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Lot # 12 La Reserva Camaronal
 Camaronal, Guanacaste
 1540 m² : \$118,700

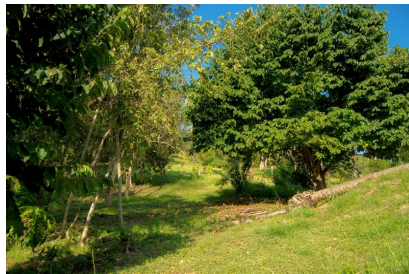


SEE VIDEO!



**READY TO MOVE TO
PARADISE?**

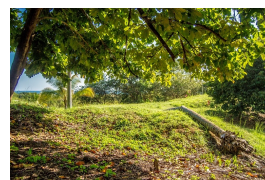
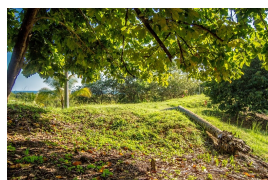
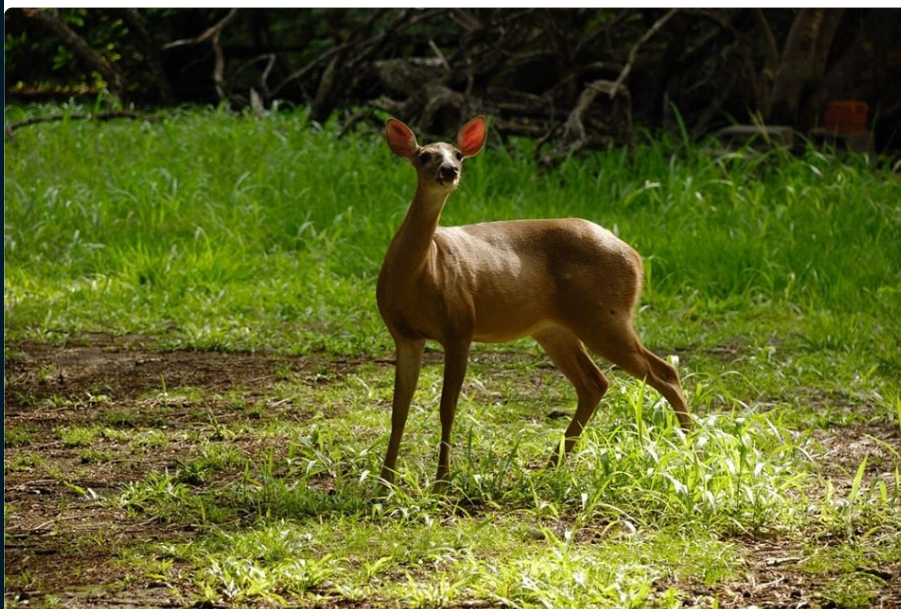
- *Gated and Secure
- *Full Utilities
- *Permitting and Contracting
- *Full Service



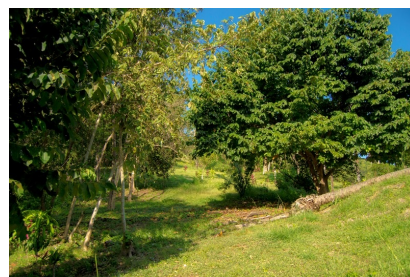
Lot 12 is located just 100 meters from the gated entrance to La Reserva Camaronal. It offers full utilities, access, stunning views of the ocean and is shovel ready and can be yours for under \$120,000!



La Reserva Camaronal is a conformed horizontal condominium residential development with 52 lots in total, about half of which have been sold. There are three homes built on the grounds and a fourth breaking ground in January. We have a gated and secure entrance, water and power distribution, road network, and a maintenance staff for grounds, security and miscellaneous repairs and upkeep.



La Reserva Camaronal is Located just four km from grocery stores and basic supplies at Estrada and just twenty minutes away from the vibrant tourist center of Samara, where you will find the full range of tourism activities, hotels, fine dining, and night life. Also enjoy nearby Islita for variety and Carrillo for the finest swimming beach in all of Costa Rica. Despite the regional highlights, Camaronal itself boasts a world-class surf break and also a wildlife protection refuge, focusing on sea turtle protection. The list of nearby activities is long: deep sea fishing, waterfalls, ATV tours, horseback, sea kayaking, helicopter tours, white water rafting, wildlife viewing, hammock training: you name it!



Despite Guanacaste's fame for water shortfalls, LRC has five bored wells, all legally registered with MINAET's Direction of Waters. The water concession for the Montaña Sector was issued a few months ago, so building permits are easily available from the Municipality, at least for properties inside La Reserva Camaronal.



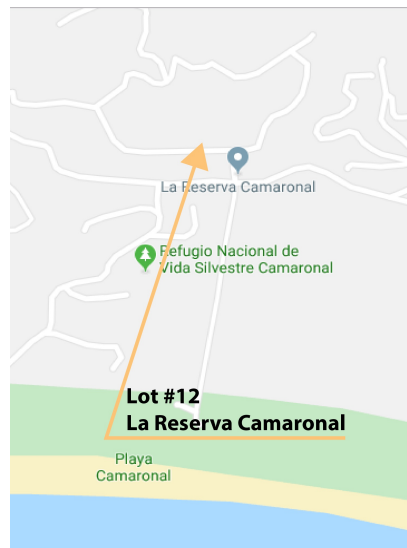
The entrance gate to Montaña Sector is a mere 550 meters from the Camaronal

beach, where the Refugio Nacional de Vida Silvestre Camaronal operates a sea turtle hatchery that depends on international volunteers and park rangers for the year-round protection of the four species of sea turtles that predominantly nest here. Enjoy the free parking and security, plus the small museum. Guided tours are available onsite for those interested.



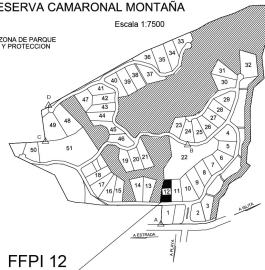
Camaronal is one of those unusual Guanacaste places that still has a remote feel yet is nevertheless close to paved roads, culture, and a wild array of ecotourism activities and kitschy eateries and night spots. La Reserva Camaronal is the only set of properties in the area with legal water, and our aggressive lot pricing, services, and location make this opportunity truly unique. Though Lot 12 is a wonderful lot that you should by all means consider buying, we have quite a few more, so let us know when you would like to take the full tour and see which of our lots or homes for sale best suits your needs.



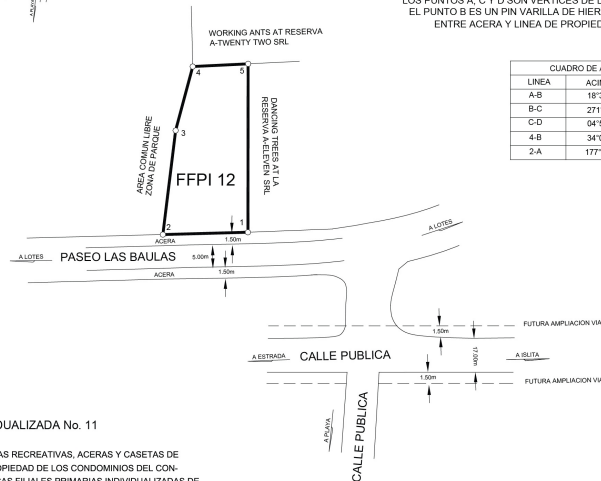


DISEÑO DE SITIO
CONDOMINIO RESIDENCIAL HORIZONTAL
LA RESERVA CAMARONAL MONTAÑA
Escala 1:7500

ZONA DE PARQUE
Y PROTECCION



FFPI 12



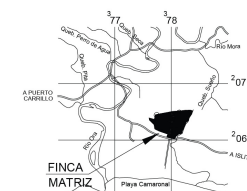
FINCA FILIAL PRIMARIA INDIVIDUALIZADA No. 11

LOS JUEGOS INFANTILES, PARQUES AREAS RECREATIVAS, ACERAS Y CASITAS DE VIGILANCIA, SON AREAS COMUNES Y PROPIEDAD DE LOS CONDOMINIOS DEL CONDOMINIO RESIDENCIAL HORIZONTAL FINCAS FILIALES PRIMARIAS INDIVIDUALIZADAS DE LA RESERVA CAMARONAL SECTOR MONTAÑA
FINCA FILIAL CON DESTINO HABITACIONAL
DISTANCIA FRENTE A ACCESO VEHICULAR DEL PUNTO 1 AL 2= 30.13m.

REGIMEN EN CONDOMINIO

CONDOMINIO RESIDENCIAL HORIZONTAL FINCAS FILIALES
PRIMARIAS INDIVIDUALIZADAS LA RESERVA CAMARONAL SECTOR MONTAÑA

FOLIO REAL FINCA MATRIZ 5 003281M-000 AREA SEGUN REGISTRO 231214 HP	FOLIO REAL FINCA FILIAL 5 098600F-000 AREA SEGUN REGISTRO 1540.86 HP	Situado en CAMARONAL Distrito 3° ZAPOTAL Cantón 9° NANDAYURE Provincia 5° GUANACASTE
Jorge Edo Carranza Soto Punto Topografico UGCCR PT2583	Area 1541m²	
Protocolo Tomo	Folio	Fecha DICIEMBRE 2016
	Escalas Indicadas	Archivo 16121160



UBICACION GEOGRAFICA
Hoja cartografica CERRO AZUL IGN
Escala 1:50000

LINEA	A Z I M U T	DIST.
1 - 2	268° 25'	30.13m
2 - 3	06° 59'	37.15m
3 - 4	14° 57'	23.44m
4 - 5	87° 11'	19.54m
5 - 1	180° 04'	59.66m

TODAS LAS DISTANCIAS ESTAN DADAS EN METROS
LEVANTAMIENTO POLAR POLIGONAL ABIERTA
ERROR ANGULAR 0° 01' ERROR LINEAL 0.01m
TODOS SUS VERTICES SON EXISTENTES

MODIFICA AL PLANO CATASTRADO G-1302450-2008
DE FINCA MATRIZ

FFPI = FINCA FILIAL PRIMARIA INDIVIDUALIZADA
LOS PUNTOS A, C Y D SON VERTICES DE LA FINCA MATRIZ
EL PUNTO B ES UN PIN VARILLA DE HIERRO EMPOTRADO
ENTRE ACERA Y LINEA DE PROPIEDAD DEL LOTE 22

LINEA	ACIMUT	DISTANCIA
A-B	18° 37'	22.21
B-C	271° 26'	377.56
C-D	04° 50'	95.87
4-B	34° 06'	111.42
2-A	177° 59'	58.83



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