



YOUR KEY TO PARADISE!

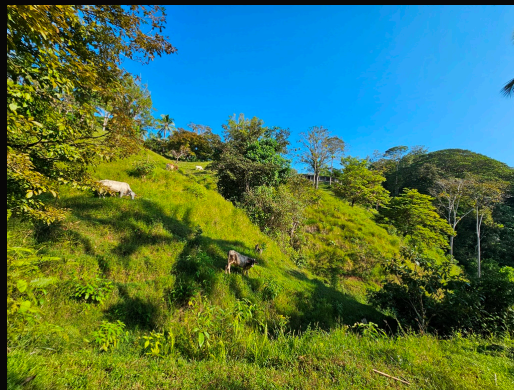
Bahia Chal: Raw Mountain Farm with Huge Gulf Views

40 Hectares :: \$5,000,000

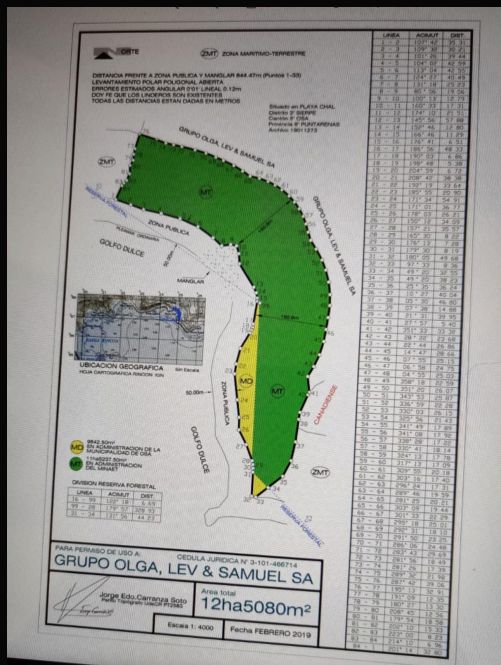


Are you looking for EVERYTHING, only afraid it's too big of an ask ...? Well, here it is...EVERYTHING, all in one tight package!





Golfo-Dulce waterfront, massive gulf views, towering forest in primary and secondary, pastureland, starter home with million-dollar views, highway frontage, grid electrical power, municipal water, Forestry Reserve, wildlife corridor, 2.5% of all plants and animal species on the planet either inside the property itself or within a radius of twenty miles, outrageous commercial options, private and secluded, ideal for private estate; the list goes on.



This 40.5-hectare property is located at the head of the Golfo Dulce in the hamlet of Bahia Chal. It has 28 hectares of titled property in its own corporation and 12.5 hectares of Maritime Zone. The maritime zone contains areas administered by both Minae as well as the Municipality of Osa. The property is contained entirely within the Golfo Dulce

Forestry Reserve and is partially contained within the biological corridor between Corcovado National Park and the mainland's cordilleran spine, an animal highway that sustains the gene-pool diversity of the Osa Peninsula's iconic apex predator, *Panthera onca*, the mighty jaguar.



Your front yard is the Golfo Dulce, often mistranslated as "Sweet" Gulf, the "Fresh-Water" Gulf is the tenth deepest gulf in the world and has nine rivers that empty into it, lowering the salinity 5 parts per thousand beneath that of sea water, hence its name. Famous for its semi-annual migration of the humpback whale's north Pacific AND south Pacific populations, the Golfo Dulce also hosts schools of whale sharks in April.



These solitary creatures come together to mate in few places around the world, but the Golfo Dulce is one of them. A wide variety of porpoises and other species of whales (Bryde's and Orcas; the pilot whales here are actually a type of porpoise) migrate seasonally and in the case of dolphins daily into the gulf to breed, feed, and rear calves. The Golfo Dulce is the world's most productive roosterfish fishery, and the offshore Pacific waters one of the world's most important sailfish fisheries.



The headwaters of the Golfo Dulce are waveless due to the curvature of the gulf and the absence of direct incoming waves from the Pacific Ocean. This makes the rippling shoreline waters out front ideal for a boat mooring, but don't stop there: With its steep slope and very deep waters, it's an ideal location for a floating marina to service the top-shelf ecolodge that the property is ideally suited to host. With the World Heritage Site Corcovado National Park nearby, as well as Isla del Caño Marine National Park, and the Aguas Buenas National Park, Bahia Chal is a nexus of nature and brims with the wildlife to show that off.



The topography of the property is ideal for a zipline between two high points for a ride of nearly 1 km in length in a single run. Beyond wildlife viewing, canopy operations, stand-up paddling and sea kayaking, you are only 40 minutes away by speedboat from the iconic surf hot spots of Pavones and Matapalo. Just twenty minutes away from the river port of Sierpe, that puts you within reach of the diving and snorkeling nirvana of Isla del Cano.



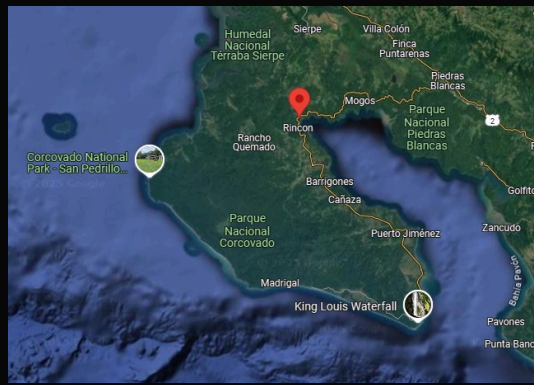
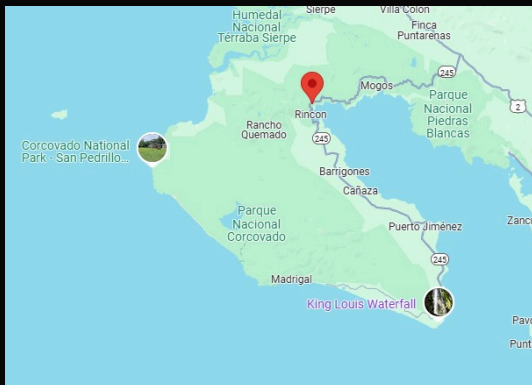
With Highway 245 bounding the property, it's paved access all the way to the driveway. The nearest gas station, grocery store, and hardware store are in La Palma, a twenty minutes' drive away. The area is served by commercial air strips in Puerto Jimenez, Golfito, and Palmar Sur. Nearby Kunken Lodge is the only ecolodge located along the northern shores of the Golfo Dulce, pointing out the market shortage of high-quality destinations in this unique part of the country. Also, it provides a landing spot to stay to test the local waters for your due diligence and property evaluation.



Here's your chance. At just \$12 per square meter, make it all yours and turn your dream into reality. But the owner is open to other options as well, including partnering with developers, at least for the right project.



Call or write today to learn more or to schedule your showing!



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