WELCOME TO SERENA

JACÓ, COSTA RICA



The Future of Coastal Luxury Begins Here

Set on Costa Rica's Central Pacific Coast, Jacó is rapidly transforming from a laid-back surf destination into a hub of modern luxury and refined living. With growing international appeal, unparalleled natural beauty, and strategic location, this is where vision meets value.

Located just 1 hour 30 minutes from San José, offering easy access to Costa Rica's capital and international airport (SJO)

One of the country's most recognized beach towns, attracting 2.5M+annual visitors and a growing community of remote professionals and retirees.

Supported by a robust hospitality sector, with steady occupancy rates driven by domestic and international demand.

Strong rental market performance with consistent short-term and long-term lease activity.

Infrastructure improvements and international investment continue to enhance the town's appeal and property values.



Serena Represents The Pinnacle of Modern Beachfront Living



84 Exclusive Residences With Panoramic Ocean Views.

Fully permitted, fully entitled, and investor-ready.
Backed by proven developers and a strong capital team.



Amenities Overview

- Rooftop infinity pool with panoramic ocean views.
- Luxury spa, yoga shala, and fitness center.
- Surf lockers, co-working lounge, and private event spaces.
- Gourmet dining, café, and curated retail experiences.







Private Beachfront



Reception Area



Poolside Bar & Lounge



Multiple Floor Plans Available

SERENA

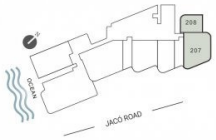
•BOUTIQUE LIFESTYLE ON THE SAND•

GARDEN UNITS
2 BEDROOM + STUDIO / LOCKOFF RESIDENCE

Interior: 146 sq.m / 1571.53 sq.ft
Balcony: 106 sq.m / 1140.97 sq.ft
Total: 252 sq.m / 2712.51 sq.ft

3 bedrooms
3 full bathrooms
Large Terraces
Garden
Plunge pool

Tower 7+ Tower 8 / Floor 2
Residence 207+ 208



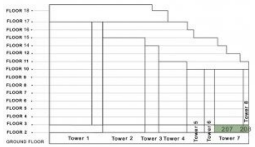




*Image for ilustrative purposes only.Figures reflecting size, square meters(square footage) are estimates and may vary after completion of construction.

Kitchen with Ocean View



Living Room



Bedroom



Balcony



Market Analysis – Costa Rica

- Top 3 fastest-growing tourism markets in Latin America.
- Strong luxury real estate demand with limited supply.
- High rental yields and robust foreign ownership protections.
- Costa Rica maintains stable governance and an investor-friendly tax environment.





SERENA

FINANCIAL SUMMARY

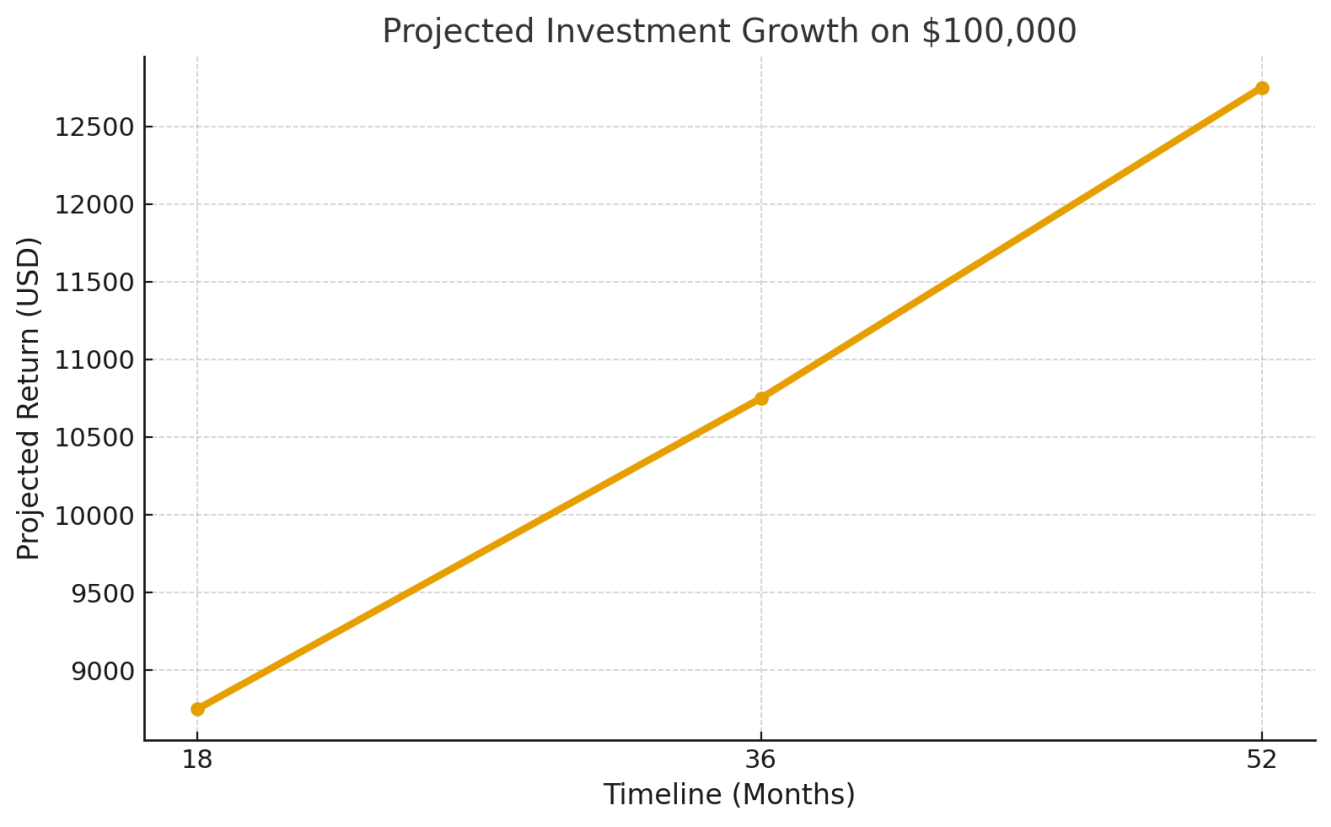
Cash Flow

	%	#	Total Sales
Sales Units MEIC		83	$62,662,000
Sale Comercial Area		6	$7,000,000
Building Hard Cost	-$35,000,000		-$5,000,000
Project Management			-$1,204,000
Amenities, Comercial			-$486,000
Furniture + Appliances			-$1,130,000
Marketing + Sales	5.00%		-$3,133,100
Legal, Origtation Fee	1.82%		-$1,140,448
Legal, Financial Fee	1.00%		-$1,412,500
Land Origiisition Fee	1.00%		-$120,000
Land Aquisition Fee	0.00%		$0
Sales Commission '	0.00%		$0
Developer Fee	5.00%		-$1,500,000
Inicial Investment (Land +			-$12,000,000
Balance (EBITDA)**	**23.40%**		**$14,665,952**

Interest Expenses	5.50%	-$3,970,313
Taxes	0.00%	$0
Op. Cash Flow + Financial Exp.+ TAX		**$10,695,639**
Condo Unit Pre Sales		$6,334,500
Appraised Land Value		$5,063,549
Horizontal Development (Permits, Approved		$6,936,451
Investor Payback		$0
Equity Partner Pay Back		$0
Deal Equity		**$18,334,500**
PROJECT COST		$54,996,048
TOTAL PROJECT COST		$55,000,000
Bank Loan LTV	75.00%	$41,250,000
Bank Loan Pay Back		-$41,250,000
Bank Loan Balance		$0

Investment Overview

- Total Raise: $70,000,000 USD
- Structure: Multi-round raise with preferred returns
- Projected Returns: 8.75% (18 mo), 10.75% (36 mo), 12.75% (52 mo)
- Minimum Investment: $50,000 USD
- Fully permitted with strong risk mitigation.



Construction Timeline

December 2025 – December 2026

ARCHITECTURE

CARAZO ARQUITECTURA
Rodrigo Carazo Oritz

STRUCTURAL + CIVIL ENGINEERING

BA INGENIERÍA
Bernardo Sauter

MECHANICAL + ELECTRICAL

SINEGIA INGENIERÍA
Dennis Latouche
Carlos Alpizar
Andrea Batista
Ariel Sanabria

INFRASTRUCTURE

WQG INGENIERÍA
William Quesada Gonzales
Josué Chacón Rodriguez



Onsite Costa Rica Project Leadership



Ronit is an award-winning architect and real estate developer with over 30 years of experience, co-founding Group Eco in Mexico and Sea & Sun ECO Developments in Costa Rica.

She has overseen the full lifecycle of diverse residential and hospitality projects, managing a massive portfolio of over 44 million square feet valued at approximately $4.5 billion. Holding a summa cum laude degree in Architecture and an MBA, her industry leadership is evidenced by numerous design awards and memberships in organizations like the Urban Land Institute.

Ronit Cohen
Architect/Developer - CEO Sea & Sun Eco Development Group



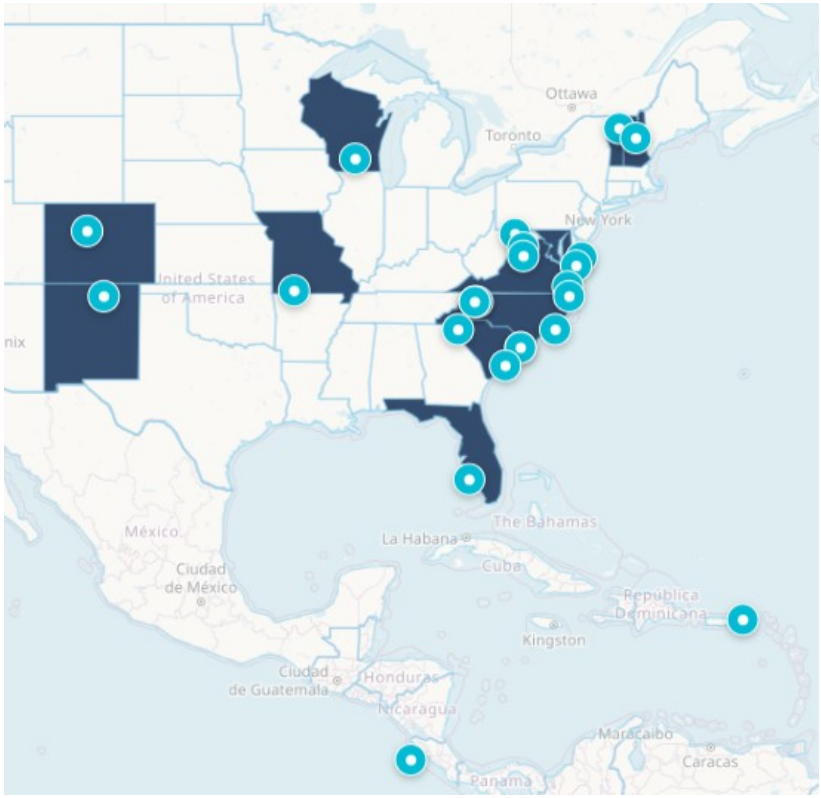
Mr. Miguel Rodriguez is a bilingual Attorney at Law and Notary Public with over 14 years of experience in corporate, real estate, and technology law across Costa Rica and Spain.

He holds advanced credentials in both jurisdictions, including Master's degrees in Business and Telecommunications Law from the Universidad Carlos III de Madrid. Known for his direct communication style and client-focused approach, he serves as a strategic ally for foreign investors navigating complex commercial and real estate matters.

Miguel Rodriguez
Partner - Clare Facio Legal

Track Record – Past Developments

- Angel Fire Resort – New Mexico
- Peppertree at Tamarack – Wisconsin
- Streamside at Vail – Colorado
- Stormy Point Village – Missouri
- Captiva Island – Florida
- Green Mountain, Blue Ridge Village, The Inn At Corolla, Sugar Top Resort, Peppertree Atlantic Beach – North Carolina
- Schooner Bay, Chincoteague Trails End, Bryce Mountain, Massanunten – Virginia
- Lakewood Resort, Ocean High – Maryland
- Village at Stowe – Vermont
- Loon Mountain – New Hampshire
- Marityme Beach Club, Yachtsman Resort, Carolina Landing, The Oaks – South Carolina

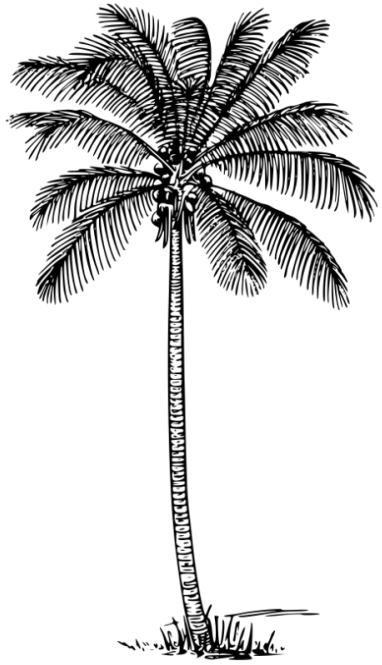


Serena Project Management

- Zachary Twogood – Strategic Oversight & Capital Operations
- Buster Hoy – Institutional Funding & Underwriting
- Julie Negovan – SEC Compliance & Legal Structuring
- Bruce Ramsey – Development Management & Execution
- David Morgenstern – Hospitality Advisory & Expansion Strategy
- Michael O'Hanlon – Capital Markets & Equity Strategies
- William Morrell – Investor Relations & Capital Development
- Willis Sims – Construction Liason & Resort Engineering
- Joyce Dore – Operational Excellence & Organizational Scaling
- Tilden Moschetti – Securities Law & Regulatory Compliance
- Charlie Palermo – Director of Sales
- Charles King – Vice President of Marketing & Sales

Tagline & Branding

- A New Benchmark in Oceanfront Vertical Luxury.
- Architectural purity, modern elegance, and a boutique coastal lifestyle.
- Designed for refined living and long-term investment stability.



SERENA

BOUTIQUE LIFESTYLE ON THE SAND

Next Steps

- Review full PPM and investor disclosures.
- Schedule investor briefing or site visit.
- Reserve allocation in Serena Towers.

Investor Relations – Serena Towers

+1-833-365-3650
investors@tramote.com
https://tramote.com

Legal & Compliance

- Regulation D, Rule 506(b) Offering — Private Placement Memorandum governs terms.
- Accredited Investors only.
- This presentation is not an offer to sell securities.
- Always review the official PPM before making any investment decision.
- This presentation shows artistic renderings, not actual photos.