

The Superior Infrastructure of
Las Colinas,
Nosara, Costa Rica



Construction

Built by Nosara's most respected builder,
Luis Hernandez Construction

Design & project management by Arq. Freddy Lopez

Water systems

Dual source supply with ASADA public water and private well

*Permitted & tested well can produce continuously at 2.44 liters
per second (38 gallons per minute) for up to 12 hours at a time.*

Solar hot water with electric back up for the house.

Water softener for house and casita.

Indoor piping with European "Sanipex" system for easy change-out
and repair (no chipping concrete to access pipes)

"Instant on" electric hot water heaters for the casita and the pool
rancho and shower.

Eight cubic meter (2100 gallon) potable water reserve tank for the
house and the casita. Separate pump.

Thirty cubic meter (7900 gallon) rain runoff recycling tank for irrigation
or swimming pool. Separate pump.

Irrigation loop for house lot with 7 satellite zones.

Terrace bath plumbed for easy conversion to handicapped shower.

All closets and storage rooms plumbed for dehumidifier discharge

Electrical systems

Multi-level surge protection against “dirty power.” There is high capacity protection at the main service entrance and medium capacity protection at every electrical service panel.

Separate electric meters for (1) house & pool, (2) casita & (3) well.

Widespread use of Ground Fault Interrupter (GFI) service protection.

Four 110 circuits installed as provisions for landscape or architectural lighting.

Communications

Individual telephone lines for house and casita

Cable service entries for house and casita

Fiber-optic service entrance and service bus

DSL high speed wireless internet

Back-up “just-in-case” dial-up internet service in house and casita

Cat-5 cabling installed between the house and casita

Two spare PVC conduits between the house and casita

Intercom between house, casita and driveway entry gate

Pre-wired speaker cables from study to living room and terrace

Other

Design maximizes whole-house air circulation. Includes custom-designed ‘monitor’ vent controls.

Eighteen U.S. ceiling fans in house, casita and rancho

A/C in study and built-in A/C provisions in master and second bedroom suites

Dual-fuel kitchen stovetop, gas and electric

Swimming pool by Costa Rica’s most experienced builder, Piscinas Acuarium, with modern salt-generated treatment system

Over-engineered North American-style septic systems with 6 inch pipes, high capacity tanks and roof venting to avoid odors

Special Design Features

The large kitchen is decorated with hand-made Spanish tiles and has an island and breakfast bar. There is easy service to large custom dining tables on the terrace and in the dining room.

Most furniture is custom designed and made of sustainable tropical woods.

The terrace furniture is weatherproof. All fabrics are Sunbrella.

All bedrooms can be made up as seamless kings or twins.

Household closets and cabinets:

- o Extensive kitchen cabinets including roll-out shelves.
- o Office includes built-in file drawers, over-sized printer drawer, and three tall cedar office cabinets, including space for TV and electronics.
- o Additional storage in the great room, including an entry closet for umbrellas, coats and boots.
- o Bedroom closets have customized space for long hanging garments, shirts and blouses and shoes.
- o Large linen closet and pantry with a safe

Additional storage:

- o Storeroom off the garage for long-term storage.
- o Cabinets and workbench in the teak-finished garage.
- o Maid's area with its own sink and cabinets for cleaning, laundry and household supplies.
- o Under-roof ventilated clothes-drying area, laundry folding and ironing space.
- o Secure outside storeroom for gardening equipment.

Casita Design features:

- o Plantings provide privacy from main house
- o Fully equipped kitchen. Interior and outdoor living and dining areas. Computer work and storage areas