

# 7107-Costa Rica Ocean View Developer Packages



## Oceanview Development Parcel Information

Great Opportunity and a rare find to develop your own luxury residential development in the North West Pacific Region of Costa Rica. This available development parcel has all the necessary entitlements and infrastructure in place to construct both Luxury Condominiums and Homes. There is a registered water system in place with large water storage capability, environmental approval and registered permission to build vertical buildings.

This Ocean View Property is under an hour from the Liberia International Airport and only 15 minutes from the resort towns of Tamarindo and Flamingo. The location provides access to beautiful white sandy beaches including Playa Conchal, Playa Grande and close to the new Marina located in Playa Flamingo.

PHASE I CONDOMINIUMS: APPROVAL FOR THREE CONDOMINIUM BUILDINGS TOTALING 18 UNITS OFFERING BOTH OCEAN AND TROPICAL VIEWS

DETAILS:

- One Condominium Building on Lot 11 with Ocean Views
- Two Condominium Buildings on Lot 12 with Partial Ocean and Tropical Views
- Each building has six condominiums and is three stories high with two condominiums per floor
- Total Number of Condominiums: 18
- Lot #11: 4,687 m<sup>2</sup>
- Lot #12: 2,265 m<sup>2</sup>

PHASE II CONDOMINIUMS: APPROVAL FOR TWO CONDOMINIUM BUILDINGS TOTALING 16 UNITS OFFERING PANORAMIC OCEAN VIEWS OF THE PACIFIC OCEAN

DETAILS:

- Two Condominium Buildings with eight units in each building
- Two Condominium Buildings on Lot 17
- Each building has eight condominiums and is two stories high with four condominiums per floor
- Total Number of Condominiums: 16
- Lot #17: 6,613 m<sup>2</sup>

PHASE III CONDOMINIUM OR BOUTIQUE HOTEL: APPROVAL FOR 24 CONDOMINIUMS OR A BOUTIQUE HOTEL: DESIGN YOUR OWN LUXURY GETAWAY. GREAT FOR VACATION RENTAL / AIRBNB PROPERTY. Includes Two Residential Lots: One is a large ocean view lot and the other is a partial ocean view lot.

DETAILS:

- Approval for up to 24 units with a maximum height of four stories per building
- Package includes a large residential lot with sweeping views of the Pacific Ocean
- Package includes a partial Ocean View lot
- Total Number of Condominiums: 24
- Development Parcel Size: 12,184 m<sup>2</sup>
- Ocean View Lot #2: 2,939 m<sup>2</sup>
- Partial Ocean View Lot #13: 1,802 m<sup>2</sup>

MANGO WALK: 21 INDIVIDUALLY DEEDED LOTS WITH READY TO BUILD HOME SITES NESTLED IN A TROPICAL SETTING. MODEL HOMES & FLOOR PLANS AVAILABLE. Includes Two Large Lots with tropical views adjacent to this subdivision.

DETAILS:

- Residential subdivision with water connections for each lot
- Underground rain water drainage installed
- Electricity available
- Master plan and rendering for the sub-division with two model home designs
- Large lots can be used to build a large, main house with guest house and/or one lot can be used to add amenities for the Mango Walk subdivision.
- Total Number of Deeded Lots: 21
- Subdivision Parcel Size: 13,092 m<sup>2</sup>
- Residential Lot #15: 2,853 m<sup>2</sup>
- Residential Lot #16: 3,124 m<sup>2</sup>

Infrastructure: 660 meters of six- and seven-meter-wide roads throughout the project, (48) manholes with 8-inch-wide piping transports all waste to an underground black water treatment plant which recycles grey water back into the project for water and irrigation purposes. Two registered wells pump to a three (6500) gallon water tanks which gravity feed all of the residential lots and condominiums. Project utilizes two pump houses to insure water pressure and consistency throughout the project. 1555 m<sup>2</sup> retention basin/pond which collects storm drainage and helps to replenish the well and aquifer.

Electricity: Ariel Electrical poles throughout the development with transformers. Underground Transformer installed for Phase One Condominium first two buildings. Underground Transformer for Phase Two.

Sewer: Approval from Ministry of Salud (Health Department). Existing mini-treatment system for the Phase Two Condominium buildings that can be expanded for additional building connections. Septic system is allowed for individual home sites.

Water System: Two Registered Wells Approval from MINAE (Ministerio de Ambiente y Energia). Concession is in process of being renewed which occurs every ten years. Generally, requires payment of government renewal fees and updated water quality test. Water Availability letter from AYA (Costa Rica's public water utility). Potable (drinking) water has been stubbed out with connections to all lots.

Rain Water Drainage: Both underground rain catchment and above ground rain capture system connecting to a retention basin. Manhole covers access to both the sewage and rainwater drainage systems.

Current SETENA Approval (Secretaria Tecnica Nacional Ambiental - National Environmental Department) which include a \$45,937 Certificate of Deposit on File (which is refundable)

INVU (Instituto Nacional de Vivienda Urbanismo) Approval for Vertical Condominiums Construction Plans and Designs (this approval is required to be able to construct vertical condominium buildings within the development). INVU approval allows condominium buildings up to four stories. \*Please note any condominium building over three stories requires an elevator to be installed.

Internal roads were recently repaired by the Home Owners' Association and a special assessment was paid by all owners. Internal roads have top quality earth retention.

## **ENTITLEMENTS AND AMENITIES**

- **Ocean View Development Parcels Within a Gated Community**
- **Water Approval and Connections to Each Parcel**
- **Environmental Approval**
- **Internal Roads**
- **Zoning Approvals for Condominiums and Residential Houses**
- **All lots are individually deeded and registered in Nacional Registro**
- **Internal Electrical System both Ariel and Underground with Transformers**
- **High Speed Internet**
- **Satellite TV**
- **Gated Entrance**
- **Community Pool**
- **Rancho Style Clubhouse with bathroom and changing room**

ISSU brochure link:

[https://issuu.com/jamiefautz/docs/punta\\_playa\\_vistas\\_development\\_parcel\\_opportunities](https://issuu.com/jamiefautz/docs/punta_playa_vistas_development_parcel_opportunities)



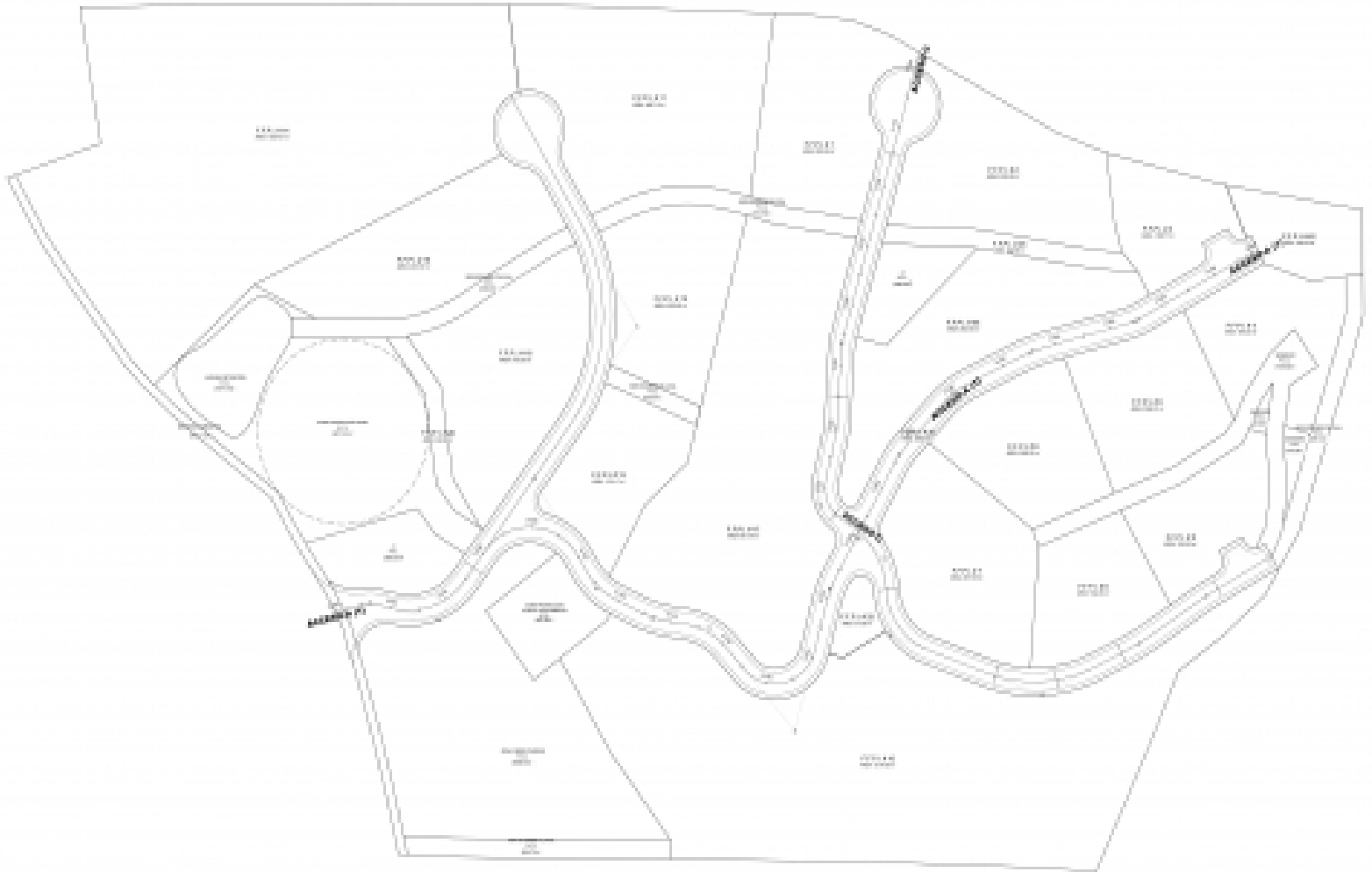
# Master Plan



Master Plan Playa Views



# Ocean View Lot Survey





# Onsite Pool





# Beautiful Ocean Views





Brasilito Bay

Puerto Viejo

Cabo Velas  
District

Playa Real



2D





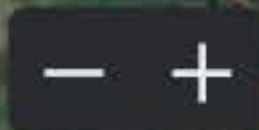
Mirador de Playa Mina



Punta Playa Vistas



PLAYA REAL







Playa Real



2D



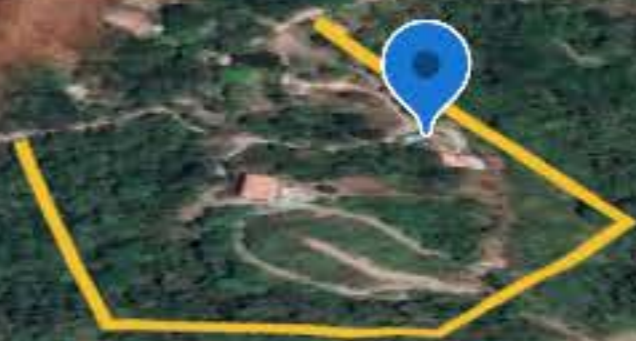


Puerto Viejo

Villas La Pa

Punta Playa Vistas

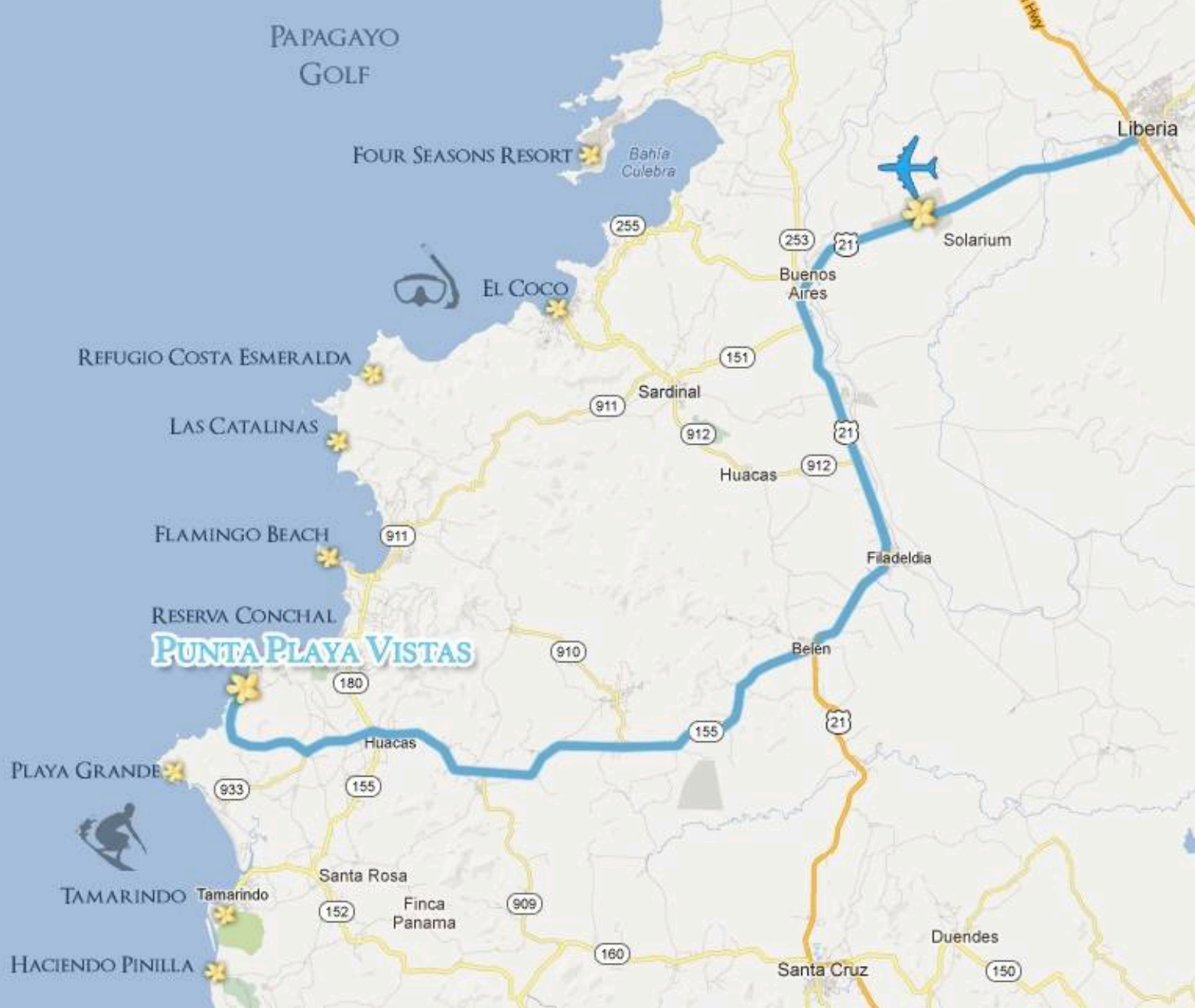
PLAYA REAL











PAPAGAYO  
GOLF

FOUR SEASONS RESORT

Bahía Culebra

Liberia

Solarium

Buenos Aires

EL COCO

REFUGIO COSTA ESMERALDA

LAS CATALINAS

Sardinal

FLAMINGO BEACH

RESERVA CONCHAL

**PUNTA PLAYA VISTAS**

Filadelfia

Belen

PLAYA GRANDE

TAMARINDO

HACIENDO PINILLA

Santa Rosa

Finca  
Panama

Santa Cruz

Duendes