



YOUR KEY TO PARADISE!

Ojo de Agua :: 2.3 Ha :: \$1M



For several years the 4.8-hectare beachfront tract in Ojo de Agua (between Tamales and Sombrero) has been on the open market for an asking of \$2.25 million. The property has two titled lots and a shared maritime zone, plus water wells on each of the titled lots and even architectural plans for the home originally planned. The entire property is papered up immaculately, the two titled (6,151 and 5,382 ha, respectively) lots totaling 1.2 hectares and the ZMT acreage of 3.6 hectares, shared by both lots.

We still prefer to sell the whole property as advertised and are open to reasonable offers.

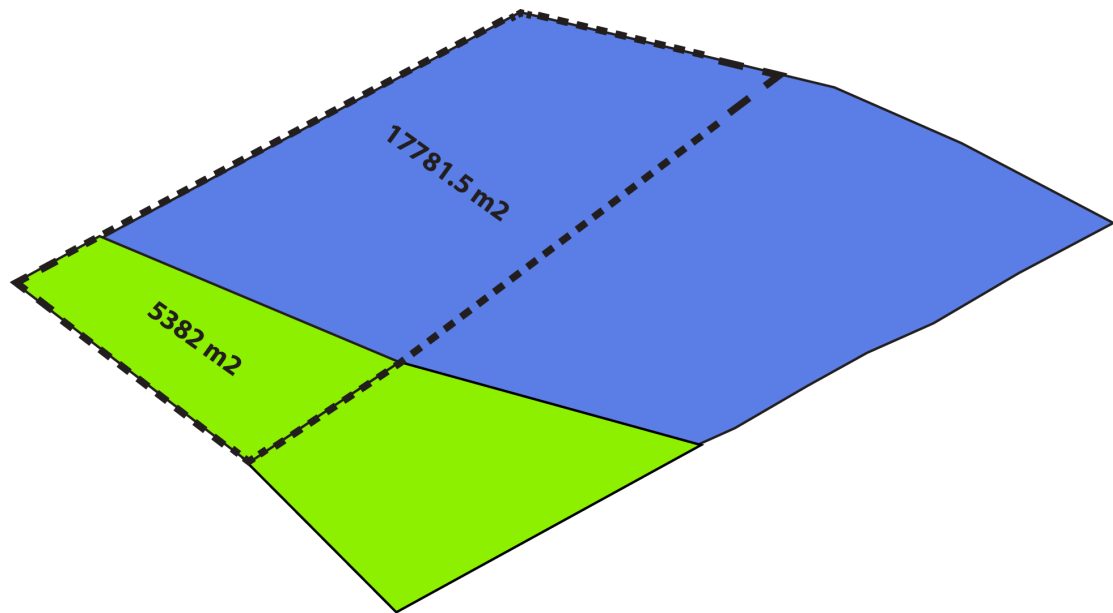


However, as of last week, the owner has agreed to split the ZMT and sell the smaller titled lot (5,382 square meters) and one half of the ZMT (1.8 Ha) for \$1M firm. That is a

total of 23,382 square meters for one melon. That's \$42.76 per square meter. Try to beat that in immaculate beachfront alone, less in a world-class surf zone.

The owner is not interested in offers on this, as it is take it or leave it, one million buckaroos.

The photos in the listing and in this mailer say most of what needs to be said, and the video rounds it out. However, just to fluff out the exes and ohs on this one, here we go:



Titled lot: 5,382 square meters, build what you want, no restrictions whatsoever, share a single entrance with neighbors and build your own private gate.

ZMT land: Right now, the maritime zone is under use permit application with its administering authority, the Municipality of Golfito under corporate ownership. The owner is ready to renounce the permit in order to immediately re-apply for two, one for your new lot, and one for his other titled lot. The current ZMT acreage is 3.6 hectares, so division in half pencils out to 1.8 hectares of ZMT for each.

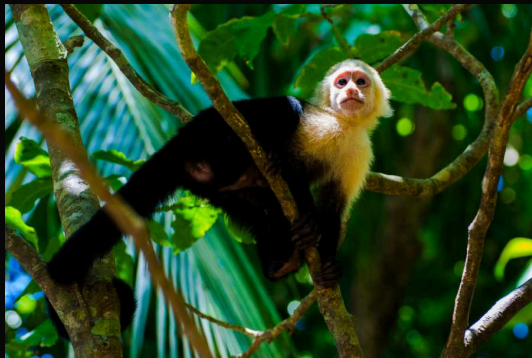
Water: The lot for sale has a hand-dug well that is inscribed with the National Registry and legal for procurement of building permits from the Muni.

Power: Sombrero is several miles beyond the public power grid, so it is solar power only out here, off-grid living all the way.

Surf: World class Sombrero point break starts to break 200 meters to the south of your property corner, and the ride is up to 800 meters long depending on the size of the swell.



Wildlife: The Osa Peninsula is home to 2.5% of the planet's biodiversity, that is, 2.5% of all plants and animals known to live on planet Earth, on land and sea. Four monkey species, agoutis, otter, tayra, and other mustelids, coatis, four species of large cats, anteaters, sloths, two species of peccary, even the tapir has settled in along the gulf-coast mangroves in recent years, no longer fearful of humans. Hundreds of species of birds, including the iconic scarlet macaw, keel-billed toucans, brown pelicans and even frigatebirds make sport of the coastline's rich bait fishery and onshore fruit and almond trees.



Culture: Ojo de Agua is just fifteen minutes from the roiling bustle of our county seat and peninsular capital, Puerto Jimenez, where you can buy everything you need except for corn meal, buttermilk, corned beef and king crab.



Are you looking to found a family estate in paradise, far from the madding crowds?



How's about an eco-lodge or surf camp?



Perhaps you just want a place in the Switzerland of Central America to park your money in real estate while our Osa Peninsula maritime zone get its zoning plan and opens for concessions, to triple your money across a few short years...?

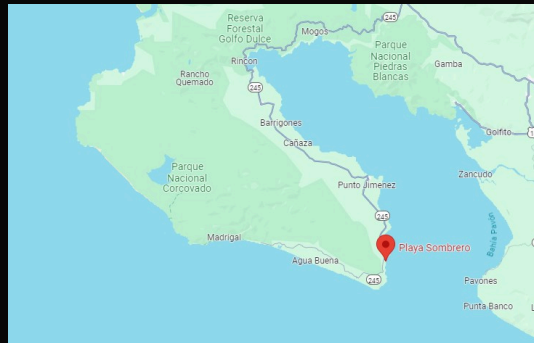
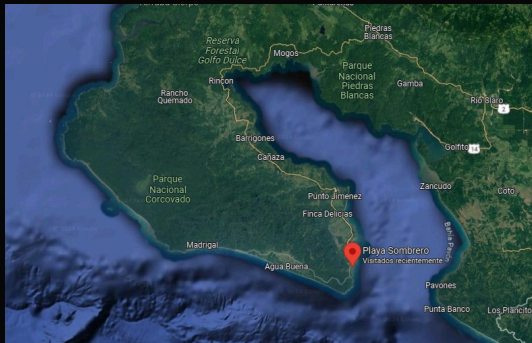


Whatever your ambitions, the entry fee is one million dollars.



Don't delay, don't hesitate, call me to lock the property down for the 2-3 days it takes you to fly down and confirm what you already know.

This one is for you, kiddo.



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

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

Paul Collar
Osa Pen Realty : Your Key to Paradise!
+506 8704-0027
info@osapenrealty.com

