

OSA PEN



REALTY



YOUR KEY TO PARADISE!

Ojo de Agua :: 3 Ha :: \$1.5M

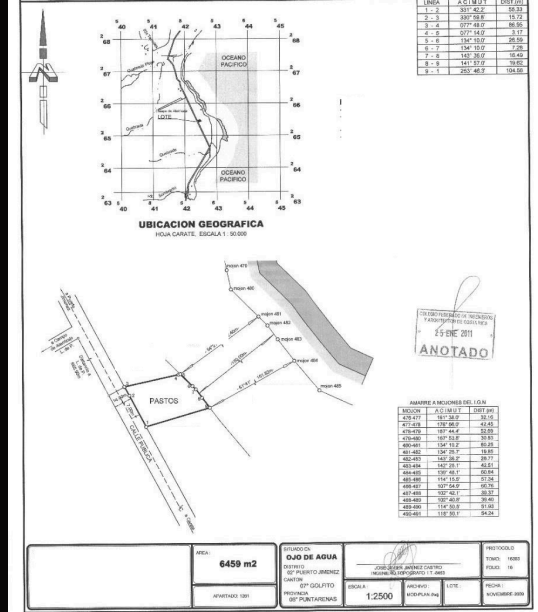
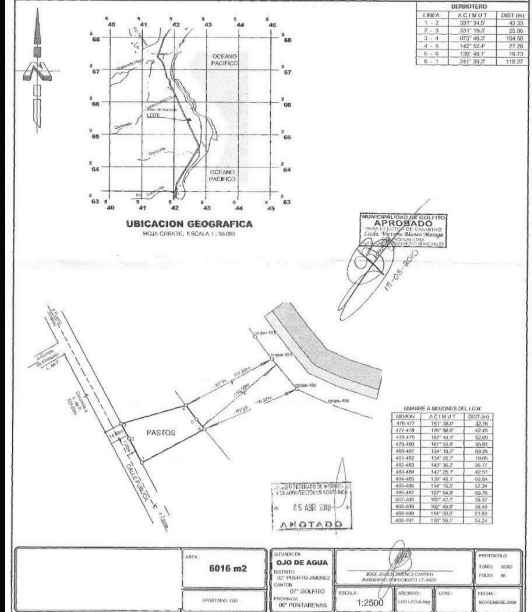


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Today's featured listing is a beach and wildlife wonderland located in the renowned surfing district of Sombrero, specifically in Ojo de Agua. The property has both titled and maritime portions and 150 meters of beach frontage with the coveted Sombrero Point surf break closing out right out front.



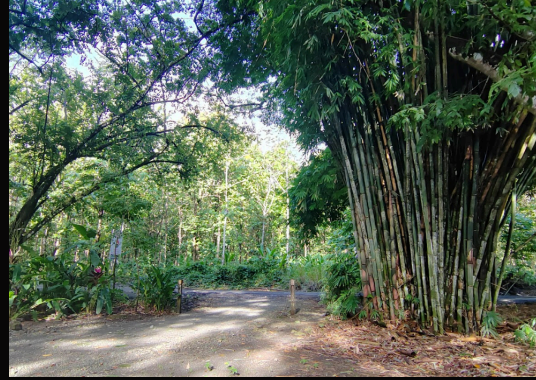
The property faces the east and enjoys spectacular sunrises with Panama's tallest Mountain, Baru Volcano visible on clear days. The 1.8 hectares of Maritime Zone is administered mostly under the Municipality of Puerto Jimenez, except for a small sliver of estuary which is administered under Natural Patrimony by Minae. The 1.2 hectares of titled zone is eligible for construction of up to 75% of its total area.



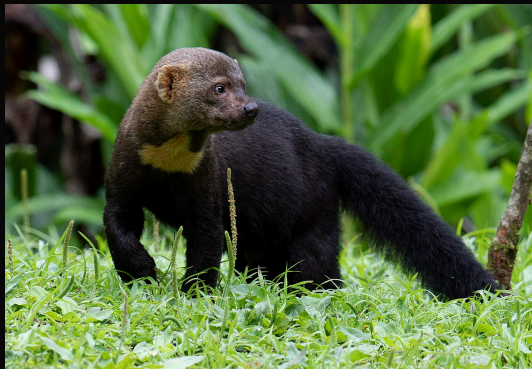
Sombrero is just a ten-minute drive from Cape Matapalo, a world-class destination, so when the swell is not large enough to lift the Sombrero break, there are five more waiting just down the road. With the road from Jimenez being improved dramatically even as this mailer goes out, travel back and forth has suddenly become smooth sailing.



The floral habitat is tropical lowland. It is flat and is mostly in secondary with a few primary trees scattered, some fruit trees, bamboo groves, plus a small estuary on one side of the property with mangrove habitat. The forest coverage leaves the property mostly shaded off of the beach, cool, moist and verdant.



Wildlife is prolific in this region. Expect to regularly observe three species of monkeys, coati, raccoon, jaguarondi, scarlet macaws, toucans, herons and wading birds, pelicans and other seabirds, and of course a wide range of nearshore fish species make surf-casting a lock for dinner.



The property served formerly as a communal farm, and most of the structures from that era remain, though these are for the most part tear-downs. An original home that predates this era is built in concrete block and is eligible for a remodel, but for the most part the property should be considered raw and an open pallet for development.



Grid power still ends several miles up the road, so for the moment it is solar power only. However, the expectation is that the current road paving is to be followed with primary grid extension part or all of the way to the farm. Water is from an internal well, and the subsurface is saturated. Any amount of water needed can be accessed within 6-8 meters of the land surface.



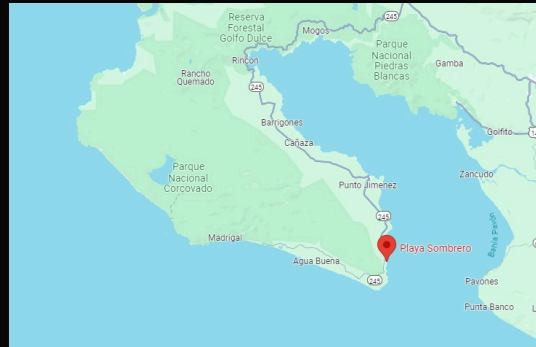
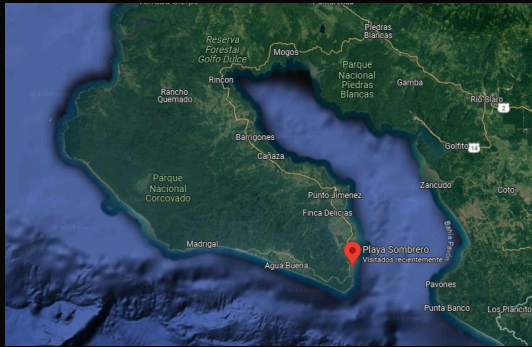
The Osa Peninsula remains one of the remote wild places of Costa Rica. This legacy property is the second smallest of several "large" coastal farms that remain on the market between Jimenez and Matapalo. At \$50 per square meter, it is priced in the same range. However, the ownership is motivated, and reasonable offers are welcome.



If you like surfing, bird watching, wildlife photography, hammock-training, sea kayaking, inshore, offshore or on-shore fishing, or if you just want to kick it in a tropical beachfront paradise, look no further; you have found your spot in the sun.



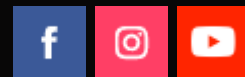
Call or write today to learn more or to schedule your showing!



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