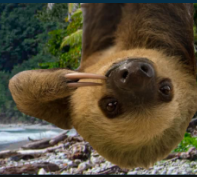


**YOUR KEY TO PARADISE!**



**Matapalo :: 10 Ha :: \$4 million**



**WATCH**



Who says you can't have it all?



This 10-hectare tract is located in amazing Matapalo and is the second largest local property that remains for sale as a single contiguous property.



The farm extends from the beach to the mountains and up a perennial stream and includes old-growth primary rain forest as well as recovering secondary, plus immaculately groomed gardens that sweep from the slopes to the sand...



The 600 meters of shoreline coincide with the Matapalo region's eponymous surf break, Matapalo, which is a world-class, technically challenging, beach break. Other local famous breaks include the point break Pan Dulce and the beach break Backwash.

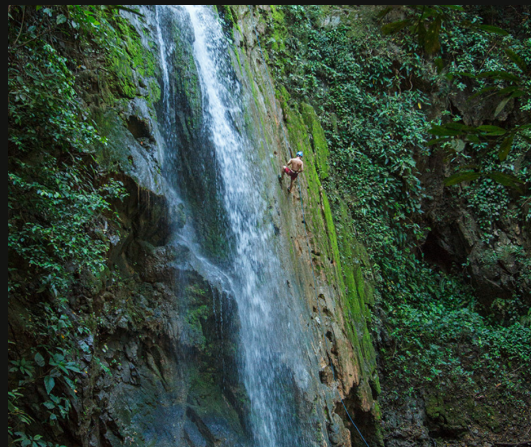


Across the gulf is the world-famous Pavones area, which boasts the longest left break in the Northern Hemisphere. This is a surfer's paradise!

## PROPERTY FEATURES

Mountains  
Beachfront  
Ocean View  
Mountain View  
Farmland  
Ranchland  
Primary Forest  
Secondary Forest  
Streams  
Waterfalls  
On-site Water

Structure description: 2-story, 2-bedroom, 1-1/2 bath  
Access: 30-minute drive from town, 4WD recommended



Beyond surfing and surfing lessons, tree climbing and waterfall-rapelling have 30-year track records in Matapalo as organized ecotourism activities. Don't forget bird watching, beachcombing, stand-up paddling, surf-casting, yoga seminars, classes and sessions, and of course, the ever popular self-guiding hammock-training seminars.



Just a few miles away, you can enjoy organized horseback tours and farther afield sign up for recreational gold mining, chocolate tours, mangrove kayaking, snorkeling and scuba diving. This is an active, extreme-sporting paradise!



The blue water just 5 km off Matapalo point is part of the world's most extensive sailfish habitat, making the region famous for its sportfishing.



Offshore targets include sailfish, and blue and white marlin for catch-and-release, yellowfin tuna, mahi mahi and wahoo for the dinner table. Inshore fisheries include: red,

black, cubera and yellow snapper, snook, roosterfish, amberjack, African pompano, sea bass, jack crevalle, and many other species, all waiting for your live bait to reach the bottom.



Prefer your fishing a little more up close and personal? Take to the water just offshore of this property and paddle your kayak out and break out your speargun or fishing rod. They don't call the submerged shoulders of Matapalo rock Jurassic Park for nothing... Beyond its surf, beach, and wildlife accolades, Matapalo's shoreline and near shore is a sportfishing paradise!



This property has not been developed. Yes, there is a house on it that has been there for many years and has served as the owner's retreat from the bustle of San Jose and as a budget vacation rental. Plus, there is a caretaker's home.



But what this property boasts most notably is sprawling flat grounds steps from the beach and ideal for commercial development of an ecolodge or for transformation into a clutch of dwellings, main home plus bungalows for a unique and world-class family compound in paradise!



This property is beyond the power grid, so it has solar power only. It has all the water it can ever need from sources within the property boundaries.



It has portions of its maritime that are zoned under MINAE's natural patrimony and portions that are zoned under municipal jurisdiction. The property has an active municipal use permit for its maritime extension and is fully titled behind the maritime zone.



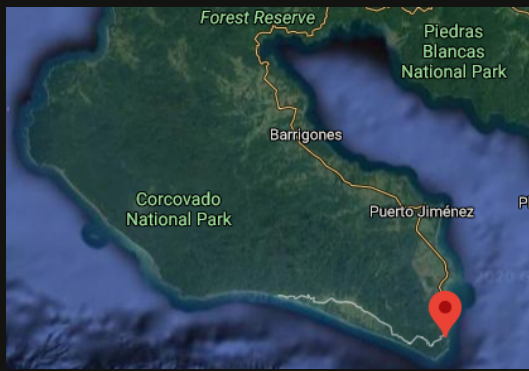
This property is a world-class stunning show stopper. It has an asking of \$4 million, or \$40 per square meter.



Looking for a sprawling piece of paradise to call your own? Look no further: It does not get better than this!



Don't forget to take a look at our [VIDEO!](#)



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