



Costa Rica Real Estate Newsletter

Southern Horizons: The Maturing of Costa Rica's Pacific South by Marcel M. Pfister

La Zona Sur

If you follow growth statistics for investments, tourist arrivals, and construction projects, Costa Rica's fastest growing areas today are the Central Valley and Guanacaste. Currently, the Central Pacific Coast is experiencing tremendous growth rates and places like Herradura, Jacó, Manuel Antonio and Quepos are literally exploding with new hotels, condominiums, and property sales. The South Pacific still trails the northern shores in many aspects. But beware: This seemingly sleepy zone is just waiting to capitalize on Costa Rica's ongoing growth and infrastructure improvements.



Map: Costa Rica's Main Geographic Zones

Brunca

Whereas Golfito may be the uncrowned capital of the Zona Sur, San Isidro de El General is the rapidly growing gateway to this region, which is often referred to informally as *Brunca*, an old Indian term used by government, tourist, and business organizations alike. Brunca just about covers everything from the Valle de El General down to Buenos Aires, Palmar, Golfito, and further south to the border with Panama, and up as far as the cooler mountain climes of St. Vito.

International Airport

Costa Rica's third international airport is destined to be built at Finca 10, a sleepy hamlet off the road linking Palmar Sur with Sierpe. An initial feasibility study has just been completed. The landing strip is planned to be 3,500m long and 60m wide (500m longer and 15m wider than San José's Juan Santamaría International Airport). Land expropriation is relatively easy since all of the land is owned by IDA (Instituto de Desarrollo Agrario). A number of important bodies ranging from Judesur, the Comité Regional Brunca (Corebrunca), the Osa Chamber of Tourism (Cámara de Turismo de Osa/Catuosa), MINAE, ICT, as well as Costa Rica's Civil Aviation Authority (Consejo Técnico de Aviación Civil/CTAC), as well as the Ministry of Public Works and Transportation (MOPT) are all in favor of the project. Realistically, initial traffic may be expected anywhere between 2012-2016.

Judesur (Junta de Desarrollo Regional de la Zona Sur)

Originally established to offset the gaping economic hole left by the departure of the United Fruit Company from the Southern Zone in the late Seventies, Judesur was instrumental in ensuring the area's short-term economic survival. The famous tax-free compound at Golfito is operated by Judesur, for example. But the agency was also supportive of the brand new Golfito Marina Project which is finally being initiated in 2007, as well as the new international airport.

Hospital de Osa

This brand new health care facility is scheduled to open during in 2008 and will be the third largest health care facility in the Southern Zone (after San Isidro and Ciudad Neily). The new hospital

will offer the latest in health care technologies for a regional hospital, and will also be much easier to reach due to its location right on the coastal highway.

Cortés Nuevo

During the coming years, all of Ciudad Cortés, the current capital of the Canton de Osa, will be completely dismantled and a new capital is being built along the Costanera Sur highway, called Cortés Nuevo. City Hall (municipalidad) has already been moved some years ago, and all other services and institutions (hospital, courts, banks, supermarkets, residential buildings) are due to follow. Some residents are being offered new government-sponsored houses, but many of them resist the temptation to move. The regular inundations along the shores of the Térraba River during rainy season will most likely force them to follow suit eventually.

Corcovado National Park

The United States National Geographic Society has labeled Corcovado on the Osa Peninsula as having the highest biodiversity of any place on our planet. In plain English: More animals and plants per square kilometer than anywhere else on the globe. This most famous of all National Parks in Costa Rica represents the crown jewel of the country's many eco-destinations.

Inside this issue:

	Page
<i>Southern Horizons: The Maturing of Costa Rica's Pacific South (part 1)</i>	1
<i>Featured Listings</i>	2/3
<i>Impressum and Land Assurance Directions</i>	4
<i>Southern Horizons: The Maturing of Costa Rica's Pacific South (part 2)</i>	4



Map: Zona Sur (Region Brunca)

Roads

A new paved road system to the Osa Peninsula is planned from Chacarita (on the Pan American Highway) to Corcovado's gateways, Bahia Drake (north) as well as Puerto Jiménez (south). There is no plan to build a paved road into the national park itself.

(continued on page 4)



Talari Mountain Lodge San Isidro 7.78 hectares 19.22 acres

US\$ 565,000

contact **Eben Bartow**
telephone 898 97 38
eben@landassurance.com



Talari is a beautiful sanctuary in Southern Costa Rica. It is nestled in tropical landscaped gardens, fruit orchards, secondary forest and 2km of well-maintained trails. The property is only a short 10 minutes drive from San Isidro de El General and at 900m (2,950 feet) above sea level has a comfortable year-round climate.

The complex consists of eight newly refurbished rooms, each with private bathroom, solar heated hot water and a palm-fringed swimming pool. The restaurant seats 24. The owner's residence has three bedrooms and is sold fully furnished. Talari is offered as a complete business setup with 4WD vehicle, website, computer equipment and a fully equipped restaurant kitchen.

Costa Rica's famous Chirripo National Park is only 10km away. This is a true nature haven with over 255 species of birds.

Finca Escondida San Cayetano 99 hectares 244 acres

US\$ 425,000

contact **Alberto Sandoval**
telephone 813 40 91
alberto@landassurance.com



A real self-sustained farm is the best way to describe this property, embedded in the northwestern mountains of San Isidro. It is ideal for developing a small eco-minded community. All crops on the property are organic and 60% is primary forest. There is plenty of water, several springs rise from the farm's forest and, since there aren't any other properties above this farm, you can be sure the water is clean

and drinkable. There are a few, small waterfalls with great potential to build trails to access them. Moreover, the owners have planted over 2,500 trees on former pasture land and they are trying to link the forest above the property with the other forest in the lower section of the property. The trees planted are native from the area.

The self-built house is made of wood taken from dead trees found on the property. The road is in good condition, except for the last two or three kilometers which are a combination of dirt and gravel. Electricity is 4km away. The farm is 18km from San Isidro, of which 9 km are paved. This property is between 1000 - 1700 meters above sea level. In clear days, Manuel Antonio's shoreline can be seen from the highest part of the farm.

Casa Flying Tucans Puertocito 1.1 hectares 2.71 acres

US\$ 1,850,000

contact **Mathijs Decoz**
telephone 819 04 06
mathijs@landassurance.com



This luxury home sits on one of the most spectacular properties in Costa Rica. Combining easy access, lush vegetation, exuberant wildlife, proximity to several world-class beaches and unmatched views of the Pacific Ocean!

The property is located within the Maritime Zone, about 100 yards from the water line. A registered concession is in place and allows for the addi-

tional construction of a hotel with up to 30 rooms.

The house features two air-conditioned bedrooms with their ensuite bathrooms on the upper floor and an open kitchen/living/dining area on the lower floor. The construction is very open and geared towards the spectacular ocean views, which can be seen from most of the house. The house is built for outside living, with

decks, balconies and patios from where to enjoy the views, breezes and spectacular setting in general, and a beautiful swimming pool with infinity edge.

Monkeys come very close to the house, and actually use the roof to get from one tree to the next. All finishes are first class, and include precious local hardwoods such as Guanacaste and Manglillo.



contact **Timothy Woodruff**
telephone 817 61 20
tim@landassurance.com

This farm consists of its own private valley, with some 12 hectares of reforested teak (5ha), amarillon (4ha) and ronron (3ha), all between 9-12 years of age. It has a small river running through it, and many gentle hills with primary forest. Several spots with distant ocean views would make nice house sites.

The property is located between the towns of Coronado and San Buenaventura, about

half an hour south of Dominical on the Costanera Sur. 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. Three species of monkey, as well as black panther, coyote, and many other animals have been observed in the 50% that is still primary rainforest. The

tree plantation has been meticulously maintained.

This is a conservationist's delight. Many houses could be built by the buyer, some with distant ocean vistas, but the owners will only sell with the condition that the farm never be subdivided into lots and sold off in pieces.

US\$ 275,000

El Valle del Filo
San Buenaventura
10 hectares
24.7 acres



contact **Brice de Ganahl**
telephone 817 61 17
brice@landassurance.com

This property has a good ocean view, great valley views, is just 15km from Golfito and ten minutes from Playa Zancudo (by boat). It has a good ocean view from the main house site, another ocean view from a beautiful hill just above the house site, great valley views, and close views of some primary forest. It has a large house site, and almost 10 acres consisting of fruit trees, a small patch of primary forest in

front, a deep section of primary forest behind, some pasture, and a small creek in front of the property.

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 troupe of Titi Monkeys (an endangered species), Tucans, and a large cat or two.

The property is fully developed with a good rocky road, water, electricity, and cell phone access (this is the GSM digital system which can be used to access the Internet as well).

The property is just 15km from Golfito, a full service town with an airport, hospital, grocery stores, and hardware stores. Then, within an hours boat or car ride, you can be at Playa Pavones for its epic surf break.

US\$ 90,000

Roca Verde 07
Las Trenzas
3.8 hectares
9.38 acres



contact **Marcel Pfister**
telephone 835 68 73
marcel@landassurance.com

This beautiful small property has view of the Pacific Ocean, the coastal mountain range as well as the spectacular Rio Diamante waterfalls. The lower end is delineated by a babbling brook. At an elevation of 695m (2,300 feet), one has clear, fresh mountain air with little humidity.

This precious little lot is ideal for a single person or a couple due to its size. The site has the

foundations of a former house on it. This can easily be used to build a new home. There is a well-graded gravel-topped road leading to the property and both water and electricity are available.

The quaint little town of Tinamaste is just one kilometer up the road and offers some village life and a couple of small stores. San Isidro de El General is a short 30 minutes

drive away and is a full-service town with all amenities.

The Pacific coast is another 30 minutes south and opens up to all the beautiful beaches south and north of Dominical.

US\$ 49,000

Diamante Pacifico
San Salvador
1 hectare
0.25 acre





Dominical · Costa Rica
Centro Pueblo del Río
phone and fax
(506) 787 02 91

e-mail
info@landassurance.com

home page
www.landassurance.com

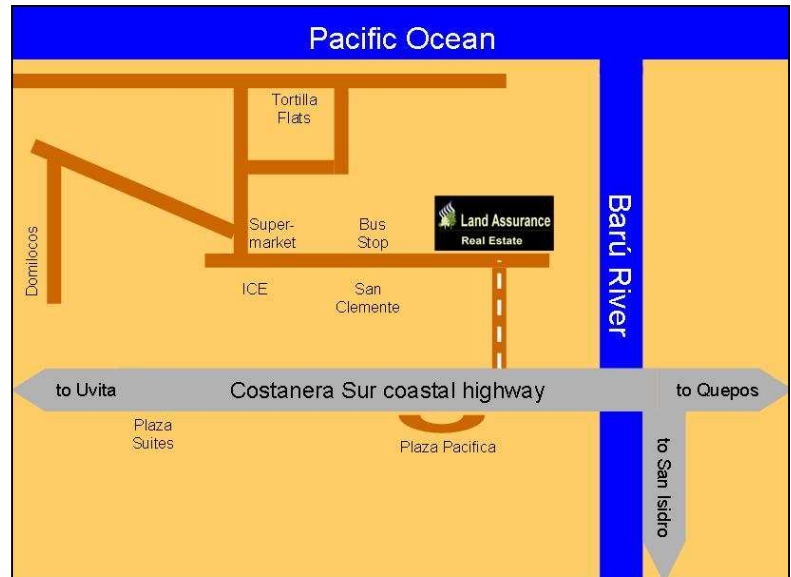
Office Manager
Francine Ocampo



© by Land Assurance S.A. March 2007
unless stated otherwise

opening hours
Monday to Saturday 8:00am till 5:00pm
Sunday 9:00am till 5:00pm

Office Location:



Southern Horizons: The Maturing of Costa Rica's Pacific South

(continued from page 1)

The Golfito Marina

Aside from the new international airport, the new Golfito Marina – in itself a US\$450 million project – is probably the single most important project affecting the touristic future of the Southern Zone. Costa Rica's Pacific coastline has few natural harbors as it is, and the hinterland of places like Puntarenas and Puerto Caldera is not exactly inviting to the 24-hour cruise line tourist. Contrast this with the gorgeous setting of Golfito, right on the Golfo Dulce, and with the Corcovado and Piedras Blancas National Parks within easy reach!

Granted, Golfito today can be an unassuming, even drab place when looked at superficially, but the trained eye will spot the many quaint (protected!) buildings lived in by former United Fruit Company executives and the tremendous potential this

natural resort town carries for Costa Rica's Pacific South. The Golfito Marina project encompasses luxury condominiums, shopping complexes as well as marinas for cruise liners and mega-yachts.

The Boruca-Veraguas Power Dam Project

Costa Rica is the water castle of Central America and the country's largest water basin, made up by the Rio Grande de Térraba and his tributaries, is located in the Southern Zone.

Plans are to build a dam, a water reservoir and a 622-megawatt (MW) power generation facility for a total cost of about US\$500 million. The water from the reservoir will be released 13.2 kilometers southeast of Pilas, near Palmar, after being diverted through a subterranean tunnel. The turbines producing the electricity will be located inside this tunnel. Construction is expected to begin in 2008 at the earliest and hydroelectric power generation is expected for 2016. This highly controversial project

was downsized from the original plans and will end up displacing less people from their natural habitat, but still generate sufficient energy to allow Costa Rica to generate critical revenue for the national treasury from power exports to other Central American countries.

Plan Puebla-Panamá (PPP)

This multi-national treaty aims at furthering the economic integration of Central America (Mesoamérica). Its member countries range from Mexico to Guatemala, El Salvador, Honduras, Belize, Nicaragua, Costa Rica, to Panama. Columbia is said to be interested in joining the PPP-system.

Costanera Sur (Ruta 34)

Originally conceived in 1962, the Costanera Sur, had many stops and gos during the last forty years and the last yet unpaved section between Quepos and Dominical is scheduled for completion in 2007. This is a critical milestone in Costa Rica meeting its commitment to deliver against the Plan Puebla-Panamá.

Effect on the Real Estate Market

It doesn't exactly take a degree in macro-economics to appreciate the tremendous impact all of the above projects will have on the real estate market in Costa Rica's South Pacific. While there are not yet any mega-hotel projects on the planning horizon, the area will certainly get large international hotel chains with the corresponding infrastructure. Catuosa, the Osa Chamber of Tourism, has teamed up with the ICT (Instituto Costarricense de Turismo) and Judesur in promising that they will only approve projects with a maximum capacity of 250 units on the Osa Peninsula itself.

Comparing this with more than 10,000 units at Papagayo, or more than 1,000 at Marriot Los Sueños at Playa Herradura, this bodes well for our long-term touristic infrastructure, attempting to put *Quality before Quantity*.