



**Mogos Maritime Zone and Titled
6.8 Ha :: \$375,000**



Are you ready for a Mogos waterfront property that costs less than a million bucks? Today's your lucky day! Today's featured listing is a remarkable opportunity to get in cheap in Mogos. This is one of of very few "small" beachfront properties in the Mogos region. Yet it still clocks in with 5.8 hectares of maritime and 1.1 hectares of titled land--that's 17 acres overall--and it is priced at **\$375,000** by a motivated seller ready to turn it all over to you!

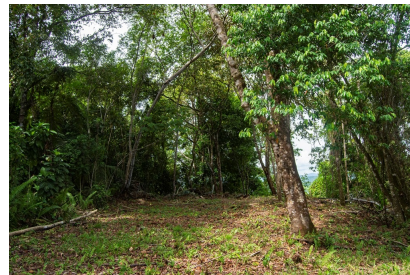


Property Features:

- Beachfront
- Ocean View
- Mountain View
- Secondary Forest
- On-site Water
- no structures; raw land only
- Access: Four-wheel drive access road, 3 km from paved highway



The maritime zone is regulated by Minaet, with a use permit under application. The titled portion is located within the Golfo Dulce Forestry Reserve. The property is accessed by the public road that extends past the property to the public beach of Mogos.



The old rustic house that was formerly located in the public zone has been torn down and removed, but the hand dug well remains and produces good water, though there is no concession





Much of the 6.9 hectares is forested in recovering secondary. However, there is a clearing with spectacular ocean views that is within the maritime zone and an ideal building site though subject to maritime zone restrictions.



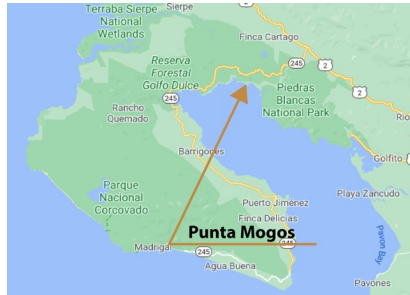
The property is located very near the band of protected land that forms a wildlife corridor connecting the Costa Rican mainland to the hinterland of Corcovado National Park and peninsular forest. Expect abundant monkeys, anteaters, sloths, coatis, tayras, jaguarondi, peccaries, toucans and macaws and the occasional ocelot, sprocket deer, and bushmaster.



The gentle water that laps on the shoreline is full of inshore species, including snapper, roosters, snook, mackerel, grouper and more, and the Golfo Dulce itself is world-renowned for its twice annual humpback whale migrations and the annual whale shark schools that tool around the gulf in March and April.



This property is freshly titled and papered up with Natural Patrimony use permit. It is back on the market and aggressively priced for a quick sale. Call or write today for more information or to schedule your showing.



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