



FEATURED LISTINGS

Valle Lindo Tierras Morenas 3.4 hectares 8.3 acres



Beautiful property, 95% of the property is usable land, very private, unbelievable price!

This very affordable property has a lot of acreage, and almost all of it is totally usable land, the terrain being mostly rolling hills.

There is lot of vegetation already on the farm, including

a number of different fruit trees, but most of it is the classic cattle pasture, thus making it easy to build. It also lends itself perfectly for a reforestation project.

This farm has a creek running along one of its borders, providing the property with year round water supply. Road access is good and there is

electricity available on the farm today.

Dominical is about a 30 minutes drive away and you can do your weekly shopping at San Isidro de El General at about a 45 minutes drive from Valle Lindo.

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Viento Fresco 1 Hatillo 5 hectares 12.34 acres



This beautiful property is located in the mountains above Hatillo Beach, about eight kilometers (five miles) north of Dominical and offers magnificent north-west ocean views with spectacular sunsets during the entire year. Viento Fresco 1 is part of a high-end development.

The forest and lush vegetation around this property is home to abundant wildlife including

monkeys, coatis, sloths, toucans, and deer.

The development has its own water supply system (two wells) and there are backup water tanks as well.

A recently paved road makes for a very easy access to the property.

Power lines are in place for the entire development.

There exists a property owners association which charges US\$600 fee per per annum to maintain roads and water systems. This particular property's fee has already been paid for 2007 and is included in the asking price.

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Cascada Azul Barú 0.4-2.2 hectares 2.42-5.5 acres



Cascada Azul is a secluded development nestled in the mountains of Baru just east of Dominical Beach. The soothing privacy and tranquil atmosphere of this development hosts beautiful Pacific Ocean views, sweeping river valley views of the Baru River, and the exotic sounds of a 200 foot waterfall intermingled with the tropical sounds of the rain forest.

There are 26 premium parcels currently offered in this newly created community development. The average 1000' elevation offers relaxing breezes, breathtaking sunsets, an average year round temperature of 80F, and cool night time temperatures.

The lush tropical environment is native to a host of exotic plants and animals. Papaya, banana, mango, mamon,

orange, coconut, guava, apple, and cacao trees are all present in the development. Some of the special features of Cascada Azul are owner financing, communal areas with a 200 foot waterfall and river access, excellent roads with 2WD year-round access and public electricity and water. There is also an association with rules and restrictions.

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US\$ 220,000

El Filo Arriba
San Buenaventura
 10 hectares
 24.2 acres

This property is ideal for a small and eco-minded developer. There are four killer house sites with impressive 360 degree views of the coast and mountains. It also has room for several more sites with nice views of the coastal mountain range. There are also 3 to 4 hectares of primary rainforest.

The farm is located about half an hour south of Dominical on the paved coastal highway. The

access through farmland is easy because there are no hills and the road is graveled. It has ample water from the small river and the pristine springs that are born on the property.

Many house sites could be built by the buyer, but there are four straddling the ample ridge, with panoramic views of the Térraba River, Caño Island, and the Pacific Ocean, plus the mountains on the backside. It is

sold with the condition that no more than four subdivisions may be done. It is not developed and requires a 15 minute hike to see it.

The buyer will have to build the final six hundred meters of road, and put in power and water. There are several nearby property owners who would want to collaborate on this.



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US\$ 55,000

Punta Hermosa 09
Vergel
 1.27 hectares
 3.07 acres

This parcel touches the recently graded public road linking the Costanera Sur with the Valle de El General. It is located 7 kilometers (4.35 miles) from the coastal highway and opens up to beautiful ocean views and views of the coastal mountains.

There are 0.8 hectares (2 acres) of primary jungle adjacent to the property. The Punta Hermosa development is

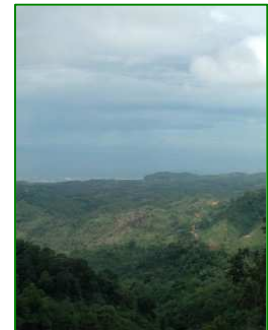
located at about 800 meters (2,600 feet) above sea level.

There is a building site and a driveway in place and Punta Hermosa 09 has its own entrance from the public road and is totally private from all other parcels in the area.

Power lines and water will come over time, as there are many plans by developers and

others to bring them in along the public road.

The beaches of the Parque Nacional Marino Ballena are within easy reach and so is the soon to be completed Hospital de Osa at Ojo de Agua as well as the airstrip at Palmar Sur with two daily flights to and from San José.



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US\$ 410,000

Casa Pulliam
Lagunas
 1.1 hectares
 2.72 acres

This turnkey property was completed just two years ago and is located in the upscale community of Lagunas, just a few kilometers from Dominical. Casa Pulliam is at 300m above sea level (about 1,000 feet) and has wonderful cool breezes throughout the year. It has a long ocean view to the west and the south. Dominical and the adjacent beaches are just a 12 minute drive from this property.

The 250m² (2,700 sq. ft.) house is sold fully furnished including appliances, cookware, linen and much more.

The lower floor has a garage, a covered carport as well as an extensive workshop. The upper floor features two bedrooms with en suite bathrooms, a large living/dining area (Sony color TV, stereo system, ceramic tiled floor, leather couch and chairs) which lead

onto an enclosed view deck (rattan furniture), as well as a fully equipped kitchen (stainless steel gas stove, microwave, large fridge, wooden cabinetry).

The property also features a long concrete driveway, and extensive parking apron for guests. The lower section of the house could be converted into a self-contained rental unit.





Dominical · Puntarenas
Costa Rica · Central America

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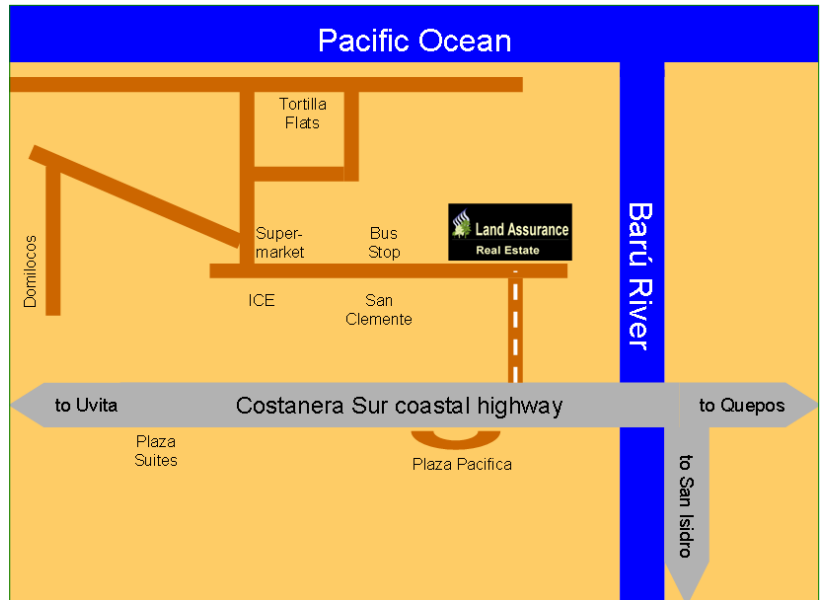
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opening hours

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Saturday 8:00am till 12:00noon

This is where you find us in Dominical



Real Estate Newsletter 2007

With effect from January 2007, our Real Estate Newsletters will get a design facelift. Also, you may access them on-line at www.costaricarealestatenewsletter.com
Both current and back issues will be available for downloads in PDF format.

National Road Master Plan 2006-2020

by Marcel M. Pfister

(continued from page 1)

The engineer's financing proposals coincide with her own views: Foreign loans for the main traffic corridors, private concessions for major traffic arteries, CONAVI/ Consejo Nacional de Viabilidad funding for all other roads. She intends to present this comprehensive plan to the county's cabinet in 2006.

The plan also encompasses a new road safety concept, a national road maintenance plan, as well as a road construction priority plan based on factors such as a road's likely impact on the country's economic productivity, tourism and daily traffic volumes projections.

The minister deplores the lack of a national *road safety concept*

during past planning cycles and she points to the sad loss of 40 lives in accidents on the expanded Pan American Highway just south of San Isidro de El General (Pérez Zeledón) during 2006 alone.

As far as the road concession projects are concerned, Karla González sees the country about 20 years behind in terms of road construction and wants to put renewed emphasis on kick starting the San José-Caldera and San José-San Ramón sections.

Asked to comment on the country's deteriorated road network, she attributes this to three main factors:

1—A decrease in funds for MOPT and Conavi: She said the ministry's efforts have focused on breaking the cycle of under-financing which has kept Conavi from doing the required maintenance works. Her efforts are supported by the Minister of Finance who intends to direct more funds directly to the country's 81 municipalities.

2—Faster implementation and application of road laws: The judiciary and the attorney general have supported MOPT in expediting *expropriation processes* which have been slumbering for many years.

3—Funds freezes during appeals processes: Private companies who lost a public roads project bid often *blocked* the implementation *opportunistically* by appealing the ministry's decision before the courts and subsequently caused serious delays in important projects.

Karla González supports the efforts of Costa Rica's Controller General to provide the country with a new law regulating public contracting, taking into account what she calls the *Realities of the 21st Century*.

She commends the contributions of the road engineers from ACCCR and underlines the commitment of the Arias administration to improve Costa Rica's road infrastructure.

Costa Rica Real Estate Investors Guide 2007

with Special Focus on Costa Rica's South Pacific Area

This 30-page document provides the savvy investor with a comprehensive look at real-estate related issues from Costa Rica's investment climate, to market assessments, to legal issues. It includes the latest information available valid up to the end of 2006.

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