

LANTANA

L A S C A T A L I N A S

FINISHES





Luxurious but laid-back, Lantana is a collection of ocean-view homes and flats built into the hillside just east of Beach Town, the urban center of car-free Las Catalinas, Costa Rica. Lantana's stair-street architecture is based on the precedent of medieval Mediterranean hill towns. The flowering plant that is the neighborhood's namesake blooms among the Residences.

Lantana is designed for those seeking activity, adventure, and the outdoors. Surrounded by 1000 acres of preserved tropical dry forest, Lantana provides easy access to world-class mountain biking and hiking trails. Swimming, snorkeling, diving, paddle-boarding, and other water sports can be enjoyed at two idyllic beaches, Playa Danta and Playa Dantita, both immediately accessible in Las Catalinas.

Lantana is made not just for living but for living fully. Private terraces are only steps from neighbors and opportunities to gather. In Las Catalinas, where pedestrian life is the priority, private and public spaces interlace, increasing social interaction. Beach Town, just west of Lantana, is an amenity in itself, offering fine and casual dining, entertainment, shopping, and services.

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DESIGN PHILOSOPHY

SIMPLE ARCHITECTURE

The urbanism and topography of Las Catalinas will be rich and intricate, so the architecture for the majority of the buildings should be simple and consistent.

IMPORTANCE OF VIEWS

Views are precious and must be thoughtfully preserved and enhanced.

BUILT TO LAST

Everything at Las Catalinas, with the exception of some temporary buildings or light market structures, shall be built to last for centuries.

APPROPRIATE FOR CLIMATE

Building designs should be responsive to our climate and able to deal well with both periods of intense rain and intense sun.

AMPLE USE OF OVERHANGS

Overhangs, covered balconies, and porches are appropriate for water protection and for architectural shade.

OUTDOOR LIVING

Outdoor living is highly desirable in our climate, and our residences should provide ample outdoor living spaces. Given the power of the sun and the intensities of rains, the majority of this outdoor living space should be under roof.

NATURAL VENTILATION

Buildings should be designed so that most of the rooms will function comfortably with natural ventilation and don't require air conditioning (air conditioning is allowed, but we don't want it to be a necessity).

SUSTAINABLE PRACTICES

Wood and other materials used in construction will be from sustainable sources. Buildings should be designed to be very energy efficient. Water use must be very efficient.

MANY FRONTS

In many cases, all sides of a building and even the roofs of a building will be visually important and will need to be beautiful, not just the front.

AUTHENTICITY

Everything about Las Catalinas will be authentic. No structure or material will pose as anything other than itself.

PRACTICALITY

There is always beauty in what is truly practical!





FLOOR FINISHES

FLOOR
FINISHES



CORALINA STONE



EXOTIC SHELL



CALIZA STONE



CUBAN TILE



BALDOSA TILE
TEXTURED



BALDOSA TILE
REGULAR



TRAVERTINE



NATURAL WOOD

CORALINA STONE

Natural stone native to Central America,
ideal for a variety of applications.

RECOMMENDED USES

Outdoor uncovered spaces, outdoor covered
spaces, pools and fountains, showers and bathroom.

TYPICAL APPLICATIONS

20 cm x 40 cm format in running bond/brick pattern
or irregular/broken pattern.

ELEVATED APPLICATIONS

Larger sized pieces and intricate paving patterns
such as herringbone, ashlar, etc.

PROS

Stays cool in direct sunlight, non-slip (if unsealed),
long durability, natural variety of tone.

CONS

Inconsistent coloration, requires regular
maintenance.

MAINTENANCE

Annual refinishing of the sealant.



EXOTIC SHELL

Natural stone with a timeless touch, ideal for a variety of applications.

RECOMMENDED USES

All spaces including outdoor uncovered spaces, outdoor covered spaces, pools and fountains, showers and bathroom.

TYPICAL APPLICATIONS

30 cm x 60 cm format in running bond/brick pattern or irregular/broken pattern.

ELEVATED APPLICATIONS

Larger sized pieces and intricate paving patterns such as herringbone, ashlar, etc.

PROS

Stays cool in direct sunlight, non-slip (if unsealed), long durability, natural variety of tone.

CONS

Inconsistent coloration, requires regular maintenance.

MAINTENANCE

Regular refinishing of the sealant to minimize staining.



CALIZA STONE

**Natural limestone with a warm white tone,
ideal for a variety of uses.**

RECOMMENDED USES

Outdoor uncovered spaces, outdoor covered spaces, pools and fountains, showers and bathroom.

TYPICAL APPLICATIONS

20 cm x 40 cm format in running bond/brick pattern or irregular/broken pattern.

ELEVATED APPLICATIONS

Larger sized pieces and intricate paving patterns such as herringbone, ashlar, etc.

PROS

Stays cool in direct sunlight, non-slip (if unsealed), long durability, natural variety of tone.

CONS

Inconsistent coloration, requires regular maintenance.

MAINTENANCE

Annual refinishing of the sealant to minimize staining.

CUBAN TILE

A traditional and elegant flooring material. Thick concrete tiles are glazed or stenciled with a variety of colors and patterns.

RECOMMENDED USES

Covered outdoor spaces, bathrooms and showers, covered porches, interiors spaces.

TYPICAL APPLICATIONS

Solid colors with simple patterns, such as a checkerboard pattern or a band of another colored tile.

ELEVATED APPLICATIONS

Custom patterns, mosaic profiles, intricate patterns, and stenciled tiles.

PROS

Easy to clean, unlimited potential for customization of colors and designs, very traditional, durable.

CONS

Is not a “perfect” finish and shows the hand-crafted nature with non-uniform coloring, especially in white. Can become slippery when wet.

MAINTENANCE

A light sealing or waxing every one or two years.



BALDOSA TILE

Handmade concrete tiles in a variety of finishes and textures. A very durable and classic Costa Rican finish.

RECOMMENDED USES

Covered outdoor and indoor spaces.

TYPICAL APPLICATIONS

60 cm x 60 cm tiles, 30 cm x 60 cm tiles, 20 cm x 40 cm tiles, 40 cm x 40 cm tiles in a polished, regular or textured finish.

ELEVATED APPLICATIONS

Custom shapes and incised relief patterns, larger tile pieces in intricate patterns such as herringbone, basket weave, and ashlar pattern.

PROS

Very durable, high customization, made on site. Stays cool in direct sun-light. Textured for a non-slip finish. Easy to maintain.

CONS

Patinas with microcracks and occasional staining, especially in lighter colors, shows variation in colors.

MAINTENANCE

A light sealing or waxing every one or two years.



TRAVERTINE

Natural stone with incredible durability and luxury feel.

RECOMMENDED USES

Outdoor covered spaces, indoor spaces.

TYPICAL APPLICATIONS

30 cm x 60 cm format in running bond/brick pattern or irregular/broken pattern.

ELEVATED APPLICATIONS

Larger sized pieces and intricate paving patterns such as herringbone, ashlar, etc.

PROS

Stays cool in direct sunlight, non-slip (if unsealed), long durability, natural variety of tone.

CONS

Inconsistent coloration, requires regular maintenance.

MAINTENANCE

A light sealing or waxing every one or two years.



NATURAL WOOD

Warmth of natural, locally sourced
hardwood floors.

RECOMMENDED USES

Interior, low traffic areas.

TYPICAL APPLICATIONS

Irregular lengths of planks.

ELEVATED APPLICATIONS

Intricate patterns such as herringbone, chevron, etc.

PROS

Feels great underfoot, adds natural warmth.

CONS

Wear shows easily, requires very regular
maintenance, prone to buckle.

MAINTENANCE

Regular refinishing and leveling.





CEILING TREATMENTS

CEILING TREATMENTS



DRYWALL



WOOD



DECORATIVE

DRYWALL CEILINGS

A simple, yet elegant ceiling treatment with option of additional beams, moldings, and textures.

RECOMMENDED USES

Indoor ceilings.

TYPICAL APPLICATIONS

Drywall ceiling with or without crown moldings.

ELEVATED APPLICATIONS

Added depth with gypsum or wooden beams, detailed molding profiles, or shaped vaults.

PROS

Customization of tones and shades for finishes, easy to change.

CONS

May be sensitive to sudden temperature changes.

MAINTENANCE

Refinishing as needed.



WOOD CEILINGS

Exposed wooden beams provide an elegant finish and showcase the vaulted ceiling structure.

RECOMMENDED USES

Porches, terraces, balconies, and sloped internal ceilings.

TYPICAL APPLICATIONS

15 cm to 20 cm thick Guanacaste wood beams. Melina decking is typical for exterior an interior elevated finish.

ELEVATED APPLICATIONS

Larger beams and exotic species of wood or painted wood.

PROS

Warm and natural appearance, very elegant and traditional.

CONS

Natural materials that patina over time. The structural elements are not always symmetrical in a space.

MAINTENANCE

Refinishing as needed.

CEILING TREATMENTS



DECORATIVE CEILINGS

Added depth, interest, and texture while maintaining light and height.

RECOMMENDED USES

Interior spaces.

TYPICAL APPLICATIONS

Coffers created with moldings, soffits for indirect lighting and hidden window treatment hardware.

ELEVATED APPLICATIONS

Inlay patterns, added textural material.

PROS

Elegant look, customization of tones and shades for finishes.

CONS

May be sensitive to sudden temperature changes.

MAINTENANCE

Refinishing as needed.





INTERIOR
VENEERS FINISHES

INTERIOR
VENEER FINISHES



NATURAL STONE



CUBAN TILE



BALDOSA TILE



WALL COVERINGS



PEBBLE STONE

NATURAL STONE

Stone interior walls are elegant and long-lasting.

RECOMMENDED USES

Indoor and outdoor spaces, in rough to polished finishes.

TYPICAL APPLICATIONS

Rectangular format in running bond/brick pattern.

ELEVATED APPLICATIONS

Intricate patterns, multiple texture, large format slabs.

PROS

Lasts a lifetime with little maintenance.

CONS

Limited color based on quarries, certain stones higher risk to staining.

MAINTENANCE

A light sealing or waxing every one or two years.



CUBAN TILE

A traditional and elegant material. Thick concrete tiles are glazed or stenciled with a variety of colors and patterns.

RECOMMENDED USES

Kitchens, bathrooms, stair risers, and niches.

TYPICAL APPLICATIONS

Solid colors with simple patterns, such as a checkerboard pattern or a band of another colored tile.

ELEVATED APPLICATIONS

Custom patterns, mosiac profiles, intricate patterns, and stenciled tiles.

PROS

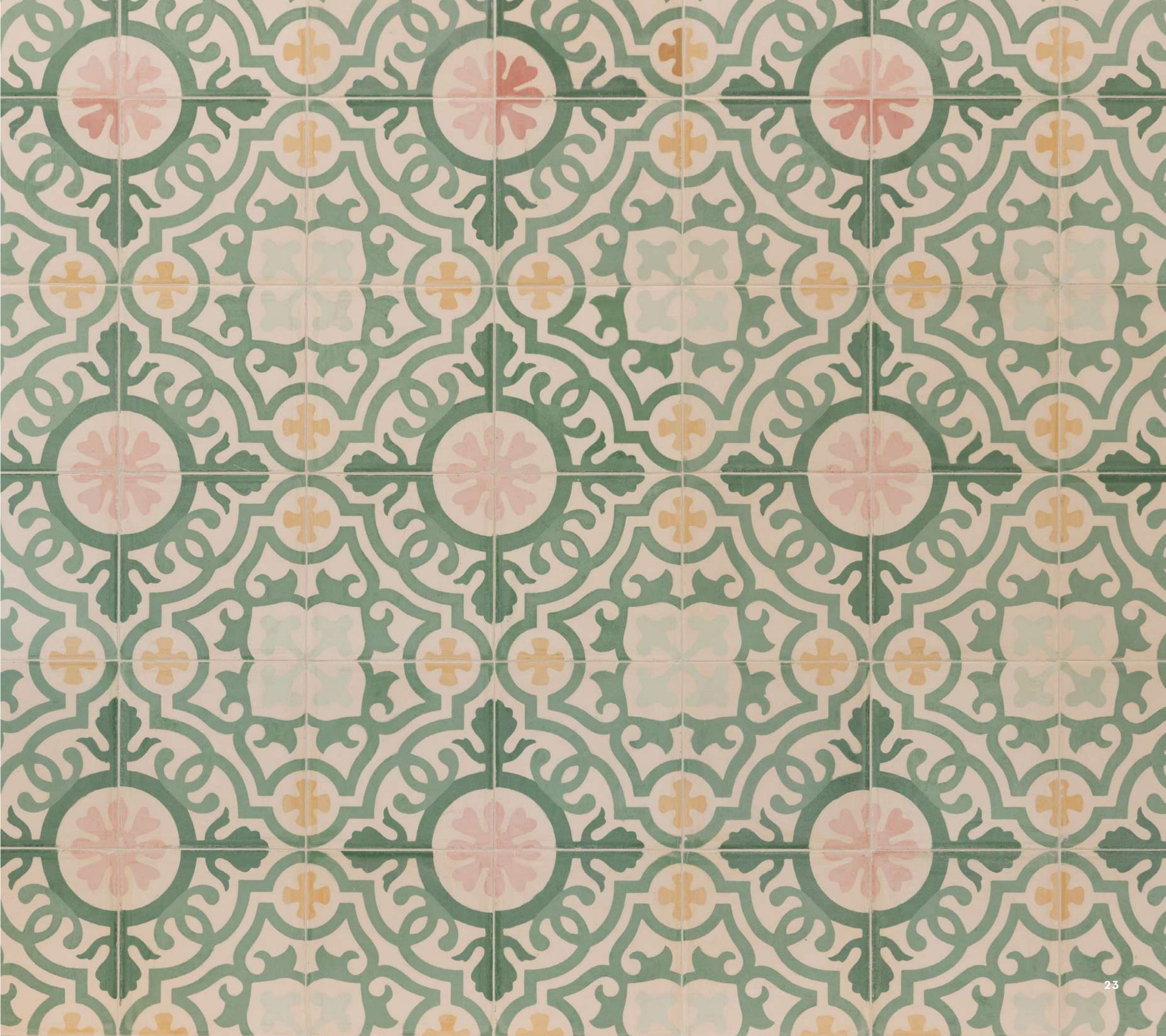
Easy to clean, unlimited potential for customization of colors and designs, very traditional, durable.

CONS

Is not a “perfect” finish and shows the hand-crafted nature with non-uniform coloring, especially in white. Can become slippery when wet.

MAINTENANCE

A light sealing or waxing every one or two years.



BALDO SA TILE

Handmade concrete tiles in a variety of finishes and textures. A very durable and classic Costa Rican finish.

RECOMMENDED USES

Kitchens, bathrooms, stair risers, and niches.

TYPICAL APPLICATIONS

10 cm x 10 cm, 10 cm x 20 cm tiles in a textured or regular finish.

ELEVATED APPLICATIONS

Custom shapes and incised relief patterns, larger tile pieces in intricate patterns, and polished psuedo-terrazzo finish.

PROS

Very durable, high customization, made on site, cool finish. Easy to maintain.

CONS

Patinas with microcracks and occasional staining, especially in lighter colors, shows variation in colors.

MAINTENANCE

A light sealing or waxing every one or two years.



PEBBLE STONE

Textured stone floor that feels wonderful underfoot.

RECOMMENDED USES

Entryways, showers and bathrooms.

TYPICAL APPLICATIONS

Full mosaic sheet pebbles shower floors.

ELEVATED APPLICATIONS

Blending textured pebble banding with stone floor for a patterned finish, hand-laid patterns.

PROS

Non-slip, long durability and low maintenance, variety of colors and shades.

CONS

Limited colors depending on vendors.

MAINTENANCE

A light sealing or waxing every one or two years, grout requires regular cleaning.



WALL COVERINGS

An easy way to make a graphic or textural impact, can be used in a variety of applications.

RECOMMENDED USES

Interior spaces, especially bedrooms and bathrooms.

TYPICAL APPLICATIONS

Wall covering of graphic print or textured textile from a selected palette.

ELEVATED APPLICATIONS

Acoustic applications, specialty textiles and limited edition prints.

PROS

Easy to clean, unlimited potential for colors and designs.

CONS

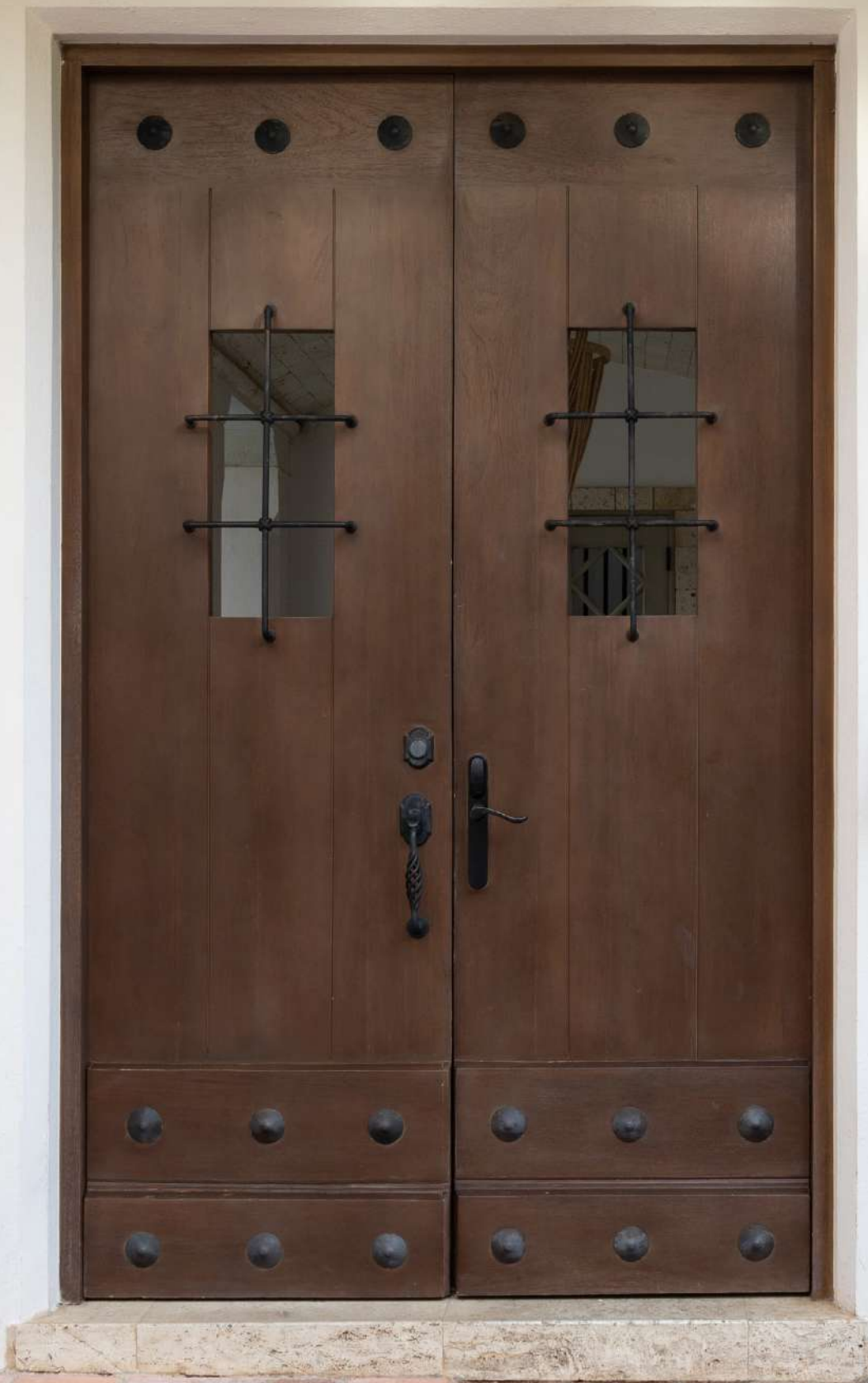
Availability depends on vendors’ stock for repairs and additions, sensitive to sudden moisture changes.

MAINTENANCE

Repairs as required.



DOORS



SOLID WOOD DOORS

All doors are handmade by local craftsmen using locally sourced wood species.

RECOMMENDED USES

All spaces.

TYPICAL APPLICATIONS

Stained finish with selected profiles, swinging door with Emtek hardware.

ELEVATED APPLICATIONS

Custom profiles and arched openings, painted finish, inlaid patterns, carved texture, pocket doors.

PROS

Unlimited potential for colors and designs, timeless finish, hand crafted on site.

CONS

Any wood requires regular maintenance to ensure best function and finish.

MAINTENANCE

Refinishing every couple of years and repairs as required.





COUNTERTOPS

COUNTERTOPS



NATURAL STONE



SOLID SURFACE



WOOD



CONCRETE

NATURAL STONE

Natural stones, including marbles, granites, and quartzes, are popular choices for countertops. They are beautiful and long lasting.

RECOMMENDED USES

Kitchen counters, dining islands, and bathrooms. Marbles are only recommended for bathrooms, as they are not as durable as other stones for kitchen applications.

TYPICAL APPLICATIONS

Select varieties of granite, marble, and quartz with 62 cm depth and a bullnose edge.

ELEVATED APPLICATIONS

Specialty stones, extended depth, butterfly slab, and waterfall edge installation.

PROS

Easy to clean, long lifespan.

CONS

Marble can crack or stain over time.

MAINTENANCE

A light sealing or waxing as recommended by vendor.



SOLID SURFACE

Engineered stones, including Silestone and Caesarstone, are excellent choices for countertops. They are durable and have a wide variety of finishes.

RECOMMENDED USES

Kitchen counters, dining islands, bathroom counters, and outdoor kitchens.

TYPICAL APPLICATIONS

Select varieties of engineered stone with 62 cm depth and a bullnose edge.

ELEVATED APPLICATIONS

Specialty stones, extended depth, butterfly slab, and waterfall edge installation.

PROS

Easy to clean, long lifespan.

CONS

Availability subject to vendors. Sensitive to harsh chemicals that can damage the surface.

MAINTENANCE

As recommended by vendor.



WOOD

Warm and natural, wood countertops are a classic choice.

RECOMMENDED USES

Kitchen counters, dining island, and built-in desks.

TYPICAL APPLICATIONS

Select varieties of locally sourced wood with 62 cm depth and a straight edge.

ELEVATED APPLICATIONS

Live edge countertops, specialty inlays.

PROS

Warm, natural finish.

CONS

Requires regular maintenance. Sensitive to heat. A porous material that shows its life and wear.

MAINTENANCE

Regular refinishing.



CONCRETE

Poured in place concrete counters are popular finishes for kitchens and baths.

RECOMMENDED USES

Kitchen counters, dining islands, and bathroom counters.

TYPICAL APPLICATIONS

Virtually any color, profile and standard shape. White is not recommended for kitchens.

ELEVATED APPLICATIONS

Custom designs, and designs with stone inlays, polished pseudo-terrazzo finish.

PROS

Concrete is easy to clean, available in a variety of shapes and colors, very durable, and highly customizable.

CONS

Patinas with microcracks and occasional staining, especially in lighter colors, shows variation in colors.

MAINTENANCE

Regular waxing, and sealing every one or two years.





CABINETS AND MILLWORK

WOOD CABINETRY

Custom cabinetry made from locally sourced wood. Cabinets can be finished with a variety of paints, washes or stains.

RECOMMENDED USES

All cabinetry.

TYPICAL APPLICATIONS

Melina or cedar wood with stained finish and a selected palette of profiles. Soft close hardware.

ELEVATED APPLICATIONS

Blume hardware, teak or guanacaste woods, painted or washed finish.

PROS

Highly customizable. Incredibly beautiful and cost-effective.

CONS

Due to climactic conditions, delicate profiles, painted finishes and large solid panels are prone to bending and cracking at joints.

MAINTENANCE

Refinishing every couple of years and repairs as required.

TEAK OR GUANACASTE



PAINTED MELINA OR CEDAR



STAINED MELINA OR CEDAR





PLUMBING FIXTURES

PLUMBING FIXTURES

Everything you need for your kitchen and bathroom, from faucets and sinks, to toilets, bathtubs, and showers.

RECOMMENDED USES

Kitchens and bathrooms.

TYPICAL APPLICATIONS

Kohler fixtures in a variety of models and finishes.

ELEVATED APPLICATIONS

Specialty system such as steam showers, split systems, saunas, and rain-showers.

PROS

Easy to clean, long lifespan.

CONS

Availability subject to vendors.

MAINTENANCE

As recommended by vendor.





POOL TREATMENTS

POOL TREATMENTS

Pools make an excellent addition to the home, providing the soothing sounds of water and area to cool off and relax.

RECOMMENDED USES

In private courtyards.

TYPICAL APPLICATIONS

Salt water pool finished with Coralina stone, verde tikal marble, built-in seating.

ELEVATED APPLICATIONS

Caliza, limestone, pebbletech, with jets, heaters, or fountains.

PROS

Water features tie another natural element into your home and also add an element of luxury.

CONS

Regular cleaning and maintenance.

MAINTENANCE

As recommended by vendor.



FINISHES ALLOWANCES

KITCHEN CABINETS

FLOOR
\$1300/lineal meter

WALL
\$1042/lineal meter
INSTALLED

BATHROOM CABINETS

\$1042/lineal meter
INSTALLED

CLOSETS

\$1174/lineal meter
INSTALLED

BASEBOARDS

\$17/lineal meter
INSTALLED

FLOORS

\$162/square meter
INSTALLED

COUNTERTOPS

KITCHEN AND BATHROOM
\$500/lineal meter
INSTALLED

KITCHEN BACKSPLASH & SHOWER WALLS

\$162/square meter
INSTALLED

CEILING TREATMENTS

INTERIOR & EXTERIOR
\$72/square meter
INSTALLED

INTERIOR DOORS

\$935 each
+ \$250/EACH FOR HARDWARE

EXTERIOR DOORS

\$1100 each
INSTALLED
+ \$390 EACH FOR HARDWARE
+ \$1000 FOR MAIN DOOR HARDWARE

ALUMINUM RAILINGS

\$300
INSTALLED

INTERIOR FINISH

\$10/square meter
INSTALLED

EXTERIOR FINISH

\$14/square meter
INSTALLED

POOL TREATMENTS

\$162/square meter
INSTALLED





FIXTURES ALLOWANCES

SINKS

KITCHEN

\$1400 each

BATHROOM

\$550 each

FAUCETS

KITCHEN

\$700 each

BATHROOM

\$950 each

SHOWER

\$1000 each

TOILETS

\$900 each

KOHLER

BATHROOM ACCESSORIES

\$700 each set

FANS

\$2500 each

INTERIOR LIGHTING

\$60 each spot

EXTERIOR SCONCES

\$180 each



For more information,
1-866 357 3872 or + 506 2564 2600
sales@lascatalinasr.com lantanaresidences.com