



# REAL ESTATE NEWS

May 2006



Land Assurance  
Real Estate

## Monthly Newsletter from Land Assurance

The real estate market in Costa Rica's South Pacific is beginning to grow to unprecedented levels and an increasing number of North Americans and Europeans are intent on finding their dream property in Central America's most stable democracy.

Land Assurance started out ten years ago with reforestation projects in the South Pacific zone of Costa Rica and soon branched out into the real estate market. Our primary focus has always been finding beautiful and affordable properties for our ever growing clientele.

Many beautiful properties have since been purchased by foreigners and some have built their dream homes while others have purchased existing houses.

Land Assurance's portfolio of properties cover a wide range of different offerings, including

large, pristine fincas with pasture land and rainforests; building sites with ocean views, well-built American style homes, etc.

You'll find our complete listings on our homepage at [www.landassurance.com](http://www.landassurance.com).

Each issue of our monthly newsletter features particular properties which we find of interest to the buyer from the northern hemisphere. We also cover stories of wider interest to our clients, such as people profiles and information on infrastructure development and legal issues.

Simply contact one of our real estate agents, stop by at our office in Dominical, or contact us by electronic mail at [info@landassurance.com](mailto:info@landassurance.com).

### The Land Assurance Team

## New Customer



Taylor Angelos from Miami, Florida just purchased her dream property in Costa Rica with the help of Land Assurance

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## New International Airport Planned to Serve Costa Rica's Southern Zone

Costa Rica has a long-term strategy to operate four international airports (San José, Liberia, Palmar, Limón).

Two of these are now fully operational and the tremendous success enjoyed by Liberia's Daniel Oduber International Airport has given new impetus to pursue the plans to build a new airport south of Palmar, serving Costa Rica's Pacific South.

Judesur, the agency in charge of the southern zone's develop-

ment, recently commissioned a feasibility study as well as an environmental impact study along with initial earth moving to explore the grounds.

The new airport, located between Palmar and Sierpe near Finca 10, will have a landing strip of 3.5km in length and 60m in width (500m longer and 15m wider than San José's Juan Santamaría International Airport), thus enabling flights by wide-body jets such as the Boeing 767 and 747, as well as the Airbus A340 and A380.



## Vista de Todo Platanillo 0.7 hectares 1.75 acres



**US\$ 83,000**

This beautiful property has amazing ocean and valley views and a natural building site ready to accommodate your new home in Costa Rica.

The remaining part of the land is ideally suited for a big garden or an orchard.

Access is on a well-graded public gravel road whereas the

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power lines are 400 meters from the property line. Drill for a water well on the property to be completely independent.

The town of Platanillo is located on the road between Dominical and San Isidro de El General.

The beaches of the Pacific Ocean are only a short 20 minutes drive away whereas you can reach San Isidro in about half an hour.

## Finca Caracol Rio Claro 300 hectares 740 acres



**US\$ 1,200,000**

This beautiful farm has 186ha (460a) of primary forest and 113ha (279a) of flat land with at least 15 building sites.

There are splendid ocean views of the Pacific Ocean and Golfo Dulce as well as majestic views of the forests and surrounding mountains.

The main river on the property

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emerges from the forest and runs alongside the property boundary. There are two small waterfalls and four water sources on the property and a larger waterfall just 20 meters from the boundary.

Finca Caracol features 15ha (37a) of Teak trees as well as 20ha (49.5a) of African Palm trees. You access the farm on a well-graded gravel road. Power

lines are three kilometers from the property.

The full service town of Rio Claro is just 14 kilometers away and the famous white sandy beaches of Zancudo and the surfer's paradise of Pavones can be reached in a 45 minutes drive. Golfo Dulce, Golfito, Corcovado National Park are all within reach.

## Casa de Kathryn San Martín 0.22 hectares 0.53 acres



**US\$ 230,000**

This newly built house in the high-end community of San Martín, halfway between Dominical and Uvita, is ready to move into.

Road access is very easy and the beach is within walking distance. The jungle at the rear is frequented by troops of white-face monkeys.

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The house measures 26 by 26 feet, has a 8 by 26 feet patio, a bedroom, a full bath, and a combined kitchen/living room.

There are two storage bodegas, and the foundation of a house that the current owner tore down. On this site, it would be easy to build another home which, if some branches are trimmed, would offer an ocean view.

A year round creek runs through the property, and there is a buildable space across from it as well.

It comes furnished with new appliances (fridge, stove, washing machine, pots & pans, dishes, 2 surfboards, a bicycle and a small motorbike.





contact **Timothy Woodruff**  
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**US\$ 3,300,000**

**Hidden Valley Ranch  
 Matapalo**  
 130 hectares  
 315 acres

This eminently developable farm is only minutes from the wide open, deserted beaches of the South Pacific. It is perched on a series of gentle ridges 500-800 ft. above sea level and 25-40% of the farm has gorgeous ocean and coastal views. You can watch the waves break on Playa Matapalo from there. The rest of the land is nestled in its own valley of rolling hills and mostly flat land which features

very nice mountain and valley vistas.

There are four spectacular ocean view sites on the ocean side of the farm and four more modest ocean view sites on the east side. The first four would be worth an average of \$250,000 in today's market, and the second four about \$150-175,000 apiece. In addition, on the west side there is a ridge that runs

parallel to the coast for one kilometer which supports another 20 ocean view sites. Finally, there are many valley and mountain view potential home sites located all over the East side of the farm. The River Matapalo runs through the property, and it also features numerous fresh springs and year round streams. Main power poles run right along the public road that divides the property for two kilometers.



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**US\$ 40,000-90,000**

**Roca Verde  
 Las Trenzas**  
 0.9-3.8 hectares  
 2.2-9.2 acres

This Land Assurance owned development is fully developed with a well graded and gravel-covered road, water, electricity, and GSM cell phone reception.

minute access by boat to the best fishing in Costa Rica (the Golfo Dulce) and a great calm beach (Playa Zancudo). Then, within an hour's boat or car ride, you can be at Playa Pavones or Cabo Matapalo for its epic surf break.

While the different properties vary in their size and views, they all provide above-average size for your investment and beautiful views.

The proximity to a large primary forest behind the property and the large quantity of fruit trees on and around the property brings with it a whole host of wild animals including a large troop of Titi Monkeys (an endangered species), Tucans, a large cat or two, and many others.



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**US\$ 275,000**

**Faro de las Ballenas  
 Uvita**  
 1.44 hectares  
 3.56 acres

This secluded property above Uvita has a spectacular view of the famous Whale's Tail as well as a natural terrace-like building site in a completely lush jungle setting.

from the Costanera Sur, the beautiful new coastal highway.

The surrounding area is developing into an exclusive satellite community above Uvita with more than a dozen homes planned for construction over the next two years. Cool temperatures and constant breezes make this a highly desirable building site with easy access at the time of construction. There is perfect

GSM telephone reception from any point on the property.

The most beautiful beaches of Costa Rica are within easy reach.





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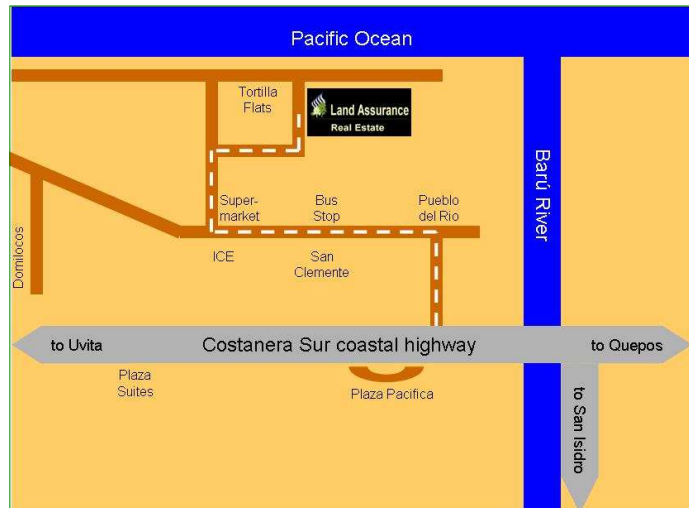
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## opening hours

Monday to Friday  
8:00am till 5:00pm

Saturday  
8:00am till 12:00 noon

## This is where you find us



The offices of Land Assurance are tucked away on a side street in the middle of Dominical. Simply follow the discrete signs leading you from the Costanera Sur coastal highway to our offices.

## Profile: Francine Ocampo Land Assurance, S.A. Office Manager



Anybody who's ever called the Land Assurance office is struck by the friendly manners and professional demeanor of Francine Ocampo, our office manager.

Fluent in Spanish and English, Francine (pronounced "Francini"), has a Bachelor degree in English from the University of Costa Rica and a Masters degree in English-Spanish translation from the National University.

Aside from frequently being the first point of contact for many of our customers and business associates, Francine is in charge of all administrative matters, finances, and salaries for full-time and temp staff.

Originally from Heredia in Costa Rica's Central Valley she only moved to the South Pacific coast one year ago and loves living in the southern zone.

On her days off, Francine enjoys spending time on the beach with her husband and their two dogs.

She visits her family in the Central Valley as often as possible where her two little nieces await her eagerly for some quality time with their favorite aunt.

## Dominical Animal Rescue Dominical School House Wed July 19 to Sun July 21, 2006

Mike Raeber, better known to many as "Banana Bread Mike", is a real institution in Dominical. For a couple of years now he's been active in leading the efforts of Dominical Animal Rescue with the aim to stem the tide of a growing population of unwanted dogs and cats.

For that purpose he's solicited funds and services to run a temporary veterinary clinic at the Dominical School House where dogs and cats may be spayed and neutered at no cost for Costa Rican nationals and at a nominal fee for foreign residents.

Dr. Fernando Riera Silesky and a team of fellow veterinarians are in charge of the medical

services. Vicky Horn is the operations manager, whereas Francine Ocampo is in charge of reservations and Marcel Pfister handles communications.

Land Assurance, along with many other Dominical-based companies and individuals, support Mike's efforts on behalf of the animals.

Please call 787 02 91 to make an appointment for your pet.

