

Montaña Del Mar

TOTAL PROPERTY MONTANA DEL MAR
1,484,955 SQUARE METERS
366.94 ACRES

\$ 3,900,000

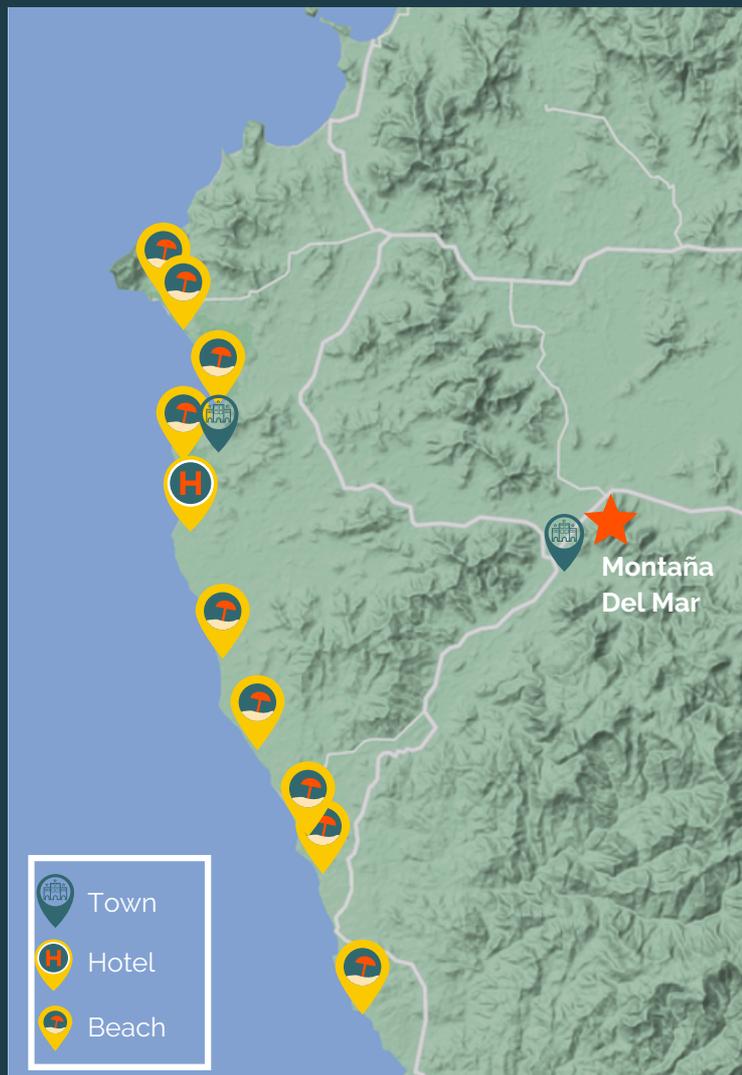
- \$2.62 PER SQUARE METER

LIVE IN PARADISE

Expansive natural forest lands right in the middle of Costa Rica's incredible Blue Zone with panoramic views of the Pacific coastal mountain ranges, local farmlands, and at the highest point, inland waterways (Gulf of Nicoya) and distant volcanoes.

ADDRESS

Veintisiete de Abril, Guanacaste, Costa Rica, 15 km from Tamarindo on the main road to Santa Cruz / San Jose, 10 km to Hacienda Pinilla (PGA Golf course, beach club, JW Marriott), 55-minutes to Liberia International airport (all paved roads).



LAND SIZE

163.5 hectares (Ha) - 13.7 Ha of sub-divided lots already sold, 148.5 Ha available.

CURRENT ZONING

Phase I is an agricultural sub-division, Phase II is a single land parcel not yet subdivided (a potential sub-division is shown below on the master plan).

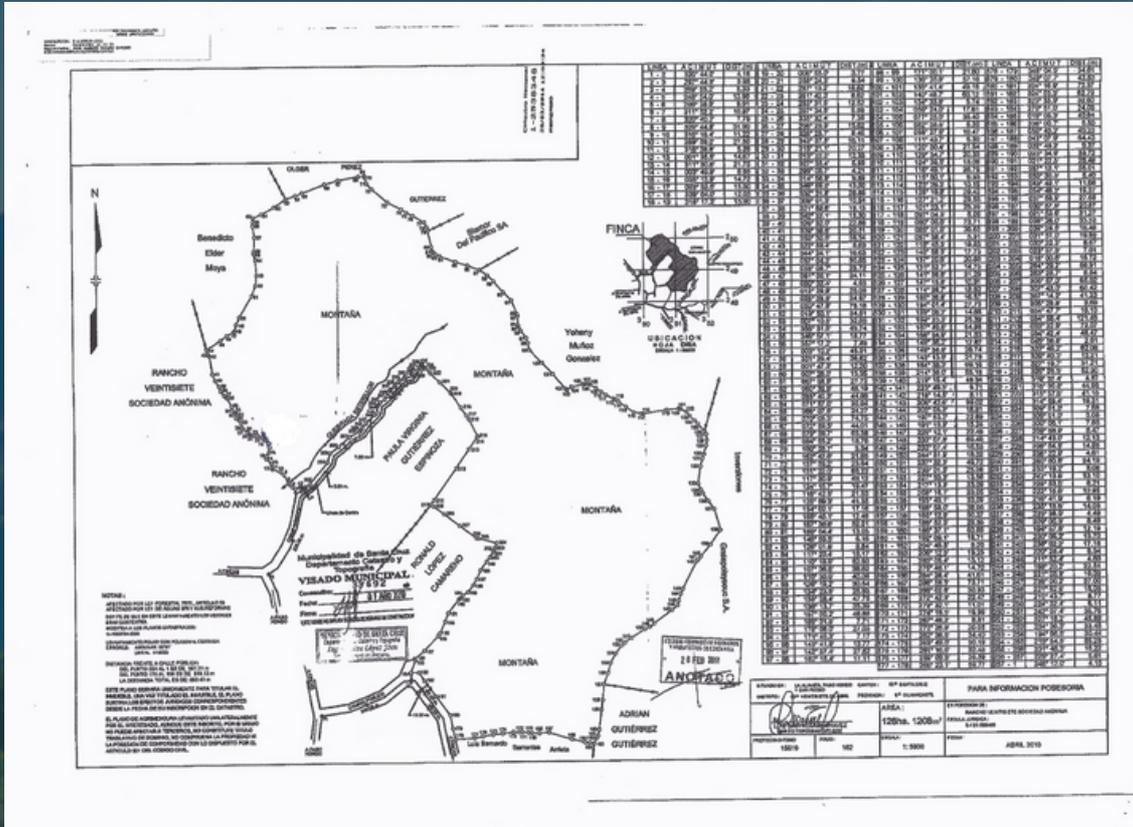


Phase I – 35.5 Ha comprising the common area (5.7 Ha), 47 sub-divided building lots (average size of 6,100 m² per lot) – one 2.5 Ha lot is included in the common area, 24 lots have been sold at an average sales price of \$12 per m² (13.7 Ha), and 23 Phase I lots are still available for sale (16.1 Ha in total).

Lot 20 is 24,731.17 M² and was set aside as a common area for a potential clubhouse/pool/restaurant, etc. A potential revenue earner if done correctly. You also have the potential to subdivide this parcel into another 4 lots.

Phase II – a single titled land parcel of 128 Ha with potential for subdivision (the inscription map for Phase II is shown below).

The right developer could add well over 100 new lots as you work with the mountains to create that special retreat.



DWELLINGS

Sales office / apartment, guard house with security gates at the front entrance.

IMPROVEMENTS

Dwellings listed above, plus basic roads have been installed for Phase I along with electricity and a local well-based water system.

LEGAL BENEFITS:

In Costa Rica, most large properties have land and border disputes, access issues, H.O.A. litigation or one of many technicalities that leave few properties marketable.

One of the biggest advantages of Montana Del Mar is the ability to keep an access, roads and property legally private at all times.

Costa Rica was primarily an agriculturally based country with small farmers, the Costa Rican Agrarian Law was created to help protect small farmers. This allows the new owner to create and inscribe this property as "ESTATE LOTS", and it can be legally subdivided and developed easier (as long as the lots are at least 5,000+ square meters).

This project it's a great opportunity for developers because it will allow to avoid the negative condominiums or urbanization inscriptions that need to be created. Additionally, it will be easy to subdivide this purchase because of the Agrarian Law.



Abundant Beaches

This property is a unique proposition due to the following:

- Strategically located at the gateway to Costa Rica's Gold Coast.
- Incredible natural beauty – authentic Costa Rica forest lands, local birdlife and wildlife, natural waterfalls, fantastic views.
- Located on a paved road with easy access to Tamarindo, the southern beaches, Santa Cruz and Liberia International airport.
- Abundant water reserves.
- Clear title for all land.
- High net worth owners of Phase I sold lots (several are ready to build).

Solid ROI potential by virtue of the following:

- remaining 23 lots in Phase (\$1.9+ million at \$12 / m² for building ready lots)
- potential for 4 additional lots to be included in Phase I (\$250,000 plus potential in lot sales)
- the development of homes for current and future lot owners
- outright sale or sub-division of Phase II land (128 hectares)



Unspoiled Nature