



## Naranjalito de Maquenco, Guanacaste

### 31 Ha :: \$349,000



DISCOUNTED \$100,000.

Naranjalito Hills is a one-of-a-kind tract priced to sell, and now DISCOUNTED 22% to fold into your investment portfolio with the variety of development models this unique property has to offer.



Basics first: this titled 31-hectare property is located in Naranjalito de Maquenco in Costa Rica's Nicoya Peninsula. Situated a mere 6.7 miles as the crow flies north northwest of the ecotourism mecca of Samara, it is a 25-minute drive on both the paved Highway 150 and a public gravel road turning to the west from Maquenco.





The property is reforested in secondary along the slopes and in the valley of a natural bowl. The edges of the farm include two intersecting ridgelines that form two of the boundaries of the property. Both of these bounding roads have year-round vehicular access around the lip of the bowl, and the road is public from the highway to the northeast corner of the property. The slopes all have Pacific Ocean views as well as sites that are clear and ready for building. There is a stream that transects the property, and the regional fauna includes all of the wildlife native to the dry rain forest of Guanacaste: white-tailed deer, peccaries, mountain lions, howler monkeys, anteaters, and much more.





There is grid power all the way to the boundary of the property. There is also a spring within the property with a full water concession issued this year (2024) so the property is eligible for building-permit application right away. The size of the property and the number of ocean view sites within its boundaries make this property ideal for a residential subdivision development or for a single private estate for a family compound in Paradise. With the profusion of flora and fauna in the bowl of the property and proximity to beaches and highlands, the property further lends itself well to the development of an eco-lodge.



The ownership has historically considered both horizontal condo development into 35 lots (map work available upon request) as well as segregation into titled parcelas agrícolas. Shown in the first two images of this email is the master plan for segregation into four large tracts on the one hand and ten tracts of 2-5 hectares apiece on the other. In each of these cases all lots will enjoy ocean views for building sites plus forest on the slopes and in the valley, each lot touching a portion of the stream that flows through the mother farm.





This property is available as a whole for \$1.13 per square meter or in individual tracts of the buyer's choice, pricing available upon request. You can either select one or more of the segregation lots in our existing model or come in and define your own boundaries for measurement and segregation. We welcome the opportunity to work with you to find the best fit.



Whether you are looking for an 80-acre tropical dry forest property to build your own private mansion or are interested in an investment opportunity that will allow you to develop at your own pace and segregate and sell lots to recover your investment and capitalize your own build, this Naranjalito spread is well worth your further scrutiny.



Call or write for more information or to schedule your showing of this super-discounted investment gem. And don't forget to check out the [VIDEO!!!](#)





