



Synergy Hub Universal Residencies

🐦 FULL POTENTIAL LIVING 🐦

A Home for Life

Synergy Hub Universal Residencies · the first centres, Costa Rica · you pay once, and you have somewhere to live for the rest of your life, at one price, that never goes up.



Start with the awkward fact

There is no hub built yet. What you are reading is what it takes to build the first one, and what you would hold if you were part of it. Nothing here is an offer, and nothing is being taken from anyone. There are interested parties already, and the first centre starts when the land is secured.

This is not a house and not a share, there is no return in it and nothing to resell, and that is for a reason. Nothing you would hold goes up in value, nothing pays you a return and nothing can be sold on. It is built that way on purpose: for anti-capture, safe exit, capital that never becomes control, commons stewardship, failure containment, no dependency traps, proportional fairness, psychological safety, collective intelligence, decisions that resolve without domination, scoped and revocable authority, conflict repair, pluralism, transparent memory, solutionary culture, long-term trust, and a lower decision load over time.

What it is: a place to live for the rest of your life, in a community with a restaurant, a pool, gardens, a gym and a co-working space, where nobody owns the place and it is held for the people who live there.

Imagine this

You pay once, and for the rest of your life you have somewhere to live for three, six, nine or twelve months of every year, somewhere in the network.

You are not tied to one house. As the network grows, so does where you can go: a centre in the Costa Rica hills this year, a different climate in five years, without anything about what you hold having to change.

There is a restaurant serving healthy organic food from the gardens, so most homes have no kitchen and nobody has to cook unless they want to. There are people who clean, tend the gardens, look after the pool and answer the phone, and that work is real and it is paid for.

When you are away, the months you did not use can be placed with someone else, and your half of that comes back to you inside the system as credits.

And if you ever want to leave, you can. Your Spot goes to someone new and you are paid back the part of your original amount you have not used yet.



What you actually hold

A **Residency Right**, which people call a **Spot**: the right to live at a SHUR centre for a set part of every year, for the rest of your life. It is bought in three-month blocks, and the blocks stack: one block is three months of every year, four blocks is the whole year. A Spot comes with a size of home, from a studio to four bedrooms, and never with a particular house. You are a resident of the network, not of a building.

- ✓ **One price, paid once.** No mortgage, no rent, no property tax, no maintenance bills, no special assessments.
- ✓ **A price that does not go up.** Everyone starts at the same original price, and the next person pays what you paid.
- ✓ **Anywhere in the network.** Not one house, not one country.
- ✓ **Months you do not use can work for you**, as credits inside the system.
- ✓ **Leaving is planned for.** You are never locked in.

How a centre gets built

Land is bought with a loan and the loan gets paid off, the ordinary way anyone buys land. While it is being paid off it carries the debt. Once it is paid off it becomes commons, held for everyone who comes after rather

than by anyone in particular.

A centre is sixteen homes. Eight are placed with residents as Spots. Eight are kept by the community, two of them as a small six-room guesthouse. The eight placed Spots are priced to pay for the whole centre: the land, all sixteen homes, the restaurant, the pool, the gardens. So once eight people have their Spots, the centre is paid for and carries no debt.

The other eight homes are the shared economy. Friends, family and people we know come to stay, by word of mouth and never through a public listing, and what those stays bring in pays the wages and the bills and leaves something over every year for the community fund, which the residents direct at their own centre first.

The rest comes from people who want it to exist, as a gift or as a loan on their own terms, repaid like any other lender. Nobody gets a piece of the land for it and nobody gets a say in how the place is run for it, because neither of those is available at any price.



What a Spot costs

The price is what it cost to build, with nothing added on top. It follows the size of home your Spot comes with, and a three-month block is a quarter of the full year.

Home size your Spot comes with	3 months a year	6 months	9 months	12 months
Studio	\$60,600	\$121,300	\$181,900	\$242,500
One bedroom	\$78,800	\$157,700	\$236,500	\$315,300
One bedroom plus	\$94,000	\$188,000	\$281,900	\$375,900
Two bedroom	\$109,100	\$218,300	\$327,400	\$436,500
Two bedroom plus	\$124,300	\$248,600	\$372,900	\$497,200
Three bedroom	\$148,600	\$297,100	\$445,700	\$594,200
Three bedroom plus	\$166,700	\$333,500	\$500,200	\$666,900
Four bedroom	\$194,000	\$388,100	\$582,100	\$776,100

Figures from the SHUR project plan, September 2026: one centre at \$3,904,603 with building costs 15% above the 2023 plan and land at \$300,000. Final prices follow the final site and build.

At cost is not the same as cheap. The margin is gone; the cost is not. There is no discount to ask for, because a discount would have to be covered by another resident, and there is no margin for it to come out of. What it will not do is go up.

Leaving, and what comes back

You're never locked in. If you leave, your Spot goes to someone new and you're paid back the part of your original amount you haven't used yet.

It winds down evenly over thirty years, because living here is the thing you paid for. Leave after five years and most of it comes back. Stay the full thirty and you've used all of it, and your right to live here carries on for the rest of your life anyway.

Rent, by comparison, is gone the day you pay it.

Who runs a centre, and how decisions get made

There is no owner, so there is nobody whose call it is by default. The process is written down before anyone needs it. It is called ACT. In practice, everyone affected gets a say, a no with a reason behind it carries weight instead of just stopping things, and silence is never counted as agreement. You do not have to share anyone's beliefs to live here. You do have to keep the agreements.

Somebody has to unlock the door, fix the roof and answer the phone. That work is real and it gets paid for. Roles are scoped and revocable: each one covers a named piece of work, it can be handed back or taken back, and it carries no say over anything outside it. The person who pays for the roof does not get a bigger say about the roof.



"Somebody must be making money on this"

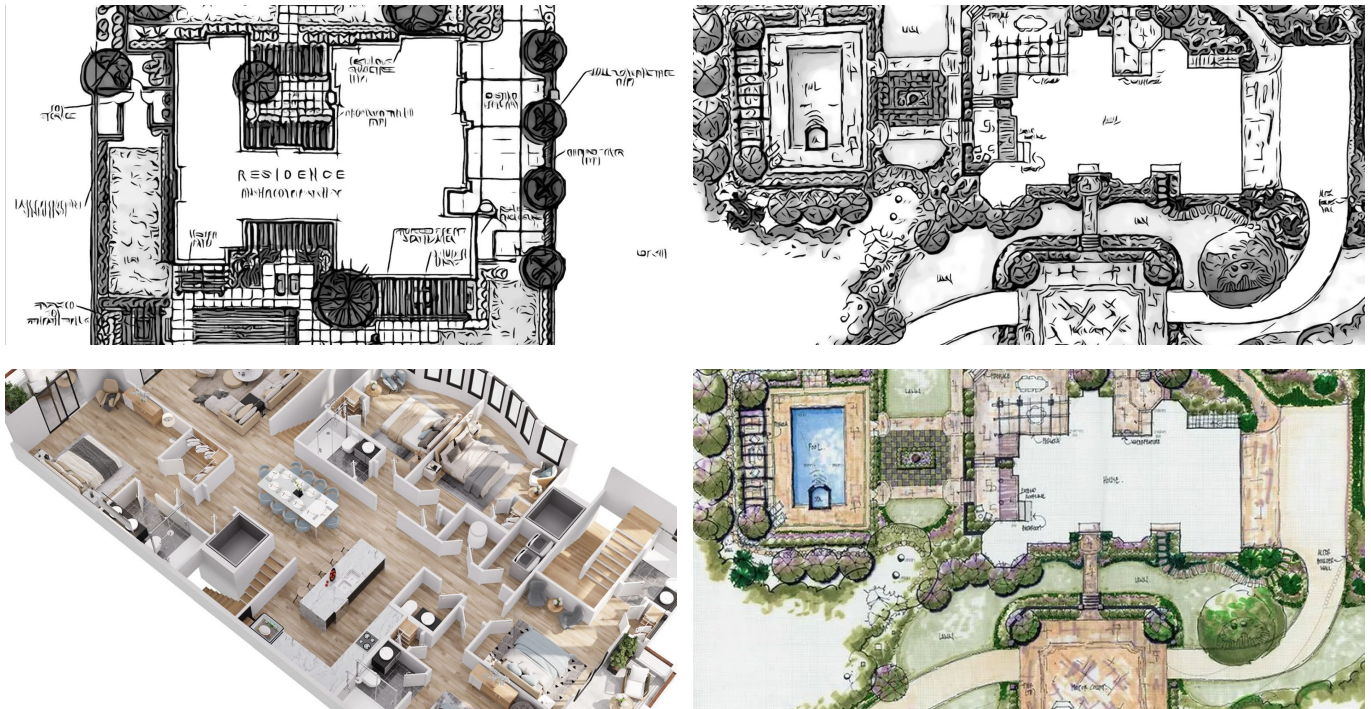
The honest answer is not that we choose not to take a profit. It is that there is nobody it could go to. Nobody holds this. Nothing distributes anything to any person. Nothing goes to any individual if it ends. A Residency Right cannot be sold by the person who holds it, so there is no resale market and no price that falls. The documents that establish each of those are drafted, and until they are signed in a real place we say exactly that: this is what the structure is built to do, and here is the draft that does it.

What happens if it does not work

If the whole thing wound up, nothing would go to any individual, and nobody holds a piece to be bought out. If a single centre does not work, your Spot is not tied to it, so a centre closing is a move rather than a loss. And you can leave whenever you want, which means nobody has to stay in order to protect what they put in.

The centres

The first three are planned for the southern Costa Rica bioregion, around Tinamaste, Dominical and the Osa Peninsula: one built around innovation, one around adventure, one around families. Each is sixteen homes in natural materials such as bamboo and aircrete, with a restaurant at the heart, a pool with ionised filtration, edible gardens, a gym, event space and co-working. A large part of the land stays as gardens and open green space.



Concept drawings. Final plans follow the site.

Where it could go next

Sites have been scouted in Bali, Baja Mexico and Brazil, and a longer list of places is in the project plan. A Spot is held against the whole network, so every centre that opens is a place its residents can go.



Who this is for

People who want to live this way: solutionaries and purpose-driven people who want to live and work among others doing the same; people who work from anywhere and want a home base with real permanence; families; and people who have decided not to own a house and would rather pay once for the rest of their life

than rent by the year at a number that rises. Everyone who joins goes through the same conversation and the same matching process, because a community that works is the thing being built.

The people behind it



Josh Pasmore · Development Manager

Land development, business and property loans, project coordination, agreement fields, matching systems, team building and whole-systems design. Josh helps organisations build trust, coherence and a clear roadmap for shared ventures.



Ian Michael Herbert · Strategic Development

Founder of Holos Global Inc. in Costa Rica, with a Master's in Counseling Psychology and formal training in sustainable design and eco-resort development, and over twenty years leading transformative projects, including work with the Esalen Institute and Chena Hot Springs.



Jeff Breese · Civil Engineer

A licensed civil engineer with over thirty years across civil infrastructure, public works and private development, and hundreds of large-scale design and construction projects.



Jon Caldwell · Financial Resources

Over twenty-five years in credit analysis, business financing and capital formation; a certified credit analyst who has helped hundreds of ventures secure the financing they needed.



Veronika Roberts · Finance and Administration

A double degree in financial management and years of experience managing funds for clients; a founding participant in what is being built here.



Our builders and craftsmen: people who grew up in the bamboo forests, masters of their craft, who make the most complex undertaking feel simple.

What people get wrong

"So I am buying a house." No. There is no house that is yours and there is no deed. You hold a right to live in the network, which is why you are not stuck with one place, one market or one roof.

"So it will be worth more later." No. Nothing you hold goes up in value. That is the mechanism that keeps the price from climbing for the next person.

"It is a timeshare." No. A timeshare sells you weeks in one resort and charges you every year to keep them. This gives you months of every year, for life, somewhere in the network, at cost, and pays you back what you have not used when you leave.

"It is cheap housing." No. The margin is gone, the cost is not. It can still be a substantial number.

"I am stuck if I change my mind." No. Leaving is a normal thing here, not a penalty, and it is planned for.

Next

If this is the way you want to live, talk to us. There is no count of places, no deadline and no date: the first centre is built about six months to two years after the land is secured and ready to build on, and the people who are part of it are part of it from the start.



Special thanks · Eric Roberts

Eric Roberts was a key foundation of the SHUR concepts. We are bringing his life's work into the future and keeping a special honorary position for him as a founder, contributor and heart-led solutionary who is with us every step of the way. With honour and gratitude.



Contact

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