



x

HARMONY
MAGICAL COMMUNITY

PROYECTO HARMONY · PHASE ONE

Compose Your Harmony

Design and price your own home in a gated community below
Rincón de la Vieja. Curubandé, Liberia, Guanacaste, Costa Rica

BUYER'S PORTFOLIO · 2026 EDITION



HOMES BUILT BY CONSTRUGAR



MARKETED BY EXPAT PROPERTIES | CR

AT A GLANCE

A community you design yourself

Most pre-construction projects hand you a finished floor plan and a price. Harmony works the other way around: you choose the land, choose the homes that go on it, add a pool, and see the price move as you build. Everything in this portfolio can be priced by you, online, in about two minutes.

8	240 m ²	36	90%
HOME MODELS	LOT SIZE	PHASE ONE LOT MAP	CONSTRUCTION PROGRESS

1	2	3
Choose your land	Place your homes	Add water and see the price
One 8 × 30 m lot (240 m ²), or two side by side for 480 m ² .	Up to two prefabricated homes per lot, from eight Construgar models.	A 9 m ² or 12 m ² pool, optional add-ons, and a live total in colones and dollars.

Price it yourself

The full configurator is live. Pick lots, drop homes onto a to-scale site plan, drag them into position, add a pool, and email the result to us as your quote request.

expatharmony.com



SCAN TO BUILD

WHAT MAKES THIS DIFFERENT

Eight models, not four	From a 20 m ² garden studio to the 121 m ² Narime Plus residence, each priced individually.
Two homes on one lot	Live in one and rent the other, or house family next door. Pairings are priced together.
Eleven official packages	Construgar has quoted eleven complete lot-and-home combinations at fixed package prices.
Prices set in colones	Your price is fixed in CRC by the builder, not re-quoted in a foreign currency.

THE COMMUNITY

A masterplanned sanctuary in Guanacaste

Harmony is a planned, gated home community of generous 8 × 30 m lots wrapped in tropical greenery, minutes from Liberia and the Rincón de la Vieja National Park. Every home is built by Construgar on elevated foundations, with steel structure and natural wood finishes. Designed for the climate, and for the way you want to live.



WHERE IT IS

Curubandé, Liberia	Guanacaste province, north-west Costa Rica
Rincón de la Vieja	National park, volcano, hot springs and waterfalls on the doorstep
Liberia	Daniel Oduber International Airport (LIR) and the provincial capital nearby
Río Colorado	River and canyon country immediately around the community

IN THE COMMUNITY

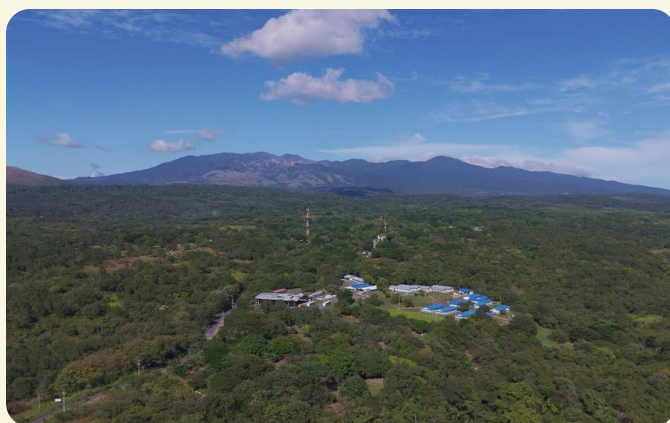
- Private, secure parking at every residence
- Landscaped outdoor spaces
- Walking & jogging trails
- Smart utilities & connectivity

EVERY LOT

- 8 × 30 m lot (240 m²), lot cost included
- Perimeter fence in decorated green mesh (up to 68 lm)
- Uncovered 2-vehicle parking (36 m²)
- Sidewalks & exterior paths (up to 25 lm)
- Access gate up to 8 lm (motor not included)

GALLERY

Crafted for tropical living



“Where modern design meets the magic of Guanacaste.”

Minutes from Rincón de la Vieja National Park, hot springs and the Río Colorado canyon.

PHASE ONE

Thirty-six homesites

Phase One runs thirty-six lots along the main paseo. Each is 8 × 30 m (240 m²). Availability below was accurate at the date printed on this portfolio; the live map at expatharmony.com is always current.



● Available: 32 ● Sold: 3 ● Reserved: 1

AVAILABILITY

1	2	3	4	5	6	7	8	9	10	11	12
13	14	15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31	32	33	34	35	36

Two adjoining lots can be combined into a single 16 × 30 m property (480 m²). Site works are charged per lot.

OFFICIAL PACKAGES

Eleven complete builds, quoted by the builder

Construgar has priced eleven complete combinations (lot, site works, homes and pool together) and produced a render of each. These are firm package prices, not estimates. Anything you compose outside these eleven is priced from its parts and confirmed by the builder in a written quote.

OFFICIAL PACKAGE PRICES

ITEM	DETAIL	CRC	US\$	CA\$
Package 1	45-A + 45-A · no pool	₡86,466,791	US\$190,500	CA\$267,700
Package 2	45-A · 12 m² pool	₡63,934,883	US\$140,800	CA\$197,900
Package 3	30 + 45-A · 9 m² pool	₡83,724,813	US\$184,400	CA\$259,200
Package 4	66-A · 12 m² pool	₡72,517,937	US\$159,700	CA\$224,500
Package 5	20 + 30 · 9 m² pool	₡64,848,875	US\$142,800	CA\$200,800
Package 6	45-B · 12 m² pool	₡63,934,883	US\$140,800	CA\$197,900
Package 7	75 · 12 m² pool	₡78,478,759	US\$172,900	CA\$243,000
Package 8	20 + 45-A · 9 m² pool	₡76,174,438	US\$167,800	CA\$235,800
Package 9	30 + 30 · 9 m² pool	₡72,399,250	US\$159,500	CA\$224,100
Package 10	121 · 12 m² pool	₡109,316,081	US\$240,800	CA\$338,400
Package 11	93 · 12 m² pool	₡90,771,300	US\$199,900	CA\$281,000

Colón amounts are the contract figures. US and Canadian dollar amounts are approximate, converted at ₡454 per US\$1 and ₡323 per CA\$1, and move with the exchange rate.



OFFICIAL CONSTRUGAR PACKAGE PRICE

Construgar has priced eleven complete combinations (lot, site works, homes and pool together) and produced a render of each. These are firm package prices, not estimates. Anything you compose outside these eleven is priced from its parts and confirmed by the builder in a written quote.

CONSTRUGAR COMBINACIÓN 1: 2 MÓDULOS DE 45-A SIN PISCINA



RENDER BY CONSTRUGAR

Package 1

Composition: lot & site works · Model 45 m² · A + Model 45 m² · A · no pool

₡86,466,791

US\$190,500 · CA\$267,700 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 2: UN MÓDULO DE 45-A CON PISCINA DE 12M2



RENDER BY CONSTRUGAR

Package 2

Composition: lot & site works · Model 45 m² · A · 12 m² pool

₡63,934.883

US\$140,800 · CA\$197,900 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 3: MÓD. DE 45-A + MÓD.30 Y PISCINA DE 9 M2.



RENDER BY CONSTRUGAR

Package 3

Composition: lot & site works · Model 30 m² + Model 45 m² · A · 9 m² pool

₡83,724,813

US\$184,400 · CA\$259,200 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 4: RESIDENCIA DE 66-A Y PISCINA DE 12 M2.



RENDER BY CONSTRUGAR

US\$159,700 · CA\$224,500 approx.

Package 4

Composition: lot & site works · Model 66 m² · A · 12 m² pool

₡72,517,937

US\$159,700 · CA\$224,500 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 5: MÓD. DE 20M2 + MÓD.30M2 Y PISCINA DE 9 M



RENDER BY CONSTRUGAR

US\$142,800 · CA\$200,800 approx.

Package 5

Composition: lot & site works · Model 20 m² + Model 30 m² · 9 m² pool

₡64,848,875

US\$142,800 · CA\$200,800 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 6: UN MÓDULO DE 45-B CON PISCINA DE 12M2



RENDER BY CONSTRUGAR

US\$140,800 · CA\$197,900 approx.

Package 6

Composition: lot & site works · Model 45 m² · B · 12 m² pool

₡63,934,883

US\$140,800 · CA\$197,900 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 7: RESIDENCIA DE 75M2 Y PISCINA DE 12 M2

₡ 78 478 759.47



RENDER BY CONSTRUGAR

Package 7

Composition: lot & site works · Model 75 m² · 12 m² pool

₡78,478,759

US\$172,900 · CA\$243,000 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 8: MÓD. DE 45-A + MÓD.20 Y PISCINA DE 9 M2.

₡ 76 174 438.00



RENDER BY CONSTRUGAR

Package 8

Composition: lot & site works · Model 20 m² + Model 45 m² · A · 9 m² pool

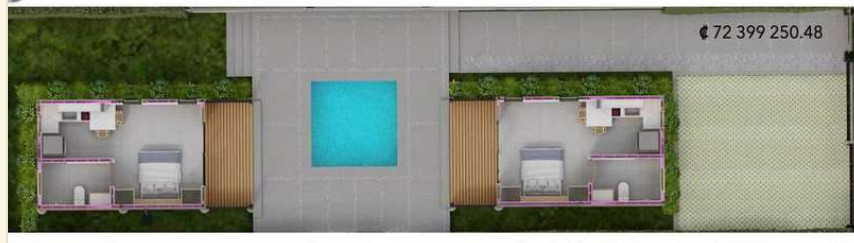
₡76,174,438

US\$167,800 · CA\$235,800 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 9: 2 MÓDULOS DE 30M2 + PISCINA DE 9M2.

₡ 72 399 250.48



RENDER BY CONSTRUGAR

Package 9

Composition: lot & site works · Model 30 m² + Model 30 m² · 9 m² pool

₡72,399,250

US\$159,500 · CA\$224,100 approx.

OFFICIAL CONSTRUGAR PACKAGE PRICE

CONSTRUGAR COMBINACIÓN 10: NARIME PLUS. RESIDENCIA 121 M2 + PISCINA



RENDER BY CONSTRUGAR

Package 10

Composition: lot & site works · Narime Plus
121 m² · 12 m² pool

₡109,316,081

US\$240,800 · CA\$338,400 approx.

OFFICIAL CONSTRUGAR PACKAGE
PRICE

COMBINACIÓN 11: NARIME ESTANDAR. RESIDENCIA 93 M2 + PISCINA



RENDER BY CONSTRUGAR

Package 11

Composition: lot & site works · Narime
Estándar 93 m² · 12 m² pool

₡90,771,300

US\$199,900 · CA\$281,000 approx.

OFFICIAL CONSTRUGAR PACKAGE
PRICE

Price it yourself

The full configurator is live. Pick lots, drop homes onto a to-scale site plan, drag them into position, add a pool, and email the result to us as your quote request.

expatharmony.com



SCAN TO BUILD

THE MODELS

Eight homes

Every model is built by Construgar on cylindrical concrete pilings with a structural steel frame, raised above ground level. Prices below are for the home only. Add lot and site works, and a pool if you want one, to reach a build price. Floor plans are Construgar's own drawings.

MODEL	M ²	BEDS	BATHS	HOME ONLY (C)	HOME ONLY (US\$)	WITH LOT & SITE WORKS (US\$)
Model 20 m ²	20 m ²	1	1	C15,100,750	US\$33,300	US\$74,000
Model 30 m ²	30 m ²	1	1	C22,651,125	US\$49,900	US\$90,700
Model 45 m ² · A	45 m ²	1	1	C33,976,688	US\$74,800	US\$115,600
Model 45 m ² · B	45 m ²	1	1	C33,976,688	US\$74,800	US\$115,600
Model 66 m ² · A	66 m ²	2	2	C43,712,698	US\$96,300	US\$137,100
Model 75 m ²	75 m ²	2	2	C49,673,520	US\$109,400	US\$150,200
Narime Estándar 93 m ²	93 m ²	3	2	C61,595,165	US\$135,700	US\$176,500
Narime Plus 121 m ²	121 m ²	3	2	C80,139,946	US\$176,500	US\$217,300

Estimate, final quote by the builder · Colón amounts are the contract figures. US and Canadian dollar amounts are approximate, converted at C454 per US\$1 and C323 per CA\$1, and move with the exchange rate.

PAIRING

- Can share a lot with a second home of 66 m² or less.
- A three-bedroom residence occupies a full lot on its own.

POOL GUIDELINE

- Construgar guideline: 9 m² pools pair with module compounds; 12 m² with residences of 66 m² and up.



Model 20 m²

1 bed · 1 bath · 5 m² deck

HOME ONLY

US\$33,300

¢15,100,750

20 m²

BUILT AREA

1

BEDROOM

1

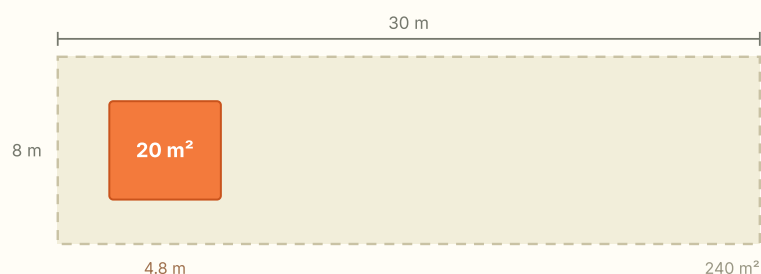
BATHROOM

US\$1,660

PER M²

CONSTRUGAR FLOOR PLAN · 20

INDICATIVE FOOTPRINT ON ONE 8 × 30 M LOT



Drawn to scale against a 240 m² lot. Exact siting is defined by the builder.

PAIRING

Can share a lot with a second home of 66 m² or less.

POOL GUIDELINE

Pairs with a 9 m² pool.

WITH LOT & SITE WORKS

US\$74,000

¢33,614,166

Estimate, final quote by the builder

HOME ONLY

Model 30 m²

1 bed · 1 bath · kitchen-dining · 9.4 m² deck

US\$49,900

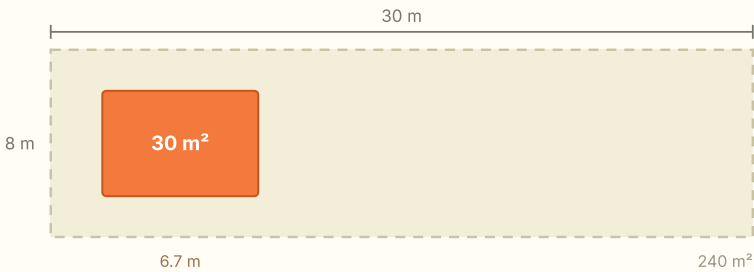
₡22,651,125

30 m ²	1	1	US\$1,660
BUILT AREA	BEDROOM	BATHROOM	PER M ²



CONSTRUGAR FLOOR PLAN · 30

INDICATIVE FOOTPRINT ON ONE 8 × 30 M LOT



Drawn to scale against a 240 m² lot. Exact siting is defined by the builder.

PAIRING

Can share a lot with a second home of 66 m² or less.

POOL GUIDELINE

Pairs with a 9 m² pool.

WITH LOT & SITE WORKS

US\$90,700

₡41,164,541

Estimate, final quote by the builder

Model 45 m² · A

1 bed · 1 bath · living-kitchen-dining · 12.3 m² deck

HOME ONLY

US\$74,800

¢33,976,688

45 m²

BUILT AREA

1

BEDROOM

1

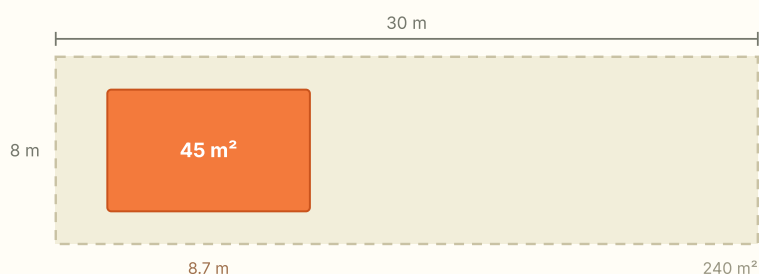
BATHROOM

US\$1,660

PER M²

CONSTRUGAR FLOOR PLAN · 45-A

INDICATIVE FOOTPRINT ON ONE 8 × 30 M LOT



Drawn to scale against a 240 m² lot. Exact siting is defined by the builder.

PAIRING

Can share a lot with a second home of 66 m² or less.

POOL GUIDELINE

Pairs with a 9 m² pool.

WITH LOT & SITE WORKS

US\$115,600

¢52,490,104

Estimate, final quote by the builder

HOME ONLY

Model 45 m² · B

Same as 45-A, alternate layout

US\$74,800

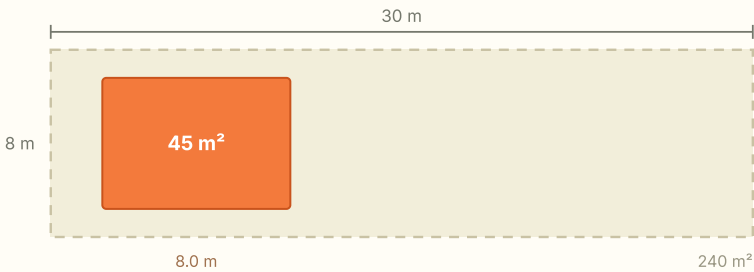
₡33,976,688

45 m²	1	1	US\$1,660
BUILT AREA	BEDROOM	BATHROOM	PER M²



CONSTRUGAR FLOOR PLAN · 45-B

INDICATIVE FOOTPRINT ON ONE 8 × 30 M LOT



Drawn to scale against a 240 m² lot. Exact siting is defined by the builder.

PAIRING

Can share a lot with a second home of 66 m² or less.

POOL GUIDELINE

Pairs with a 9 m² pool.

WITH LOT & SITE WORKS

US\$115,600

₡52,490,104

Estimate, final quote by the builder

Model 66 m² · A

2 beds · 2 baths · living-kitchen-dining · laundry

HOME ONLY

US\$96,300

¢43,712,698

66 m²

BUILT AREA

2

BEDROOMS

2

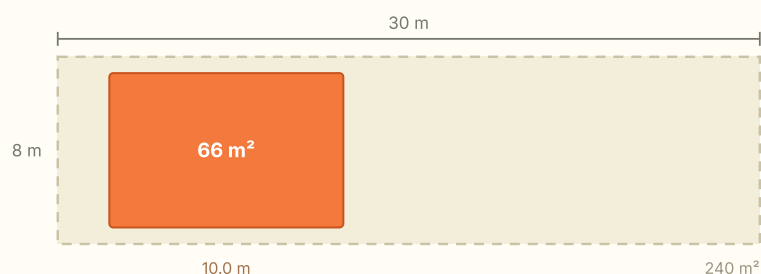
BATHROOMS

US\$1,460

PER M²

CONSTRUGAR FLOOR PLAN · 66-A

INDICATIVE FOOTPRINT ON ONE 8 × 30 M LOT



Drawn to scale against a 240 m² lot. Exact siting is defined by the builder.

PAIRING

Can share a lot with a second home of 66 m² or less.

POOL GUIDELINE

Pairs with a 12 m² pool.

WITH LOT & SITE WORKS

US\$137,100

¢62,226,114

Estimate, final quote by the builder

HOME ONLY

Model 75 m²

2 beds · 2 baths + WC · laundry · balconies

US\$109,400

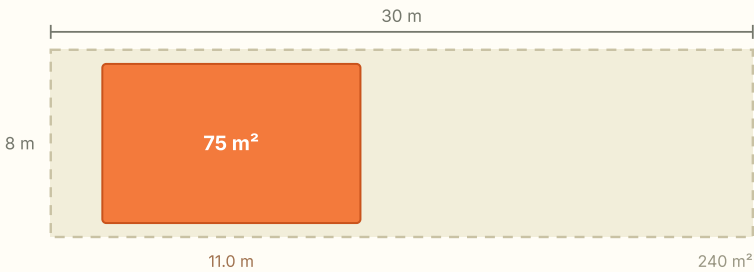
¢49,673,520

75 m ²	2	2	US\$1,460
BUILT AREA	BEDROOMS	BATHROOMS	PER M ²



CONSTRUGAR FLOOR PLAN · 75

INDICATIVE FOOTPRINT ON ONE 8 × 30 M LOT



Drawn to scale against a 240 m² lot. Exact siting is defined by the builder.

PAIRING

Can share a lot with a second home of 66 m² or less.

POOL GUIDELINE

Pairs with a 12 m² pool.

WITH LOT & SITE WORKS

US\$150,200

¢68,186,936

Estimate, final quote by the builder

HOME ONLY

Narime Estándar 93 m²

3 beds · 2 baths · standard Narime layout

US\$135,700

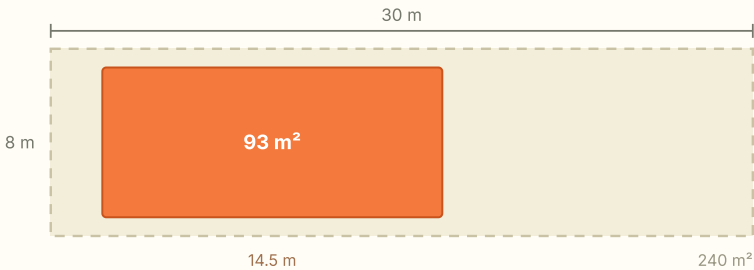
€61,595,165

93 m ²	3	2	US\$1,460
BUILT AREA	BEDROOMS	BATHROOMS	PER M ²



CONSTRUGAR FLOOR PLAN · 93

INDICATIVE FOOTPRINT ON ONE 8 × 30 M LOT



Drawn to scale against a 240 m² lot. Exact siting is defined by the builder.

PAIRING

A three-bedroom residence occupies a full lot on its own.

POOL GUIDELINE

Pairs with a 12 m² pool.

WITH LOT & SITE WORKS

US\$176,500

€80,108,581

Estimate, final quote by the builder

HOME ONLY

Narime Plus 121 m²

3 beds · 2 baths · interior hall · deck

US\$176,500

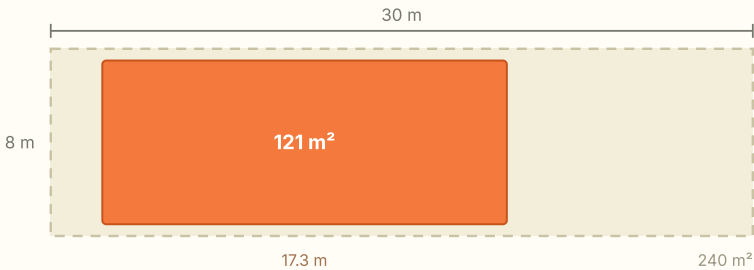
€80,139,946

121 m ²	3	2	US\$1,460
BUILT AREA	BEDROOMS	BATHROOMS	PER M ²



CONSTRUGAR FLOOR PLAN · 121

INDICATIVE FOOTPRINT ON ONE 8 × 30 M LOT



Drawn to scale against a 240 m² lot. Exact siting is defined by the builder.

PAIRING

A three-bedroom residence occupies a full lot on its own.

POOL GUIDELINE

Pairs with a 12 m² pool.

WITH LOT & SITE WORKS

US\$217,300

€98,653,362

Estimate, final quote by the builder

PRICE LIST

Every number in one place

Home prices are Construgar's official prices, July 2026. Lot, site-works and pool amounts are derived from Construgar's official package pricing. Where your build matches one of the eleven official packages, the exact official package price applies instead, which on some combinations comes out below the sum of the parts.

HOMES

ITEM	DETAIL	CRC	US\$	CA\$
Model 20 m ²	1 bed · 1 bath · 5 m ² deck	₡15,100,750	US\$33,300	CA\$46,800
Model 30 m ²	1 bed · 1 bath · kitchen-dining · 9.4 m ² deck	₡22,651,125	US\$49,900	CA\$70,100
Model 45 m ² · A	1 bed · 1 bath · living-kitchen-dining · 12.3 m ² deck	₡33,976,688	US\$74,800	CA\$105,200
Model 45 m ² · B	Same as 45-A, alternate layout	₡33,976,688	US\$74,800	CA\$105,200
Model 66 m ² · A	2 beds · 2 baths · living-kitchen-dining · laundry	₡43,712,698	US\$96,300	CA\$135,300
Model 75 m ²	2 beds · 2 baths + WC · laundry · balconies	₡49,673,520	US\$109,400	CA\$153,800
Narime Estándar 93 m ²	3 beds · 2 baths · standard Narime layout	₡61,595,165	US\$135,700	CA\$190,700
Narime Plus 121 m ²	3 beds · 2 baths · interior hall · deck	₡80,139,946	US\$176,500	CA\$248,100

LOT, SITE WORKS AND POOLS · PER LOT

ITEM	DETAIL	CRC	US\$	CA\$
Lot & site works	8×30 m lot · perimeter fence · 2-car parking · walkways · gate	₡18,513,416	US\$40,800	CA\$57,300
9 m ² pool	each	₡8,583,584	US\$18,900	CA\$26,600
12 m ² pool	each	₡11,444,779	US\$25,200	CA\$35,400

ADD-ONS

ITEM	DETAIL	CRC	US\$	CA\$
Fire pit	1 m round	₡500,000	US\$1,100	CA\$1,500
Outdoor kitchen	1 × 3 m	₡5,000,000	US\$11,000	CA\$15,500
Brick patio	5 × 5 m grey brick	₡2,000,000	US\$4,400	CA\$6,200

Colón amounts are the contract figures. US and Canadian dollar amounts are approximate, converted at ₡454 per US\$1 and ₡323 per CA\$1, and move with the exchange rate.

SCOPE

What is and isn't in the price

INCLUDED IN EVERY LOT

- 8 × 30 m lot (240 m²), lot cost included
- Perimeter fence in decorated green mesh (up to 68 lm)
- Uncovered 2-vehicle parking (36 m²)
- Sidewalks & exterior paths (up to 25 lm)
- Access gate up to 8 lm (motor not included)

INCLUDED WITH EVERY HOME

- Foundations, isolated or continuous as required by the design
- Cylindrical concrete pilings, floor raised above ground level
- Structural steel floor, wall and roof framing
- Reinforced concrete slab floor
- Septic tank and drainage system
- Electrical and water hookup up to 25 m
- Complete electromechanical systems
- Steel railings

NOT INCLUDED

Air conditioning	Not part of any model price.
Closets	Bedroom closets are excluded.
Gate motor	The access gate is included up to 8 lm; the motor is not.
Furniture and appliances	No furniture, white goods or soft furnishings.
Landscaping beyond the lot package	Planting and garden design beyond the included works.

Fire pits, outdoor kitchens and brick patios are available as priced add-ons. See the price list.

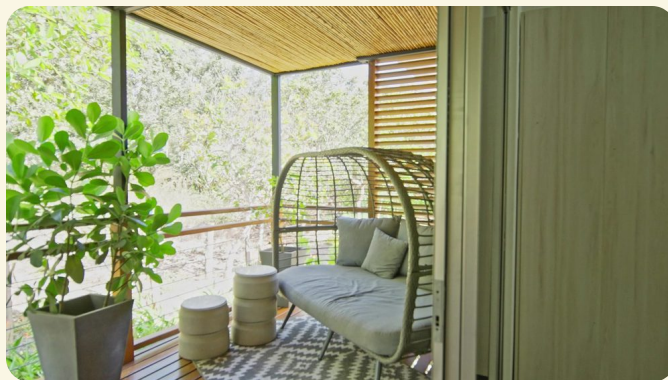
CONSTRUCTION

Built properly, from the ground up

Construgar builds every Harmony home to the same structural specification, whatever the model. The homes are prefabricated in steel and set on concrete pilings above ground level, the right way to build for Guanacaste's climate and terrain.

STRUCTURE AND SYSTEMS

- Isolated or continuous foundations as required
- Built on cylindrical concrete pilings, floor raised above ground
- Structural steel floor framing
- Reinforced concrete slab floor
- Structural steel wall frames with steel studs and tracks
- Structural steel roof framing
- Septic tank and drainage system included
- Electrical and water hookup up to 25 m included
- Complete electromechanical systems included
- Air conditioning not included
- Steel railings



THE BUILDER

Construgar is the contracted builder for Proyecto Harmony. Every price, floor plan and render in this portfolio originates in Construgar's own model presentation. Expat Properties | CR markets the community and represents buyers; it does not build.

PROJECT PROGRESS

Infrastructure for Phase One was 90% complete as of 26 January 2026.

BUYING AT HARMONY

How a purchase works

The steps below describe the process as it stands. Where a figure or date has to come from Construgar or from your attorney, this portfolio says so rather than guessing. You will get it in writing before you commit to anything.

1 Compose and price your build

Use the configurator at expatharmony.com, or work it through with us. You will have a lot, one or two homes, a pool if you want one, and a price in colones and dollars.

2 Written quote from the builder

We take your build to Construgar and come back with a written quote. If your build matches one of the eleven official packages, that fixed package price applies.

3 Reserve your lot

Your lot is held while the paperwork is prepared. Reservation terms are set out in your written quote.

4 Legal review and purchase agreement

Your own Costa Rican attorney reviews the agreement, title and escrow arrangements before you sign. We will not press you to skip this.

5 Construction

Construgar builds to the specification on the previous page. Build duration is confirmed in your quote.

6 Delivery and handover

Handover on completion, with the scope set out in this portfolio.

CONFIRMED IN YOUR WRITTEN QUOTE

Rather than print numbers we cannot stand behind, the following are confirmed in writing for your specific build before you commit:

- Payment schedule and the amounts due at each stage
- Reservation and deposit terms, and how funds are held
- Construction duration and the delivery date for your build
- HOA or community fee, and what it covers
- Whether any financing is available, and on what terms
- Closing costs, legal fees and transfer taxes

BUYING AT HARMONY

Ownership and title

OWNERSHIP AND TITLE

Costa Rica places no restriction on foreign nationals owning titled property, and buyers hold the same title as a Costa Rican citizen. Titled ownership, escrow and closing costs should be confirmed by your own attorney. We can recommend one, and you are free to appoint your own.

PROPERTY TAX

Costa Rica's standard property tax is 0.25% of registered value per year (Ley 7509). A separate luxury-home tax applies above the legal threshold. Confirm your position with an attorney or accountant.

CURRENCY

Your price is set in Costa Rican colones by the builder. Dollar figures anywhere in this portfolio are approximate conversions for reference and move with the exchange rate. There is no currency guarantee.



Price it yourself

The full configurator is live. Pick lots, drop homes onto a to-scale site plan, drag them into position, add a pool, and email the result to us as your quote request.

expatharmony.com



SCAN TO BUILD

QUESTIONS

Straight answers

Can I really put two homes on one lot?

Yes. Up to two prefabricated homes per 8 × 30 m lot, as long as neither is a three-bedroom model. Both Narime residences, the 93 m² Estándar and the 121 m² Plus, occupy a lot on their own.

Can I buy two lots?

Yes. Two adjoining lots make a 16 × 30 m property of 480 m². Site works are charged once per lot, so two lots means two lot-and-site-works charges.

Why can a package cost less than adding up the parts?

Because Construgar quoted the eleven official packages as complete builds and priced them as such. On several of them that works out below the component total; on the others it lands at the same figure. Either way, if your build matches a package you get the package price. If it doesn't, the price is built from the individual components and confirmed by the builder, which is why we label those as estimates.

What does 'estimate' mean on a price?

It means the number comes from Construgar's component pricing rather than from a package Construgar has already quoted as a whole. It is a real, defensible figure, but the builder confirms the final price in writing before anything is signed.

Is the price in dollars or colones?

Colones. Construgar prices and contracts in CRC. Every dollar figure in this portfolio is a reference conversion at ₡454 to US\$1 and will move with the exchange rate.

Is air conditioning included?

No. Air conditioning, closets, furniture, appliances and the gate motor are excluded from every model price. The full exclusion list is on the scope page.

Can a foreigner own this outright?

Yes. Costa Rica grants foreign buyers the same titled ownership as citizens. Your attorney will confirm the structure and closing costs for your purchase.

How far is the airport?

Liberia's Daniel Oduber International Airport (LIR) and the provincial capital are both close by, in the same canton. We will give you drive times for your visit.

Can I see it before buying?

Yes. Come and walk the lots. We arrange private tours, and the configurator lets you lay out your build to scale before you travel.

Who do I actually deal with?

Robbie Parker at Expat Properties | CR for everything commercial, and Construgar for construction. Your attorney is your own.



HARMONY
MAGICAL COMMUNITY

GET STARTED

Compose it, then send it to us

Build your property at expatharmony.com and email it over. You will get a written quote back from the builder. Or just call, and we will walk it through with you.

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SCAN TO OPEN THE
CONFIGURATOR



HOMES BUILT BY CONSTRUGAR



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IMPORTANT

Home module prices are official Construgar prices (July 2026). Lot, site-works and pool amounts are derived from Construgar's official package pricing; where a build matches an official package, the exact official price is shown. All prices are set in Costa Rican colones (CRC), subject to change and final confirmation by the builder. Foreign-currency figures are approximate, shown at ₡454 per US\$1 and ₡323 per CA\$1, and move with the exchange rate. Project progress: 90% (as of 26/1/2026). Not included: gate motor, air conditioning, closets, furniture, appliances.

As seen on HGTV: World's Bargain Dream Homes