



**EYE-GUANA REALTY**



**Lomas de Cocobolo**  
**Raw Land Ideal for Project**  
**11 Hectares \$1.9 M**



**WATCH  
VIDEO**

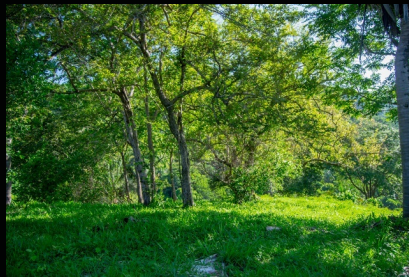
This week's featured listing is a stunning 11-hectare farm overlooking the Pacific Ocean located along Costa Rica's Guanacaste "Gold Coast."



The Camaronal region was deforested decades ago and is now coming back under reforestation of the maritime zone and through private reforestation efforts.



Other than the scattered trees throughout our featured property's extent, the entire property is useable, its northern boundary forested with 40 year old secondary regrowth rising up to the ridge of the coastal range.



Camaronal is well known among surfers for its world-class wave and is particularly valued by advanced-skill surfers. But beyond its surf, the entire 2 mile length of Camaronal Beach forms part of the Camaronal Wildlife Refuge dedicated primarily to sea turtle protection but also to reforestation and preservation of mangrove habitat along the nearby Ora River.



The Refuge includes a ranger station, a dormitory for international volunteers and convenient beach access, secure parking, and even a small visitor's center and museum.



**Property Features:**

- Mountains
- Ocean View
- Mountain View
- Primary Forest
- Secondary Forest
- Grid Power
- Hydroelectric Potential



Beyond surfing and sea turtles, wildlife watching, and hammock training, the name Camaronal refers to a shrimp hatchery a few hundred meters from the coastline. All these nearby shrimp translates into some of the best inshore and surf-fishing in all of Costa Rica.



Man cannot live on surf alone, however, and Lomas de Cocobolo is 4 kilometers from basic supplies and just 12 km from the bustling tourism destination of Samara and its laundry list of guided activities, haute cuisine, hotels, rental car agencies, and other conveniences. Yet for all of that, Camaronal itself remains rural and lightly populated, still remote next to the congestion and crowds of more recognizable Gold Coast place names like Tamarindo, Flamingo, and Playas del Coco.





At Lomas de Cocobolo we even have a full horizontal condo master plan that comes along with this property. See the proposed layout below. Most of the permitting is complete; learn more about our concept in the video. But as the buyer, you are by no means committed to this model, or any development model for that matter. The property can be left whole or can be segregated along our model or a different plan altogether. It can be farmed or reforested, the site of a conservation organization headquarters or a top shelf eco-resort or for that matter a single-family mansion, whatever you wish to do.



As is, this 27 acre tract is current, has free title, has grid power running along its entire length, is bounded on one side by the coastal highway, and has its own well in the advanced stages of concession issuance. Its terrain is blessed with gentle slopes, stunning views, and complete property usability.



But don't take my word for it; call or write today for more information or to schedule your showing.

Paul Collar  
Osa Pen Realty : Your Key to Paradise!  
+506 8704-0027  
[land@osapenrealty.com](mailto:land@osapenrealty.com)

