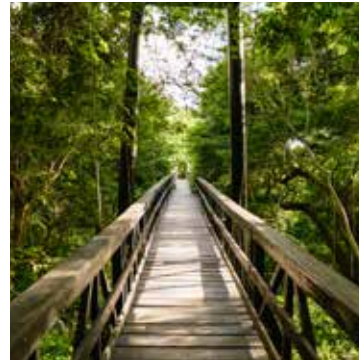


“ Nature isn't just beautiful. Even in small doses, it changes the way we feel. ”



FACT SHEET

CONTACT

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 reservations@morgansrock.com
 South Pacific, Nicaragua
 www.morgansrock.com



General Description

Morgan's Rock Hacienda & Ecolodge is part of a 1,100-hectare reforestation project and 900-hectare private nature reserve that represents one of the last large natural sanctuaries along the Pacific Coast of Central America critical to its conservation as habitat for the animal population in the region. The reforested lands, together with the natural reserve and the estuary, host a variety of forest animals from howler monkeys and sloth, to white tipped deer, to most of the bird native to the subtropical region, as well as being a nesting ground for sea turtles.

Part of the property is low-impact agricultural land and sustainable tropical forestland, providing approximately 60% of the basic food used at the lodge. There is also an organic shrimp farm providing fresh, sustainably farmed seafood. Furthermore, sustainability has been key in the construction and design of the lodge from the very beginning; Morgan's Rock uses local artisans and artwork inspired by indigenous cultures in its interior design, and sustainable sourced wood for furniture and infrastructure. We promote sustainable travel practices to allow our guests to have memorable experiences immersed in nature while minimizing our human footprint.

Its concept and operation reflects this whimsical feeling of privacy and seclusion. Carefully built to minimally impact the surrounding area, the lodge boasts a unique blend of tropical vibrancy and architectural comfort with three-sided ocean view bungalows set into treetops, perched on a cliff 30-100 feet over the private beach and cove, just across a 50-yard jungle suspension bridge. Being one-of-a-kind vacation destination with a mission to provide guests with ultimate relaxation, peace of mind, and an authentic local experience. Equally important, the preservation of Nicaragua's vital ecosystems and wildlife, as well as cultural preservation and community involvement.

Location

Morgan's Rock is located at Playa Ocotal, 12 km northwest from the entrance to San Juan del Sur, at an approximate two-and-a-half-hour drive south of Managua and two hour drive from Liberia airport in Costa Rica (without taking into consideration the time spent doing immigrations and customs and the border which ranges from 30 to 45 minutes total).

Coordinates: 305709 - 85.919952



Facilities

- 10 Ocean View Bungalows
- 3 Ocean View Bungalows with Plunge Pool
- 2 Forest View Bungalows with Plunge Pool
- 3 Ocean View Two Bedroom Villas
- 3 bedroom beach front house with private fully equipped kitchen
- One restaurant overlooking the ocean featuring high quality farm to table meals
- Restaurant & Beach Bar, both offer fresh juices, tropical cocktails, wines, beers and spirits
- Main pool, overlooking the Pacific Ocean and private beach
- More than 25 on site experiences
- Beach Front Spa
- 110-meter-long hanging bridge
- Private bay with 1.2 km long beach
- Front Desk available from 6:00 a.m. until 10:00 p.m
- Complimentary WiFi in all hotel areas
- Complimentary yoga classes
- Laundry service
- 24- hour security guards.
- Safe-deposit box in rooms
- Free parking , use of boogies, kayaks, mountain bikes, SUP Boards & Hiking Trails.

Accommodations

Bungalows

All bungalows (95mt²) built with tropical woods acquired from responsibly managed logging sources or reforestation projects in Nicaragua, ensuring artistic yet ecologically responsible built bungalows. All have been soundly designed to offer shelter from rain, sun or wind, yet touching as little of the surrounding nature as possible. The stone walls, offering the base and the best support during the breezy season, are hand-cut and tailor-made slabs from volcanic stone. Each bungalow features a king size bed and a queen size sofa bed; a private deck/terrace with a hanging bed hammock, private bathroom with hot/cold shower (heated by solar panels). Due to conservation concerns and design our bungalows offer Evening Breeze Beds, a microclimate system, which circulates cool clean air gently around the bed, at the same time helping reduce the carbon footprint. This way you can still enjoy the therapeutic sound of the ocean and forest that guarantees the best sleeping experience. Maximum occupancy per bungalow: 4 adults or 2 adults and 2 children/infants. Morgan's Rock is an Eco lodge in a remote wilderness setting. Bungalow access might require climbing stairs and crossing a 110-meter-long suspension bridge; therefore, we need advance notification regarding any inability to climb steps or to cross the bridge.

Accommodations

Ocean View Two Bedroom Villas

Each villa has two rooms, each room has one king bed, one twin bed, a private bathroom, and share a comfortable terrace with a private pool where you will enjoy stunning views and unparalleled wildlife.

Designed especially for families, to be together but to have their own space and to make guests feel at one with nature while creating minimal impact on the surrounding environment. Set into the treetops, villas rate are up to 4 people and it can hold up to 6 people with an additional cost for the 5th or 6th person.

Accommodations

Three Bedroom Beach House

Unseen from the beach the family three-bedroom house is tucked in on a small hill behind the tamarind trees on the beach. Each of the phases of building since 1995 have explored the balance between creating wonderful spaces for family vacations whilst maintaining careful equilibrium with the privileged surroundings.

Local vernacular materials are used throughout the buildings, the majority of the wood coming from the Morgan's Rock property itself. The house provides plenty of spaces for family getaway adventure, including a pool which sits surrounded by trees often filled with monkeys. Our dining options vary depending on the mood, the rain, the sun. The large kitchen makes sure that cooking is part of the family experience. Bedrooms and bathrooms offer unique indoor-outdoor feel that makes any vacation truly memorable.

Beach

Mile-long picturesque sandy beach. The crescent-shaped bay naturally inhibits rip tides, making the morning and afternoon swims safe and enjoyable. Caution needs to be taken during high tide as there can be an undercurrent. The larger the waves, the stronger the outgoing current will be. The lodge does not offer lifeguard services.

The water temperature in Southern Nicaragua varies throughout the year. From May to December, the water is very warm as one would expect in tropical waters (84F-88F or 28o-30o). From January through March and certain days in April, the Humboldt current, which touches the Pacific coast of Central America during this time of the year, sharply affects the temperature of the water, making it slightly chilly (77F-81F-25o-27o).

La Bastide Restaurant

Guests are in for a treat when they dine at Morgan's Rock. Thanks to a large working farm with cows, chickens, fruit and vegetable gardens, and even a sustainable shrimp farm, Morgan's Rock sources roughly 60% of its food products from right on the premises.

Diners at our comfortable outdoor restaurant and bar will enjoy a variety of special Nicaraguan dishes as well as an array of international flavors using the finest in local ingredients. The restaurant is located on a shady platform overlooking the pool, surrounded by forest, with a stellar view of the private beach and cove. Guests are invited to sit back with a glass of wine, perhaps some freshly caught seafood, and of course the complimentary stunning sunsets which are a nightly indulgence.

We also offer a wide range of vegetarian meals and are able to accommodate to different dietary requirements. Meals are a la carte, and the waiters will ask for guest's dinner choice during either breakfast or lunch in order to avoid waste

The restaurant is a non-smoking area. Dress code is informal.

Breakfast is served from 7:00 - 10:00 a.m, lunch from 12:00 m.d - 3:00 p.m. and dinner from 7:00 p.m - 9:30 p.m

Commodore Bar

At Commodore Bar our guests can enjoy a variety of special Nicaraguan cocktails, beers and rum among other international spirits. The Commodore Bar is located next to La Bastide Restaurant on a shady platform overlooking the pool, surrounded by forest, and beyond it the private beach and cove.

Beach Bar

The Beach Bar features modern and airy nautical décor with light woods. Guests enjoy the Pacific Ocean sunset from waterfront seating, while ordering drinks from a rustic beach bar.

On Site Experiences

Breakfast at the Farm

Learn all about life on the farm! Explore a working dairy farm and learn what it takes to get dairy products from farm to table. Here we will milk cows, gather eggs, visit the animals and make fresh tortillas. We will prepare and enjoy a hearty traditional breakfast.

ADULT \$32 • CHILD (5-11) \$19

Organic Farming

Learn about how organic agriculture finds the balance between a sustainable ecosystem while satisfying the demand for natural and healthy food. Next, you will experience the collection of vegetables and fruits.

ADULT \$32 • CHILD (5-11) \$19

Hacienda Experience

To get your bearings on this vast expanse of land and allow for a glimpse of the daily operations of a Nicaraguan hacienda (or farm). The idea is to briefly explain the "stations" of operation and to see the overview of our operations.

ADULT \$44 • CHILD (5-11) \$32

The Magic of Reforestation

Join us in the global initiative and help nature by planting a tree. The trees are a food source for animals living in the forest like the agoutis and monkeys. Every specie has a favorite. The Jicaro tree for active squirrels and Guapinol for sloths who are hanging around.

ADULT \$32 • CHILD(5-11) \$19

Bird Watching

Take a short walk from the lodge to where the estuary meets the beach. Just after sunrise, the estuary is alive with the sound and sights of a variety of species. Then, we walk the main trail of the dry forest along the estuary looking and listening for bird calls as the guide explains about the resident and migratory species.

\$44 PER PAX

Jungle Bike

Grab a bike and get to know Morgan's Rock Private Reserve on two wheels. This experience combines exercise while enjoying contact with nature and its wildlife.

Monkey & Sloth Quest

Our quest takes us into the jungle seeking the three species of monkeys found in the Nicaraguan forest: Howler monkeys, Shy Spider monkeys, and the mischievous White Faced Capuchins.

\$44 PER PAX

Horseback Riding

Let our horses lead you through the tropical forest surrounding the Hacienda. You may spot local inhabitants like monkeys, lazy sloths and exotic tropical birds in their natural habitat while enjoying breathtaking views.

\$57 PER PAX

Morgan's Rock Turtles

During turtle season, please leave a message at the reception desk if you would like to be awakened by our night guard when a sea turtle comes to the beach to lay her eggs or if there is the possibility of baby turtles hatching (45-55 days after they have been laid). You can help us help them get to their new home. A unique opportunity with no travel.

Sunset on the Hill Hike

Take a short hike to the premier point from where the view of the stunning sunset disappears into the Pacific. This easy and enjoyable walking experience begins at our private beach and ends on a relaxing, romantic hill overlooking the ocean. A perfect, breathtaking end to any day.

ADULT \$32 • CHILD (3-11) \$19

Pluma Hike

Bring your best hiking shoes for this one. The Palo de Pluma road is our most difficult and fulfilling hike. It leads you to the highest point of our vast 4,000-acre property to enjoy its spectacular views.

\$57 PER PAX

Jungle Walk

Leave the Lodge after breakfast or lunch and explore the extraordinary biodiversity that Morgan's Rock offers. See tropical birds, reptiles and other dry forest animals while hiking through dry riverbeds and nature trails. Learn about the immense variety of plants and trees while learning what each season holds.

ADULT \$33 • CHILD (3-11) \$19

Las Tinajas Hike

For the non equestrian athletes who wish to experience the spectacular view, we proudly offer a walking option.

\$44 PER PAX

Jungle Night Walk

Once the sun goes down the forest is a whole different world. The nocturnal animals wake up and with help of our guides and a flashlight you can be part of this magnificent nocturnal universe.

ADULT \$44 • CHILD (3-11) \$32



Catch your Shrimp

Here you will savor the freshest shrimp. We take a short drive to where you will cast the nets and harvest the shrimp. This experience is seasonal.

ADULT \$44 • CHILD (5-11) \$25

Catch your Mullet

Learn the secrets of fishing with a net. Catching a mullet can be both fun and challenging. We learn to bait them close to us, throw our net with accuracy, and with luck and skill successfully catch one.

CHILD (5-11) \$19

27' Center-Console Fishing

The in-shore and deep-sea fishing consists of mainly troll fishing for Mahi-Mahi, Sail Fish, Sierra, Rooster Fish, and White/Black Tuna. The bigger fish like the Grouper, the Wahoo and the Sail Fish are also caught too.

\$1,116 UP TO 6 PEOPLE (FULL DAY)

\$558 UP TO 6 PEOPLE (4 HOURS)

\$420 UP TO 6 PEOPLE (3 HOURS)

Sport Fishing

Choose between offshore adventures trolling for Tuna, Sailfish, Roosterfish, or spend the day on the reef targeting Grouper, Snapper and Barracuda, aboard of a 36 ft Luhrs sportfisherman. For those wishing for a more active experience, you will also be provided with spearfishing equipment to make the very most of the area's clear, warm waters.

\$1,495 DEEP SEA FISHING UP TO 6 UP (HALF DAY)

\$2,760 UP TO 6 PEOPLE (FULL DAY)

Mangrove Kayaking

Explore the estuary and mangrove forest in one of our tandem kayaks at sunrise or sunset, view exotic birds and experience some much deserved tranquility. The estuary is about 1.5 kilometers long, with a plethora of unexplored nooks and a lush abundance of overhanging foliage to navigate through.

ADULT \$44 • CHILD (5-11) \$32

Sunset on a Boat

Take a short stroll down to our private beach and take a ride on one of our boats to enjoy marine life and an exquisite sunset while enjoying a drink.

ADULT \$69 • CHILD (3-11) \$32

OffSite Experiences

Life on Open Sea

Enjoy going out on the sea in one of our boats. Learn about the ecology of the species that inhabit these waters, their life cycles and the food chain. Depending on which species we encounter, we will talk about whales, dolphins, sea turtles, schools of fish, pelicans and myriad of other Pacific residents. On the way back we can stop at Playa Blanca, a beautiful sheltered beach perfect for a swim.

\$625 UP TO 4 PEOPLE (\$106 EXTRA PAX)

Visit San Juan by Boat

Hop on our boat and experience the amazing Nicaraguan Pacific coastline on your way to San Juan del Sur. In San Juan del Sur, one can taste local dishes including amazing catch of the day, and visit local stores.

ADULT \$57 • CHILD (3-11) \$32

Surfing Lessons

Nicaragua is a surfer's secret paradise. During your stay with us, you will have ample opportunity to take a surf lesson. We are conveniently located near Maderas, a world class beach for experienced surfers.

\$69 PER PAX MADERAS

Ziplining

17 platforms with views of the area of San Juan del Sur. This experience is for those adrenaline-seeking, highflying adventurers. \$57 PER PAX

Snorkeling

Deepen your knowledge of the ecology of the Pacific Ocean with a fish eye's view. Swim with innumerable Pacific species. You will better understand the role of ocean currents, plankton and the basic structure of the food chain.

ADULT \$107 • CHILD (5-11) \$44

Nicaragua Cultural

Adventure begins in San Juan de Oriente, a town know for its rich tradition of ceramics. Our experience gives you an opportunity to try your own talents. You go to Catarina overlook and Masaya market where you will learn about myths and legends of the area. You'll see the Masaya Volcano and enjoy lunch in Granada. You'll explore Lake Nicaragua, the largest lake in Central America and visit the 365 small islands that form Isletas de Granada, by boat.

ADULT \$200 • CHILD (5-11) \$100

Turtle Watching

Take this expedition to La Flor Nature Reserve (30km South of Morgan's Rock) when massive numbers of turtle arrive sometimes the thousands. You will learn about the different species of sea turtles that nest on this beach and their life cycles. You may see these amazing creatures laying eggs or their hatchlings as they take their first steps towards the open Sea. This experience is seasonal.

\$69 PER PAX

Staff

Since our goal as an eco-lodge is to provide employment to the nearby communities, most of the employees at the hotel are not English speaking. We encourage guests to practice Spanish with them. If trying to communicate in English, please be patient and ask for assistance from the desk personnel.

Safety

The area is a safe and peaceful place; however it's always wise to keep valuables in the safety deposit box available in each room. We cannot hold any responsibility for missing valuables.

Nature is ever present at Morgan's Rock with a possible mix of wind, rain and sunshine. Wildlife is abundant and possibly the bungalow might be visited by a variety of small insects and creatures, but nothing large or dangerous. Tolerance to wildlife and climatic conditions are a necessary compromise in order to enjoy this natural paradise.

Insurance

It is a condition of booking that the sole responsibility lies with the guests to ensure that they have a travel and medical insurance to cover themselves and their travelling companions. Should include but is not limited to the following:

- emergency evacuation expenses
- medical expenses
- repatriation expenses
- cancellation or curtailment of trip
- damage/theft/loss of personal luggage, money and goods

Weather

On the Pacific side, the rainy season runs from May to November, you will awaken each morning and indulge to lush greenery. The dry season is November to April. Average high temperatures range between 80s-90s Fahrenheit (25-30C) with some cooling at night, and not particularly high humidity for the tropics.

Passport and Visa Requirements

Visitors to Nicaragua must have a passport that is valid for at least six months after the date they enter the country.

Visas are not required for citizens of most countries, including those of Western Europe, Canada and the USA. Only citizens of the following countries must obtain visas to enter Nicaragua: Afghanistan, Albania, Algeria, Angola, Armenia, Bangladesh, Bosnia, Cameroon, China PRC, Colombia, Congo, Cuba, Ecuador, East Timor, Ethiopia, Ghana, Haiti, Herzegovina, India, Indonesia, Iran, Iraq, Jamahiriya, Jordan, Kenya, Lebanon, Libya, Liberia, Mali, Mongolia, Mozambique, Nepal, Nigeria, North Korea, Pakistan, Palestine, Peru, Democratic Republic of Laos, Dominican Republic, China, North Korea, Romania, Sierra Leon, Syria, Sri Lanka, Sudan, Somalia, Ukraine, Vietnam, Yemen and Yugoslavia.

Please always check with your airline company and/or the nearest Nicaraguan consulate or embassy for the most updated information on migratory regulations. Visitors travelling from South America require yellow fever vaccination. We cannot held any responsibility if you cancel your reservation due to missing migratory requirements.

What to bring

The following is a list of suggested items to bring:

- Lightweight, comfortable hiking or walking shoes
- Water shoes (Teva-style) or sandals
- Lightweight, casual clothing, such as light pants, shorts, shirts, bathing suit
- Sunscreen and insect repellent
- Sun hat
- Camera equipment and plenty of film/memory cards (batteries and chargers)
- Grounded plug adaptor for the laptop.
- Basic medical kit (aspirin, Imodium, antiseptic cream, antihistamine cream, etc.)
- Personal toiletries (we provide biodegradable shampoo, conditioner, soap and body lotion)

Meal Plans

Light: includes dinner (one appetizer, a main course and dessert) with natural drinks
\$46.25 PER PAX (all taxes included)

Relax: includes lunch and dinner with natural drinks with each meal. Lunch and dinner include one appetizer, a main course dish and dessert.
\$87.50 PER PAX (all taxes included)

Discover: includes lunch and dinner with natural drinks with each meal and (1) on site tour (Breakfast at the Farm, Organic Farming, Hacienda Experience, The Magic of Reforestation, Bird Watching, Horseback Riding, Monkey & Sloth Quest, Sunset on the Hill Hike, Pluma Hike, Las Tinajas Hike, Jungle Walk, Jungle Night Walk, Catch your Shrimp, Catch your Mullet, Mangrove Kayaking) per day. Lunch and dinner include one appetizer, a main course dish and dessert.
ADULT \$125 • CHILD (3-11) \$77 (all taxes included)

Terms and Conditions

- Net rates
- Prices are per person in USD
- Maximum occupancy per bungalow: 4 adults or 2 adults and 2 children/infants
- Due to conservation concerns and design our bungalows offer Evening Breeze Beds, a microclimate system, which circulates cool clean air gently around the bed, at the same time helping reduce the carbon footprint
- Due to our small size of the lodge and the need for flexibility to accommodate different arrival and departures, specific bungalow requests cannot always be honored
- No pets allowed
- Check In: 2:00 p.m. Check Out: 11:00 a.m.
- Prices are subject to change

Reservations & Availability

For availability, please call: (505) 7833-7600 or e-mail: reservations@morgansrock.com

All reservations, modifications and cancellations must be in writing, via email to: reservations@morgansrock.com Once the hotel confirms the reservation, a 20% deposit is required to guarantee the space.

Minimum Stay Requirements

During Holiday Season a minimum stay of 7 nights is required

Reservations & Availability

Full payment for the reservation is required prior to arrival, according to the following schedule:

- **Green Season** (01-May-13/31-Oct-13), 30 days prior to arrival
- **High Season** (06-Jan 13/30-Apr 13, 01-Nov-13/14-Dec-13) 45 days prior to arrival.
- **Holiday Season** (15-Dec-13/05-Jan-14) 20% at time of booking, 50% by July 1st, 100% by August 31st

Deposit and final payment for reservation are non refundable and need to be done through our web page. Once you have received your email notice from us that your final payment is due, please go to www.morgansrock.com and under **Guest Payment** insert the reservation number and fill out all the fields of the credit card authorization form with the information requested. Once you submit the charge, you will be receiving an e-mail that your transaction was accepted. Note: Please click SUBMIT only once, as various clicks will charge your card for every click. Payment by wire transfer must be made to:

Bank: BAC Nicaragua - USD

Bank address: KM 4 1/5 Carr Masaya, Managua Nicaragua

Account number: 000191957

Name: Desarrollo Ecoforestal

SWIFT: BOFAUS3N

ABA: 026009593

Cancellation Policy

Cancellation of the reservation can be made without penalty according to the following schedule:

- **Green Season** (May 1st-Nov 14th) 31 days or more prior to arrival
- **High Season** (Nov 15th-Dec 14th – Jan 6th-April 30th) 46 days or more prior to arrival
- **Holiday Season** (Dec15-Jan5th) 0% at time of booking, 50% by July 1st, 100% by August 31st.

Morgan's Rock is a small eco-lodge with high demand and a very limited number of bungalows, we therefore apply a 100% cancellation fee to reservations cancelled after the dates mentioned above.