



# Michael Simons

Cell 011 (506) 8812-2242

Office 011 (506) 2672-4100

[michael@tanktopsflipflops.com](mailto:michael@tanktopsflipflops.com)

[www.tanktopsflipflops.com](http://www.tanktopsflipflops.com)



**TRES AMIGOS**  
REALTY GROUP

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Est. 2003



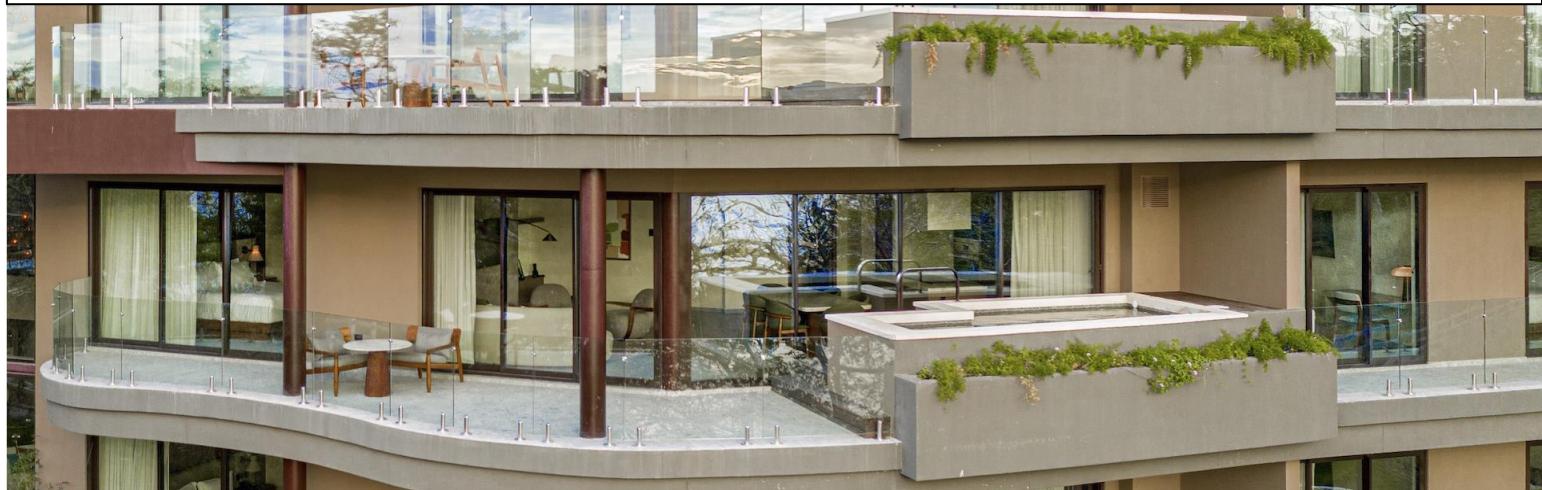
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**WALDORF ASTORIA CONDOMINIUM – 2 Bed, 2.5 Bath, 2,067 SF, Plunge Pool, 5-star Amenities - \$2,700,000**

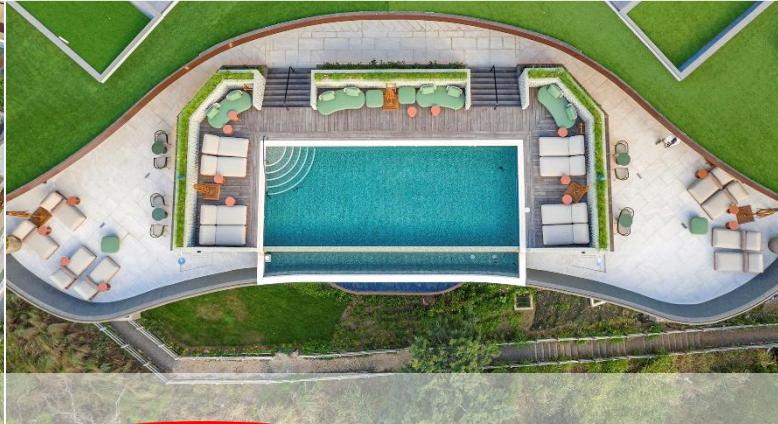
### ***Luxury Waldorf Astoria Branded Oceanview condo blending private luxury, resort living, and coastal serenity.***

This refined second-floor, single-level Waldorf Astoria branded condo presents two bedrooms and two-and-a-half baths designed for effortless indoor-outdoor living, anchored by an expansive wraparound ocean-view terrace that spans the full width of the residence and includes a private plunge pool overlooking the Gulf of Papagayo. The open-concept great room is both elegant and inviting, bringing together a chef's Cucine Lube kitchen, a well-proportioned dining area, and a comfortable living space that all open directly to the terrace for seamless entertaining. Each bedroom functions as a private suite, featuring a sumptuously appointed spa-style bathroom with direct walkout access to the ocean-view terrace. One suite can be locked off for flexible use or privacy. Earth-toned palettes, handcrafted finishes, native landscaping, and atmospheric lighting create a calm coastal aesthetic throughout, complemented by an owner lock-out closet conveniently located on the first floor and the anticipatory, discreet service synonymous with Waldorf Astoria. Positioned on the southwestern edge of Punta Cacique within a 600-acre master-planned peninsula, this exquisite unit site inside an exclusive luxury condominium building of only 19 units offering a carefully curated residential experience enhanced by two refined indoor lounge areas and a striking sixth-floor rooftop retreat. Here, residents enjoy unmatched ocean and peninsula views from a resort-style pool, multiple lounging areas, an indoor kitchen and grill, and dedicated men's and women's changing facilities. Ownership is further elevated by a comprehensive suite of services, including a 24/7 Waldorf Astoria personal concierge, an optional full-service rental program managed by Waldorf Astoria, a dedicated on-site Director of Residences, housekeeping and in-residence dining, pre-arrival provisioning and wellness concierge, private hotel signing privileges, doorman and bellman services, valet parking, electric on-property transportation, and 24-hour reception and security.



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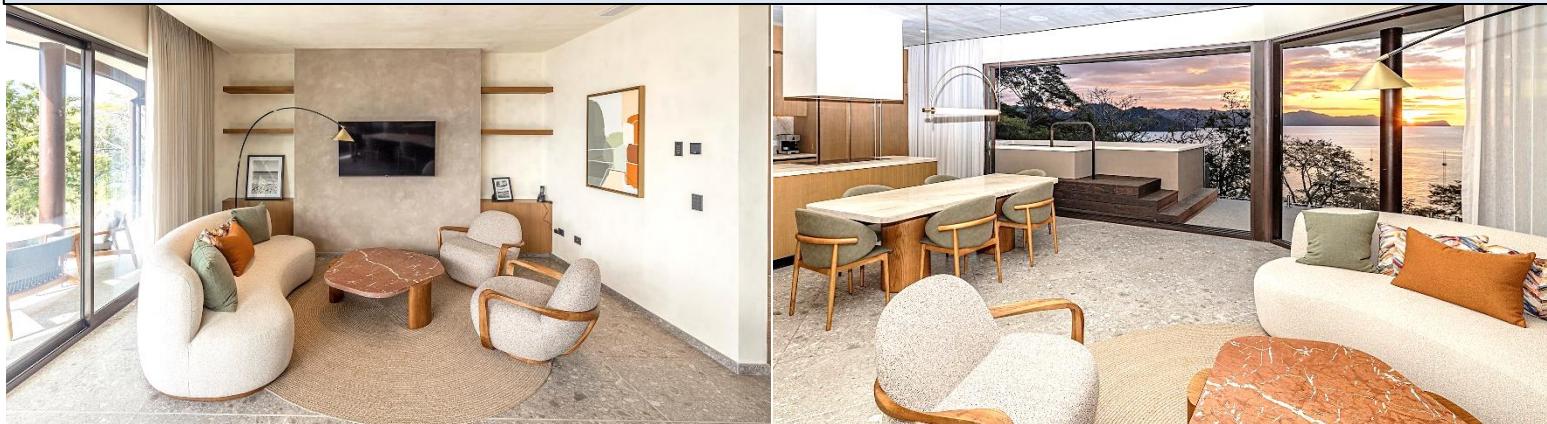


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Owners enjoy direct access to the full Waldorf Astoria Costa Rica Punta Cacique lifestyle, where hospitality, wellness, and connection define daily life. Six distinct dining venues—ranging from the signature, locally inspired cuisine at La Finca to Tico Tica, Vida, Buena Nota coffee shop, Copo y Cono gelato, and the iconic Peacock Alley—offer diverse culinary experiences paired with panoramic ocean views, craft cocktails, and light fare. A multi-level pool experience invites relaxation throughout the day, complemented by an adults-only pool with two jacuzzis situated between the state-of-the-art gym, movement studio, and the signature Waldorf Astoria Spa, which provides holistic wellness treatments in a tranquil setting. Exclusive access to Playa Penca places a secluded white-sand beach just steps away, ideal for swimming, snorkeling, water sports, and boating. Beyond the resort, Punta Cacique unfolds as a private coastal sanctuary defined by dramatic cliffs, tropical forest, and hidden beaches, while granting access to three forthcoming private clubs: the Beach Club, Cliff Club, and Sports Club. These amenities will include an equestrian center, tennis, paddle, and pickleball courts, along with extensive hiking and biking trails that wind throughout the peninsula. Nearby Playa Hermosa offers calm Blue Flag waters perfect for swimming and family beach days, while Playas del Coco adds a lively social scene with open-air cafés, markets, and seaside dining. With more than 300 days of sunshine, year-round temperatures averaging 82°F, proximity to five golf courses and eight national parks, and convenient access just 25 minutes from Guanacaste International Airport with nonstop flights from major North American and international hubs, Punta Cacique stands as one of Central America's most accessible and compelling luxury coastal destinations.



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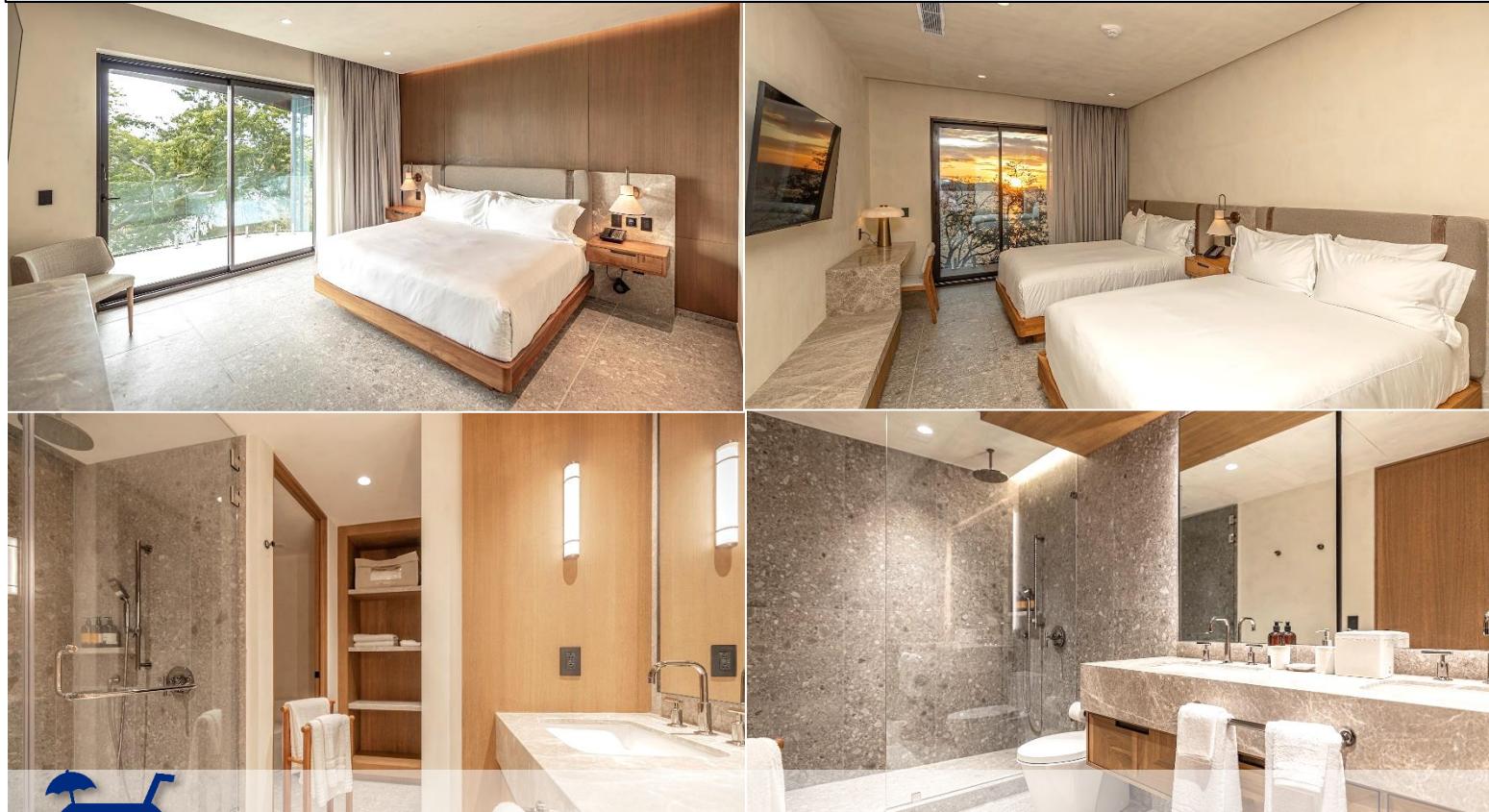
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