



Numandi Residences Phase 1: Sustainable Luxury Homes in Playa Avellanas, Costa Rica!



Agent Info

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Listing details

Property for:	Sale
Price:	USD 807,000

Location

Country:	Costa Rica
State/Region/Province:	Provincia de Guanacaste
ZIP code:	50309
Posted:	Jul 25, 2025
Description:	

Numandi is an exclusive residential community in Playa Avellanas, Costa Rica, offering 80 single-story homes nestled within a lush, surfside forest environment. Master-planned by Gensler and built around sustainability, each titled lot is tailored to its natural surroundings. Residences are pre-construction and priced from \$807,000 USD, with 3-5 bedroom options ranging from 4,036 to 5,565 sq ft. The community offers world-class amenities including a family pool, gym, tennis and padel courts, coworking spaces, and an open-air cinema. With environmentally conscious infrastructure, modular architecture, and premium finishes, Numandi is designed for those seeking harmony with nature and long-term lifestyle value.

Nestled in the lush coastal forest of Playa Avellanas, Numandi is an architecturally visionary, eco-conscious residential community where nature shapes design. Master-planned by globally renowned firm Gensler, this private, gated development features 80 single-story homes integrated seamlessly into the surrounding landscape, offering a lifestyle rooted in sustainability, privacy, and wellness.

Each residence is designed to adapt to its specific lot conditions, with modular architecture that minimizes environmental impact while maximizing comfort and style. Homes are equipped with modern infrastructure including a 4,500-liter water capture tank and pump system, sealed roofs ready for green



roof installations, and on-site wastewater treatment systems that recycle greywater for irrigation. Residents enjoy professional landscaping, high-speed internet, 24/7 security, and full utility servicing. Monthly HOA fees range from \$400 to \$600 USD, ensuring ongoing care and maintenance of common areas and community amenities.

Numandi is more than a home; it's a holistic lifestyle experience. Thoughtfully curated community features include a family pool, gym, coworking spaces, tennis and padel courts, futbol 5 field, grilling ranchos, and an open-air cinema—designed to promote connection, wellness, and a slower, more intentional pace of life.

Homes are offered pre-construction on individually titled lots, with 3-, 4-, and 5-bedroom layouts ranging from 375 m2 to 517 m2 of livable space (approx. 4,036 to 5,565 sq ft). Pricing begins at \$807,000 USD, with each home fully customized in collaboration with the architectural team.

Current Inventory Snapshot:

Unit 40: 3BR | Lot 657.75 m2 | Livable 445.50 m2 | \$910,000 - Available

Unit 41: 3BR | Lot 658.41 m2 | Livable 425.19 m2 | Sold

Unit 42: 3BR | Lot 673.80 m2 | Livable 408.58 m2 | \$862,000 - Available

Unit 43: 3BR | Lot 653.36 m2 | Livable 429.59 m2 | Reserved

Unit 44: 3BR | Lot 666.63 m2 | Livable 400.53 m2 | \$844,000 - Available

Unit 45: 3BR | Lot 652.59 m2 | Livable 399.12 m2 | \$846,000 - Available

Unit 59: 3BR | Lot 632.29 m2 | Livable 375.24 m2 | Sold

Unit 60: 3BR | Lot 623.21 m2 | Livable 400.09 m2 | \$832,000 - Available

Unit 61: 3BR | Lot 630.32 m2 | Livable 424.81 m2 | Reserved

Unit 62: 3BR | Lot 623.21 m2 | Livable 400.09 m2 | \$832,000 - Available

Unit 39: 5BR | Lot 1,062.26 m2 | Livable 504.41 m2 | \$1,165,000 - Available

Unit 63: 4BR | Lot 794.13 m2 | Livable 453.86 m2 | \$973,000 - Available

Unit 72: 5BR | Lot 760.28 m2 | Livable 483.05 m2 | \$1,009,000 - Available

Unit 75: 4BR | Lot 679.59 m2 | Livable 444.58 m2 | Sold

Unit 76: 3BR | Lot 638.84 m2 | Livable 421.44 m2 | \$866,000 - Available



Unit 77: 4BR | Lot 719.01 m2 | Livable 464.11 m2 | \$809,000 - Available

Unit 78: 3BR | Lot 700.47 m2 | Livable 429.42 m2 | Reserved

Unit 79: 4BR | Lot 827.91 m2 | Livable 436.76 m2 | \$979,000 - Available

Unit 80: 5BR | Lot 865.35 m2 | Livable 503.23 m2 | \$1,068,000 - Available

The lot purchase involves a \$5,000 reservation deposit, followed by 35% at the signing of the Purchase and Sale Agreement (PSA), and the remaining 65% at lot closing (within 60 days). The construction contract is paid in phases: 25% at contract signing, 25% at earthworks completion, 20% after roof and plaster work, another 20% post tile and painting, and the final 10% at delivery.

Whether you're looking to invest or build your dream home in Costa Rica, Numandi presents a rare opportunity to own in a premier community aligned with modern values and nature-first design.

Prices are subject to change without prior notice and are not guaranteed until a reservation agreement is executed. Prices do not include closing costs, legal fees, escrow, taxes, or other transaction-related expenses. Prices are listed in US Dollars.

Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	445.5 sq m
Lot Size:	647.5 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.351.480

