

Robb Report

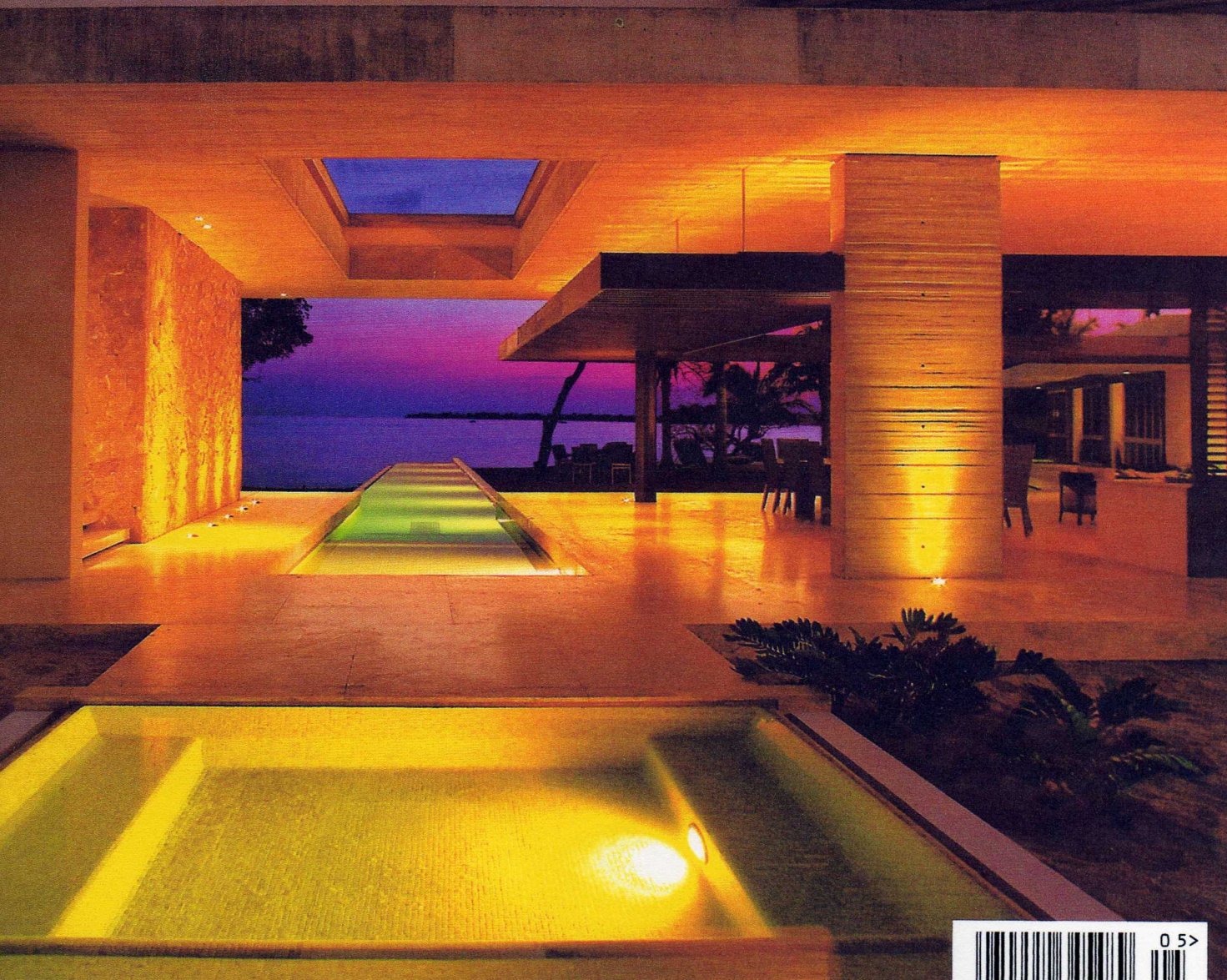
Vacation Homes

APRIL/MAY 200

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Nicaragua

Balcones de Majagual

When the Morgan's Rock luxury eco-resort—where trees grow through cabana roofs, and saltwater pools and protected turtle nesting grounds abound—opened in Nicaragua in 2005, it was symbolic of the country's new dawn. Central Amer-

ica's largest but least densely populated country is a paradise for birders, hikers, and vacationers. Its volcanoes, tropical jungles, and 565 miles of coastline make it a wilder, less-discovered version of its neighbor to the south, Costa Rica.

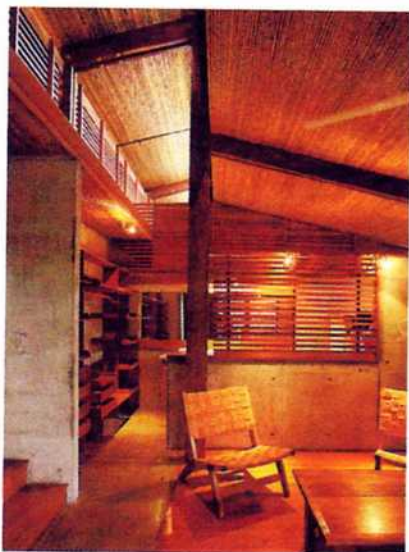
Now the creators of Morgan's Rock are offering Balcones de Majagual, a 265-acre development located 30 miles from Costa Rica's border on the Pacific Coast. Balcones de Majagual features more than 250 feet of private beach, common gardens, and miles of meandering trails around the secluded property. "We built it in response to a lot of the people coming to Morgan's Rock and wanting to stay," says architect Matthew Falkiner, who designed both properties.

The development includes a 30-room boutique hotel, similar in style to Morgan's Rock, with a spa, a meeting space, and 100 homesites, which range from one-third of an acre to 16 acres. Prices range from \$72,000 to \$400,000. On 11 of those sites



LEFT AND CENTER: ANDREW PERSON; BELOW: CHRIS SAMARA

Balcones de Majagual, a sister resort to Morgan's Rock, is offering a total of 19 prebuilt, eco-sensitive homes. Each is made from local materials and includes alternative-energy packages.



are Eco-Houses, designed by Falkiner to be hassle-free vacation homes, priced from \$240,000 to \$265,000. The 2,200-square-foot, two-bedroom homes—each with ocean views, handcrafted copper faucets, bamboo ceilings, stone countertops, and a wireless Internet connection—include alternative-energy packages. Crafted using locally harvested materials, the homes do not require air conditioning due to their passive cooling systems that circulate the ocean breezes.

Eight 3,600-square-foot, four-bedroom, four-bath "green roof" homes are priced from \$435,000 to \$475,000 and include all the Eco-House amenities, such as daily housekeeping and on-site security, as well as built-in handmade wood furniture and private splash pools.

Every home is designed for privacy—visitors are more likely to see a howler monkey than a next-door neighbor—but other residents can be found at the organic garden, picnic area, convenience store, and the shared infinity-edge pool and surrounding terraces. "We designed the communal spaces so that people feel part of a big, happy family while they're there," says Falkiner. LISA SELIN DAVIS

Balcones de Majagual,

323.908.6730, www.balconesdemajagual.com

