 13	Forest	6,075.70 m^2	$ 198,000.00

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LIFESTYLE

Costa Rica continues to rank among the world's most desirable destinations for retirement, tourism, and real estate investment.

Dulce Pacífico offers an exceptional opportunity for a private residence, vacation property, or long-term rental investment.







Enjoy Pacific sunsets, nature trails, nearby beaches, and a peaceful community surrounded by tropical beauty.

GALLERY



