



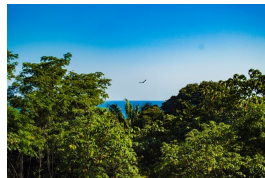
Three Featured Camaronal Lots in Paradise

La Reserva Camaronal

Montana and Olive Ridley Sectors



Today's three featured Camaronal listings have a single common owner that wishes to build on one lot and sell the other two. They are all great lots, and he is prepared to build on the lot that you leave for him after buying his other two. Not only that, but if you do so in response to THIS AD, dial yourself in for a TWENTY percent discount!



LOT #13

\$117,000



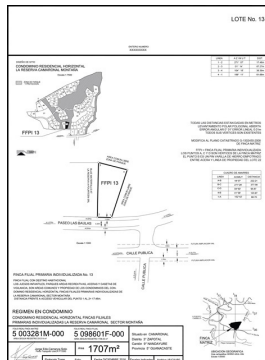
LOT #32

\$144,000



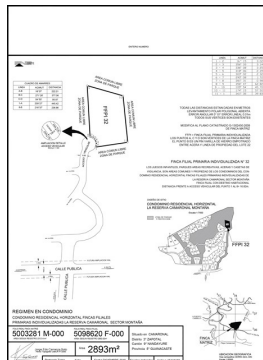
LOT #132

\$219,000



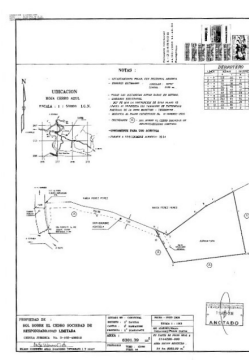
LOT #13

LRC: Montana



LOT #32

LRC: Montana



LOT #132

LRC: Olive Ridley

Camaronal is located in Nandayure Canton of Guanacaste province on Costa Rica's iconic Nicoya Peninsula. It is a rural, coastal hamlet located between the tourism enclaves of Samara and Islita along the coastal highway. Though just a

ten-minute drive from groceries and twenty minutes from the eateries, night spots, hotels and tour agencies of Samara, it is very rural, where the howler monkeys still outnumber the people and where scarlet macaws and sea turtles both flock to lay eggs, though in slightly different nesting spots. Aside from the renowned Camaronal Wildlife Refuge that is situated in the maritime zone in order to protect the sea turtles and other flora and fauna, Playa Camaronal is also world famous for its epic surf.



Two of the lots being offered today are situated inside the horizontal condominium La Reserva Camaronal Montana Sector. The third lot is part of the subdivision but is outside of the horizontal condo itself. That means that two of these lots are under condo rules and the other lot under the rules of the wild west. All three have drive-up lot access, and two of them have both water and power curbside utilities. All three also have superlative ocean views and plenty of lot greenery.

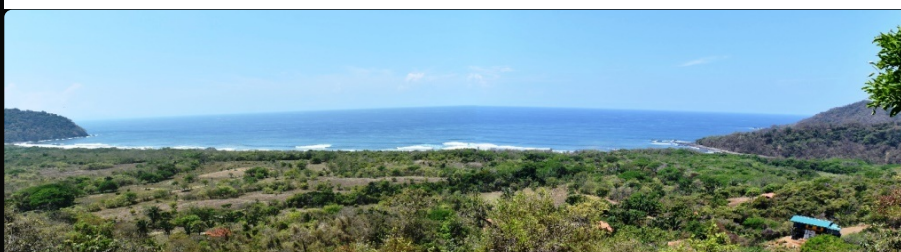


Lot [132](#) is part of the Olive Ridley Sector of La Reserva Camaronal. It is outside of the condominium but at 6,302 square meters is the largest of all the Olive Ridley lots, a steal at its asking of \$219,000. It is also the furthest back and has the most privacy. Accessed by a concrete driveway beyond a gate, Lot [132](#) has both curbside water and power supply.



Annual HOA fees of \$1000 ensure lot security, grounds maintenance, and systems maintenance of water, power, road, and gate access. It boasts stunning ocean views and at least two building sites. It is titled and shovel ready for building.

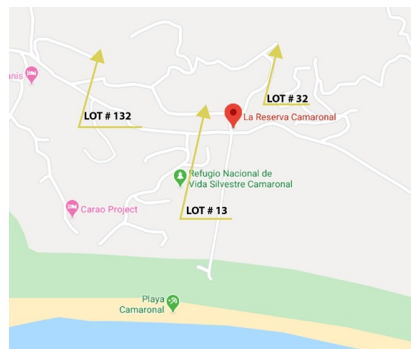
Lot [13](#) is on the lower road of the La Reserva Camaronal Montana Sector. It has an area of 1,706 square meters; at an asking of just \$117,000, don't expect this lot to remain on the market long! As part of the gated Horizontal Condominium, it pays annual HOA dues of \$1,150 and has curbside power and water utilities. Just 200 meters from the LRC entrance gate, the lot lies along the flank of the mountain rising to the top of the facility. From about mid-way to the top of the lot, stunning ocean views make for idyllic building sites. Though perfectly suited for its own internal access road, Lot [13](#) shares an internal boundary with Lot 14, and both of these lots have green common areas on their outer boundaries. The internal boundary is ideal for sharing a driveway to the building sites for both owners to save costs for internal access. Fruit trees and plants have been planted for years on this property, which boasts pineapple groves and bananas in addition to a range of citrus and other bearing trees.



Lot [32](#) is on the middle section of La Reserva Camaronal Montana sector. It rises from the stream that forms one boundary toward the eastern margin of the project to a ridge line. At 2,892 square meters it is one of the largest of the horizontal condo lots of Montana sector, pays annual HOA fees of \$1,948, and is certainly the most private of all the Montana sector lots. And it's all yours at an asking of just \$144,000.

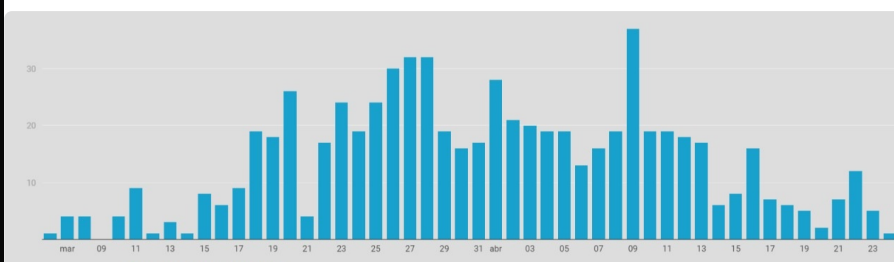


It boasts remarkable ocean views at the upper portion of the lot and a number of building site options. There is road access to the property boundary. At this time there is no power or water connection. However, this is the developer's economic responsibility and due for installation in the next phase of development, timed to coincide with our next lot sale.

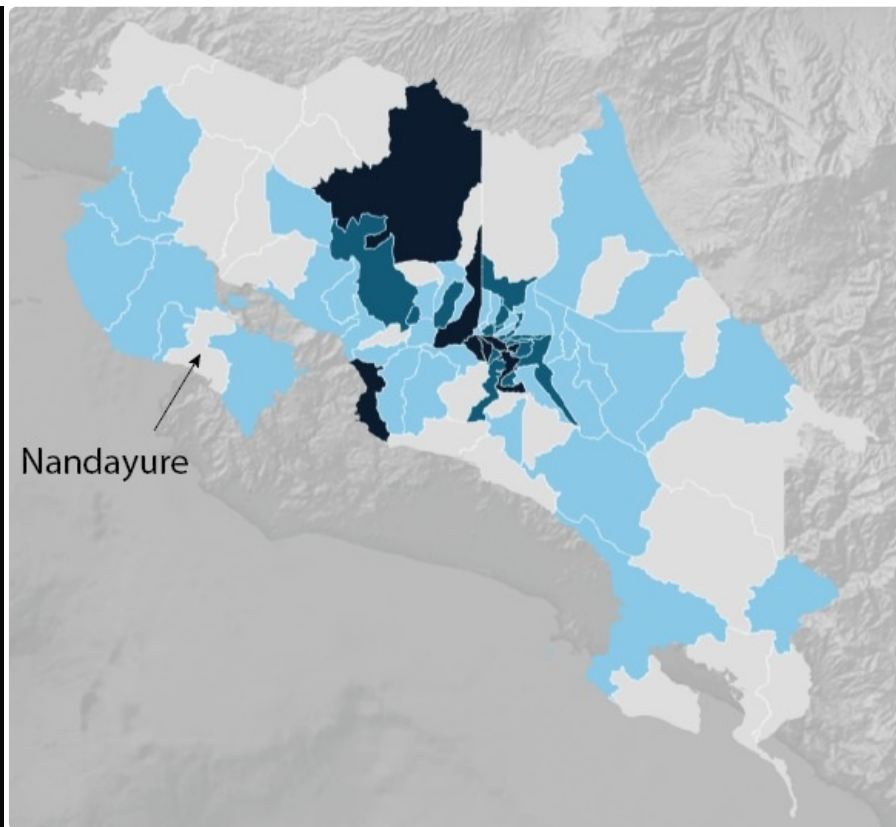


ABOUT CORONAVIRUS AND COSTA RICA

As a nation Costa Rica has been ahead of the rest of the world on Coronavirus mitigation, much like it is a hemispheric gold standard for literacy, low infant mortality, democracy, human and civil rights, and social justice. As the graph below shows, the country has flattened its curve, reporting just a single new case yesterday, April 24th.



But even inside Costa Rica, the cantón of Nandayure--where Camaronal is located--is one of 18 counties nationwide (out of 82) that has not reported a single Covid-19 case. While this is far from the end of the story, there is no disputing the fact that at 687 confirmed cases nationwide, Costa Rica is one of the least impacted countries in the western hemisphere and that at 0 cases, Nandayure Cantón and the tiny village of Camaronal remain among the healthiest regions in all of Costa Rica. But if that were not enough, as part of one of only five Blue Zones on the planet, if you live here, you are ten times more likely than average to live to be 100 years old or older.



Nandayure

Costa Rica is closed to international travel through May 15th but is likely to begin opening gradually after that with its own version of test, track, and trace as the nation positions itself for a cautious re-opening.



Isn't it time that you locked down your own getaway destination in paradise? Call or write now for more information or to schedule your showing. But if you're ready to make an offer sight unseen, be sure to insist on your 20% discount. And don't forget to ask about owner financing.



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