



YOUR KEY TO PARADISE!

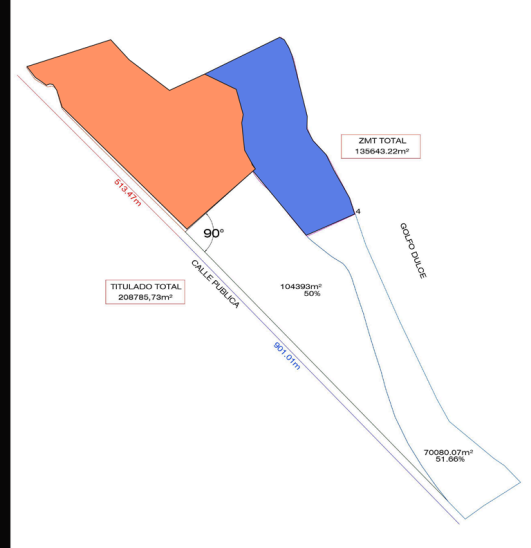
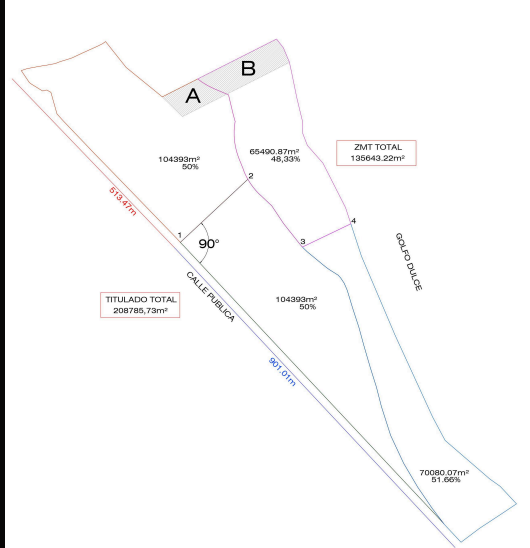
Playa Zapote :: 17 Ha :: \$5.1M



Welcome to Playa Zapote and our latest and greatest featured listing: seventeen hectares, titled and maritime zone, segregated from a larger farm and ready for your project!



Boasting a total of 10.4 hectares of titled ranchland and 6.5 hectares of maritime zone administered under the newly inaugurated Municipality of Puerto Jimenez, the property has 515 meters of Highway 245 frontage and 525 meters of Golfo Dulce sandy beach frontage.



The property is entirely pastureland, fully deforested, and has been used for the past several decades as part of an extensive cattle ranch, now segregated and distributed among the original rancher's heirs. A row of majestic fig trees line the highway frontage, and there are a few trees that shade a boundary road that provides public access to Playa Zapote. But other than these boundary trees, the property is purely pasture and amenable to any development model desired.



The property has a beach terrace that runs along the entire length of the farm, resulting in two distinct ground levels, the first at sea level, and the internal titled part about 5 meters higher. This allows the property to expand along the back to expect spectacular gulf views, even with beach front development.



Finca Playa Zapote is ideal for a residential subdivision, whether conformed under Horizontal Condominium Law or segregated into Parcelas Agrícola. Likewise the property is ideal for the development of an ecolodge or top-shelf hotel / resort. Just ten minutes from town, the bumpy gravel road (Hwy 245) that bounds the property is being paved right now. Also beyond the power grid, ICE is extending power along with the highway paving, so that is also in process. There is no public utility water at present nor any expectation of that; however, the entire property boasts abundant high-quality ground water at 4-8 meters in depth, easily developed with shallow, large-diameter wells.



Whereas the entire coastline of the Osa Peninsula has been held up in Regulatory Zoning Plans for years pending the transfer of local government from the Golfito canton to the newly-formed Puerto Jimenez canton, that process was completed in May; the expectation is that all the coastal lands will be normalized and allow for maritime concessions. At present the coastal use of this and all properties from Jimenez around the cape to Carate are normalized under interim Municipal use permits.



The property is owned by a corporation in good standing, which holds the titled lands and which also has the maritime use permit. Sale of the holding company leaves all permits and permissions intact so that they need not be solicited anew.

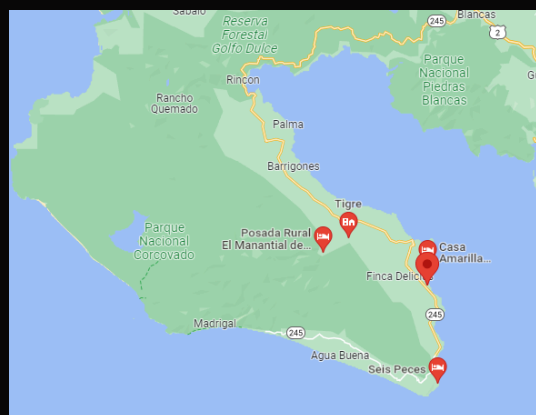
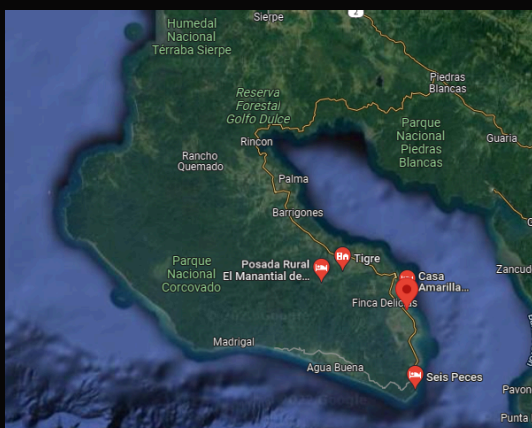


This legacy property is an unusual opportunity and is offered up for an asking price of \$30 per square meters. It is still in the process of segregation and in its current configuration is new to the market.



Don't be caught napping on this one. With the highway being paved, power extended, and the new county seat inaugurated, our Osa paradise is undergoing a quick transformation, and property values are casting their glance in a northerly direction.

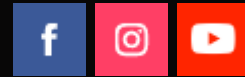
Call or write for more information or to schedule your showing!



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

And if you have not already, please sign up for our [Youtube Channel](#)

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