

# BUILDING GUIDELINES

DEVELOPMENT, GUIDELINES, TAXES AND MORTGAGE INFORMATION



Brought to you by the team at NJOI  
Trujillo Beach Residences - Honduras

For more information, please visit  
our website at [www.njoitrujillo.com](http://www.njoitrujillo.com)  
or call 1.888.960.NJOI (6564)

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## DEVELOPMENT INFORMATION

Njoi Trujillo is a stunning development with lush rainforests surrounding the bay of Trujillo. The properties sit on 47 acres of land and beach that spans 800 feet wide with brilliantly white sandy beaches.

NJOI Beach Residences is a private development that respects the environmental laws of Honduras. With tons of green space and natural areas filled with palm trees and rolling hills, this exclusive Estate Community is located within minutes from countless activities, important amenities and many other services.

Stunning beaches, amazing views, natural waterfalls, peace and tranquility awaits you. A gated estate community with 24/7 private security. Designed by Hugo Coello. Njoi Marketing Ltd. is association with Costa Verde Developments are proud to offer this exclusive gated community developed by Costa Verde Developments. The properties are fully serviced with concrete roads, water and underground hydro.

Costa Verde Developments is excited to offer this exclusive on demand community to all clients that have one thing in common - Luxury vacation homes with ocean and mountain views with a team of architects with extensive experience in Honduras. Lot prices range from \$65,000 USD to approximately \$110,000 USD.

## INTRODUCING - NJOI SANTA FE BEACH RESIDENCES

The Njoi Santa Fe Beach Residences is situated on 151 acres with 2600 feet of beach along the Bay of Trujillo. This property boasts 100% ocean views from every lot reaching upto 300 plus feet above sea level. Imagine waking up and watching dolphins jumping in the bay. Every lot is up to 1/3 acre and each lot has the capabilities of having the most spectacular infinity pools facing the ocean. Each home, like Njoi Trujillo, will be custom built by Hugo Coello who has over 20 years of experience building luxury estate homes in Honduras. Phase 1 and Phase 2 are now open starting at \$85,000 USD.

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## HOW WE TAKE CARE OF YOU

Njoi Trujillo on-site property management and security office will be an important hub for meeting our clients' various needs.

Courteous staff will manage the maintenance of Njoi Trujillo and provide Costa Verde shuttle service to a variety of activities and amenities.

A concierge desk, rental management and general office services for the residents and vacationers of Njoi Trujillo will be available.

The property management team can arrange for expert gardeners and domestic help at a fraction of what you would pay in Canada or USA. Costa Verde can also find suppliers of fresh seafood, free-range meats and organic fruits and vegetables and have these products delivered to your home in Njoi Trujillo.

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The largest home that can be built on a 1/3 acre lot is 6000 square feet. Homes must be a minimum of 1200 square feet and home design must be approved by Costa Verde Developments in order to maintain the community aesthetics.

Design approval will not be unreasonably withheld. A second story may be built.

Approximate building costs are as follows: \$90 to \$100 USD per square foot to build, depending on the lot topography and finishes chosen. \$15,000 to \$25,000 USD for a custom built pool and \$35 USD per square foot for patio and outdoor living area.

Owners must build a home within 5 years of closing. If owner of the property fails to build a home on the property within this time frame an early penalty shall incur after the 5 year period of 8% per year of the total price paid per lot.

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## GETTING INCORPORATED

Incorporation fees are approximately \$1,600 USD in which \$500 USD will be placed into your bank account as your first transaction.

So, in actuality, the total cost would be \$1,100 and arrangements may be made with Costa Verde's legal team in Trujillo.

## MORTGAGE ASSISTANCE

Allow us to help you find the perfect long term financing with lower rates or smaller payments.

We can lower rates or allow you smaller payments, we have a qualified broker to help you finance your Honduran property.

Please ask us for more details and we will be more than happy to assist you.

## PROPERTY TAXES AND MAINTENANCE FEES

Property taxes are approximately \$60 USD per year for raw land. Once a home is built, property taxes are approximately 0.25% of the home value per year.

Property taxes commence once property title is issued. The Home Owners association will pay your property taxes to the municipality and bill you or your corporation.

An annual fee of \$1,200 USD is payable to Njoi Trujillo Beach Residences for lot maintenance and security.

Upon title availability and or title transfer to the purchaser, a monthly fee from \$100 to \$150 will replace the annual fee and shall be payable to Costa Verde Developments for maintenance, services, amenities and security, as they are introduced to the development.

This monthly maintenance fee is subject to change. Failure to pay the monthly maintenance fee may result in the loss of services.

Maintenance fees cover the cost of 24 hour security, road maintenance, common area landscaping, electricity for streetlights and common areas, water for common areas, general maintenance on water supply systems.

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We hope this information has help inform you on our development guidelines and taxes. Should you have any questions, please call the NJOI team at 1.888.960.NJOI [6564]. Our associates will be happy to help you.

We look forward to the opportunity of showing you Trujillo, Honduras, where we can all NJOI together!