



SANTA BARBARA
EXCLUSIVE OCEANFRONT LIVING
AT GRAN PACIFICA

OWN YOUR OCEANFRONT OASIS

LIVE THE DREAM WITHOUT BREAKING THE BANK

You Don't Have to Be a Millionaire to Live Like One

In today's world, the dream of living by the ocean isn't just reserved for the ultra-wealthy. With the rise of remote work and advances in technology, more people are embracing the freedom to live where they truly want. The post-pandemic shift has led to a growing trend: Americans are no longer waiting until retirement to enjoy life—they're making the move now. In fact, over 35% of Americans are considering relocation, seeking out places that offer both lifestyle and value.

The cost of surfside living in the U.S. Out of reach for most folks.

Living in some of the most iconic surf towns in the United States comes with a hefty price tag. Here's a snapshot of what you can expect:

Santa Barbara, CA:

- Median Home Price: \$1,795,000
- Price per Square Foot: \$899
- Empty Lots: Prices can exceed \$3 million for prime oceanfront locations.

Maui, HI:

- Median Home Price: \$1,117,000
- Price per Square Foot: \$850
- Empty Lots: Prices range from \$3 million to \$12 million.

Malibu, CA:

- Median Home Price: \$4.3 million
- Price per Square Foot: \$1,900+
- Empty Lots: Range from \$5 million to over \$20 million.

Encinitas, CA:

- Median Home Price: \$1,800,000
- Price per Square Foot: \$950
- Empty Lots: Prices start at \$3 million.

GRAN PACIFICA: SURFSIDE HOMES FOR PENNIES ON THE DOLLAR

Now, imagine owning a piece of paradise in a location where the surf is just as thrilling, but the price is a fraction of the cost. Santa Barbara at Gran Pacifica offers exclusive oceanfront living in a serene, tropical environment, making it an unparalleled opportunity for surf lovers and savvy investors alike. Here, you can build your dream home with direct access to world-class waves—without the multi-million-dollar price tag.



A ONE-ACRE OCEANFRONT HOMESITE WITH A SPECTACULAR HOME FOR LESS THAN \$ 1M

Santa Barbara is Gran Pacifica's estate community, and as such, consists of only 48 expansive home sites, set against the Pacific Ocean and surrounding a picturesque ravine. Most of these exclusive sites are over an acre, giving each homeowner in this community an incredible amount of space to enjoy a large home and pool, gardens and paths, and even their own full tropical orchard. The fertile soil means you can grow everything from oranges and lime trees to bananas, papaya, mangos and coconuts!



WHY CHOOSE SANTA BARBARA , NICARAGUA?

A Surfer's Paradise Awaits

Nestled on the pristine Pacific coast of Nicaragua, Santa Barbara at Gran Pacifica offers the perfect blend of adventure and tranquility. This is not just a place to visit—it's a place to live, surf, and thrive. Here's why Santa Barbara is the ideal choice for surf enthusiasts:

1. Affordable Luxury

- Exclusive Oceanfront Homesites: Enjoy the luxury of owning an oceanfront property for a fraction of the cost compared to U.S. surf towns. Build your custom dream home with stunning views of the Pacific.
- A Community Like No Other: Santa Barbara is not just a neighborhood—it's a community designed for connection, with like-minded individuals who share your passion for the ocean and the outdoors.

2. World-Class Waves

- Two great waves to choose from. Meatgrinders, a world class surf break along a reef barreling beautifully. Asuchillo, site of the 2024 ALAS World Championship, is a consistent beach break for both long and short boarding.
- Consistent Surf: Whether you're a seasoned pro or just starting, the waves at Santa Barbara offer something for everyone, with consistent breaks and ideal swells year-round.
- Uncrowded Beaches: Unlike the crowded surf spots in the U.S., Santa Barbara's beaches are pristine and uncrowded, allowing you to truly connect with the ocean.



3. Remote Work Friendly

- Work From Paradise: With the high-speed fiber in place and the rise of remote work, why not set up your office with an ocean view? Santa Barbara offers high-speed internet and modern amenities, so you can work efficiently while living your dream lifestyle.
- Healthy Living: Escape the stress of urban living and enjoy a healthier, more balanced lifestyle. Surf in the morning, work in the afternoon, and relax with a sunset walk on the beach.



4. A Sustainable Lifestyle

- Eco-Friendly Community: Santa Barbara is committed to sustainability, with initiatives to preserve the natural beauty of the area and promote green living. From solar power options to community gardens, living here means living in harmony with nature.
- Future Amphitheater: A short walk from your home, the planned amphitheater will offer cultural experiences like live music, theater, and local performances, further enriching your lifestyle.



EXCLUSIVE OCEANFRONT LOTS - YOUR PRIVATE PARADISE

Santa Barbara offers a unique opportunity to own premium oceanfront real estate without the extreme costs found in many other surf destinations. These exclusive homesites provide you with the space to enjoy your dream home while also enjoying immediate access to one of the best surfing spots in Nicaragua.

Why Choose Santa Barbara Homesites?

- **Prime Location:** Every homesite offers breathtaking views of the Pacific Ocean, with easy access to miles of sandy beaches and some of the most consistent waves in the region.
- **Generous Sizes:** Unlike crowded U.S. beach towns, our homesites are spacious, allowing you to design a home with plenty of room for outdoor living, gardens, or even your own tropical orchard.
- **Unbeatable Prices:** Properties in Santa Barbara start at just a fraction of the cost of similar properties in places like Malibu or Maui. You can own a large piece of paradise for a price that's simply unattainable in the U.S. market.



PACIFIC OCEAN



0 50 100 200 (m)



PACIFIC OCEAN

HOMESITES AVAILABILITY

SB homesites	TYPE	AREA (Sq Ft)	AREA (Sq m)	CURRENT PRICE
SB-01	Ocean View	28,896	2,684	\$132,000.00
SB-02	Ocean View	35,227	3,272	\$160,000.00
SB-03	Ocean View	41,709	3,874	\$190,000.00
SB-04	Ocean View	44,566	4,140	\$204,000.00
SB-05	Ocean View	42,588	3,956	\$194,000.00
SB-06	Ocean View	42,588	3,956	\$184,000.00
SB-07	Ocean View	35,644	3,311	\$162,000.00
SB-08	Ocean View	33,407	3,103	\$152,000.00
SB-09	Ocean View	31,262	2,904	\$142,000.00
SB-10	Ocean View	23,394	2,173	\$106,000.00
SB-18	Ocean View	62,377	5,795	\$429,900.00
SB-19	Ocean View	55,565	5,162	\$298,450.00
SB-20	Ocean View	44,531	4,137	\$239,700.00

SB-21	Ocean View	37,129	3,449	\$199,750.00
SB-22	Ocean View	25,756	2,392	\$138,650.00
SB-23	Ocean View	40,422	3,755	\$218,550.00
SB-24	Ocean View	45,437	4,221	\$244,400.00
SB-30	Ocean View	39,165	3,638	\$297,000.00
SB-31	Ocean View	47,470	4,410	\$256,150.00
SB-32	Ocean View	34,680	3,221	\$196,000.00
SB-33	Ocean View	42,939	3,989	\$232,650.00
SB-34	Ocean View	27,886	2,590	\$128,000.00
SB-35	Ocean View	29,823	2,770	\$136,000.00
SB-36	Ocean View	26,768	2,486	\$122,000.00
SB-37	Ocean View	36,632	3,403	\$168,000.00
SB-38	Ocean View	37,897	3,520	\$174,000.00
SB-39	Ocean View	28,991	2,693	\$134,000.00
SB-40	Ocean View	19,348	1,797	\$110,000.00

EXPERIENCE LUXURY AND COMFORT LIKE NEVER BEFORE

1. Prime Real Estate Opportunity

- **Spacious Lots:** Choose from a selection of generously sized oceanfront and ocean-view homesites, providing ample space to build your dream home tailored to your lifestyle.
- **Affordable Prices:** Own a piece of paradise starting at \$106,000, offering unbeatable value compared to other global surf destinations.
- **Flexible Financing:** We offer various financing options up to 80%, to make your investment seamless and accessible.

2. Customizable Dream Homes

- **Design Your Sanctuary:** Work with our experienced architects and builders to create a home that reflects your taste and meets all your needs.
- **Customization:** Choose an existing floor plan and modify to your taste.
- **Modern Amenities:** Incorporate state-of-the-art features such as infinity pools, outdoor lounges, and open-concept living spaces that maximize ocean views.
- **Sustainable Building Practices:** Opt for eco-friendly materials and energy-efficient designs that respect and preserve the natural surroundings.



3. Unparalleled Ocean Views

- **Wake Up to the Pacific:** Enjoy breathtaking sunsets over the Pacific from the comfort of your own home.
- **Beach Access:** Step directly from your doorstep onto pristine sandy beaches, perfect for morning jogs, beachside yoga, or spontaneous surf sessions.
- **Tropical Landscaping:** Surround your home with lush, tropical gardens that enhance privacy and create a serene oasis.



THE GRAN PACIFICA COMMUNITY

1. Amenities Designed for Your Enjoyment

- **Golf Course:** Challenge yourself on our professionally designed golf course, set against a backdrop of stunning natural beauty.
- **Beach Club:** Relax and socialize at our exclusive beach club featuring a seaside pool, gourmet dining, and lounge areas.
- **Wellness Facilities:** Stay active and healthy with access to fitness centers, yoga studios, and spa services within the community.

2. A Vibrant Social Scene

- **Community Events:** Participate in a variety of events such as surf competitions, beach bonfires, farmers' markets, and cultural festivals.
- **Dining Experiences:** Enjoy a diverse culinary scene with restaurants offering both local and international cuisines, fresh seafood, and farm-to-table options.
- **Friendly Neighbors:** Join a welcoming community of expatriates and locals who share a love for surf, nature, and laid-back living.

3. Convenience and Connectivity

- **Proximity to Managua:** Located just an hour's drive from Nicaragua's capital, providing easy access to international airports, shopping centers, and healthcare facilities.
- **High-Speed Internet:** Stay connected with reliable, high-speed internet suitable for remote work and keeping in touch with loved ones.
- **Security and Services:** Benefit from 24/7 security, maintenance services, and a dedicated property management team ensuring peace of mind.





1. World-Class Surfing



2. Boutique Resort (Coming Soon)



3. Outdoor Yoga Studio



4. Community Garden



5. Sunset Theater & Conference Center (Coming Soon)



6. Tennis Courts



7. Golf Course & Restaurant



8. Oceanfront Branded Hotel (Coming Soon)



9. Dog Park (Coming Soon)



10. Hotel check-in & Front Desk



11. Fitness Center



12. Sea Salt Restaurant



13. Turtle Sanctuary



14. Medical Clinic (Coming Soon)



15. Mango Orchard



16. Commercial Center (Coming Soon)



Master-Planned Community



24. Teak Forest



23. Food Forest (Coming Soon)



22. Solar Farm (Coming Soon)



21. 9-Hole Golf Course



20. Local Bee Farm



19. Nursery & Garden



18. Security Gate



17. Horse Stables



INVESTMENT OPPORTUNITY

Secure Your Future in a Growing Market

1. High Growth Potential

- **Emerging Destination:** Nicaragua is recognized as a top destination for tourism and real estate investment, promising strong appreciation rates.
- **Infrastructure Development:** Ongoing improvements in infrastructure and services enhance property values and quality of life.
- **Planned Expansion:** A new high-end surf resort is in the works, expanding the marketplace opportunities.

2. Rental Income Potential

- **Vacation Rentals:** Capitalize on the growing demand for vacation rentals among surfers, tourists, and digital nomads seeking unique experiences.
- **Property Management Services:** Utilize our professional property management team to handle rentals, maintenance, and guest services seamlessly.
- **Year-Round Demand:** Enjoy consistent rental income opportunities thanks to Nicaragua's favorable climate and year-round attractions.

3. Affordable Entry Point

- **Competitive Pricing:** Enter the luxury real estate market at a significantly lower cost compared to other international beach destinations.
- **Flexible Payment Plans:** Take advantage of customizable financing options designed to fit various budgets and financial situations.
- **Long-Term Value:** Secure a legacy asset that can be enjoyed by your family for generations while building equity over time.

"At Santa Barbara, life is a perfect blend of adventure, luxury, and tranquility. Whether you're chasing the next big wave, seeking a peaceful retreat, or making a smart investment, your dream lifestyle is within reach. We look forward to welcoming you home."

CONTACT US

Email: [Sales @ Eci Development.com](mailto:Sales@EciDevelopment.com)

Phone (USA): +1 (800) 290-3028

Website: www.ecidevelopment.com

