



el ENCANTO *del* SUR

THE *natural* EVOLUTION OF SAN JUAN



A community offered by
GG Ventures S.A.





EL ENCANTO DEL SUR, NICARAGUA IS AN EMERGING COASTAL COMMUNITY ONLY A 10-MINUTE STROLL FROM THE TOWN OF SAN JUAN DEL SUR and it's many restaurants and other attractions. The land, almost 350 acres, begins just outside of town and wanders to the very top of the ridge, revealing unparalleled views of the Pacific on one side and the twin-volcano island of Ometepe on the other.



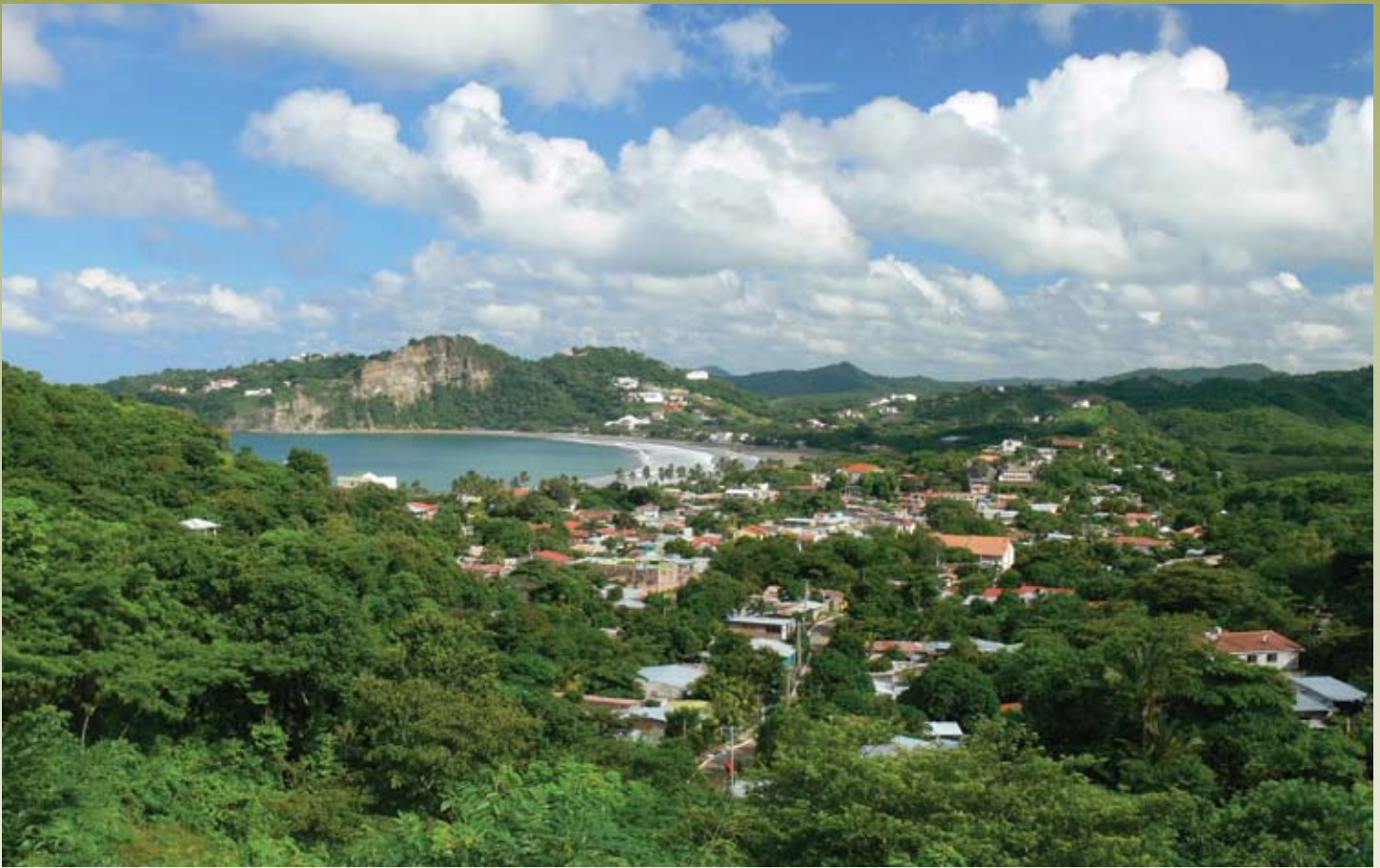
With more than half the land set aside as permanent green space, we have created the perfect setting for a community that not only lives within the natural beauty of the indigenous flora and fauna but also resonates with that uniquely Nicaraguan character and state of mind.

Whether you're looking for a vacation spot, a permanent home down the line or just a good investment, we will have the services and infrastructure to make it happen. Available financing for the purchase, First American Title insurance to protect your investment, turn-key packages with preferred architects and builders when it comes time to

build your home, hiking trails and community facilities – all the things to make your Nicaraguan experience truly special and stress-free.

Please read on to learn more about our vision, and how you can become a part of this enchanted community.





El Encanto is perfectly situated just outside the coastal hub of San Juan del Sur, itself only two hours from Managua. With flight times as little as 2½ hours to Managua from US cities like Miami and Houston and 4 hours from LA, El Encanto can be within your reach in less than a half-day's trip.

You will find that while Nicaragua has a wealth of things to see and places to go it is a small country, no bigger than New York state in size and with 90% of all activities in the western third of the country. Charming colonial towns such as Granada and Leon, the coffee plantations in the mountains, or even Costa Rica are all only a couple hours away by car. El Encanto sprawls across more than 350 acres in the hills high over the Pacific, featuring terrain from open grassland to high

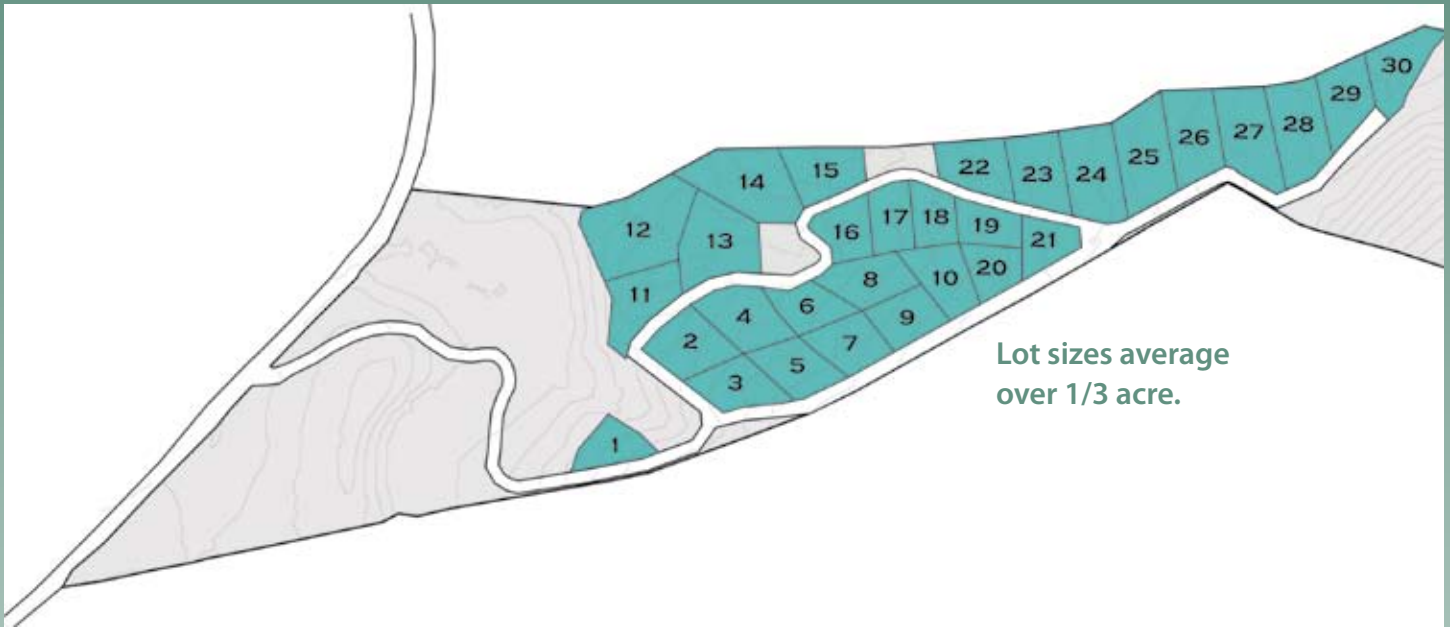
plateau to deep jungle. Our development plan meets the great diversity of the land with phases that will offer varied lot sizes, building plans that fit into each special contour of the land, and community facilities such as tennis courts, pools and hiking trails that will be available to all residents and guests. More than fifty percent of the land will remain untouched green space, as part of our commitment to the environment and our vision of a beautifully integrated community.

The best lots are only a 10 minute walk to beach!



call us today! 505.568.2283

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BUYING AT EL ENCANTO DEL SUR

When it comes to buying at El Encanto, you can relax knowing that your investment will be secure.

Unlike much of the coastal land in some other countries like Mexico and Costa Rica that can only be leased, most land in Nicaragua can be purchased outright with a "fee-simple" title, the same type of title used to purchase homes in the US. For added protection, the entire El Encanto development is protected with title insurance from First American Title Insurance company,

which is also available for individual lots. We also provide the following to make your purchase possible and help you get a head start on the building process:

- English speaking legal referrals
- Variety of financing options
- Water and power hook-ups
- Graded roads right to your lot
- Optional solar and wind power solutions

PHASE 1 MASTER PLAN

The Phase 1 lots have something to offer to everyone, from stunning view lots to the most affordable parcels tucked into the trees. Better yet, these are the closest lots to town, only a 10 minute walk away.

Phase 1 pricing is subject to change. Prices are effective as of September 15, 2007.



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