

EYE-GUANA REALTY



**Lomas de Cocobolo :: Prime Ocean View
Tract
11 Hectares :: \$2.2 million**



Twenty-seven acres with prime Pacific Ocean views over the world-class surf of Camaronal in Costa Rica's Guanacaste Gold Coast: yours for just \$2.2 million...!

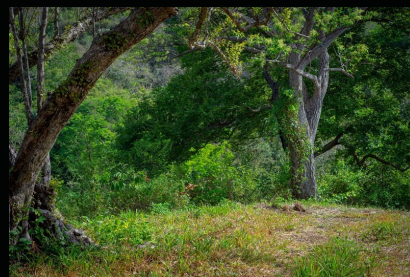


Property Features:

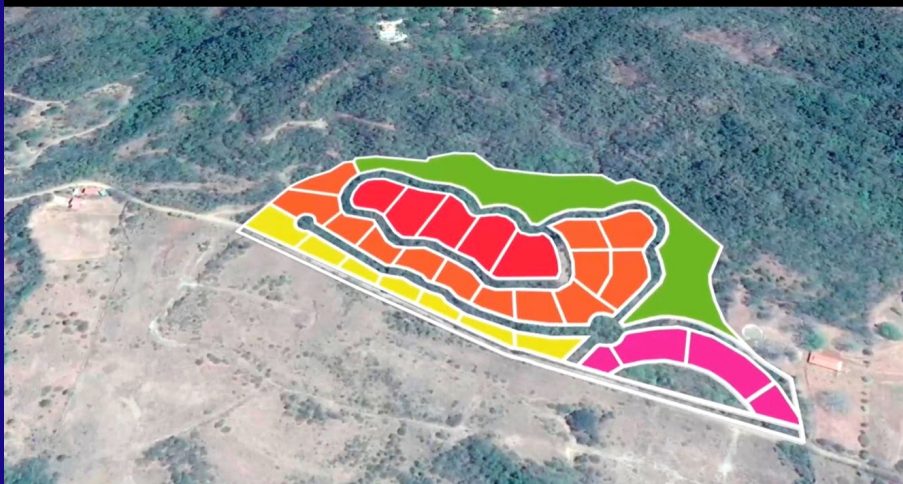
- Mountains
- Ocean View
- Secondary Forest
- Grid Power
- Municipal Water
- Well Water



The terrain comprises a sugar loaf hill with gentle slopes that allows for development of the full property; think horizontal condo, titled parcel segregations, surf lodge / hotel, private paradise estate...the options are framed by nothing but the limits of your own imagination and drive.



This world-class property is titled and has public utility water and a well with a full concession. It is bounded by a public road on one side, so lots along the road can be broken out in any size for any purpose. A master plan for a horizontal condo has already been developed, but that is simply one among many development options that are open to you.



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.



Playa Samara



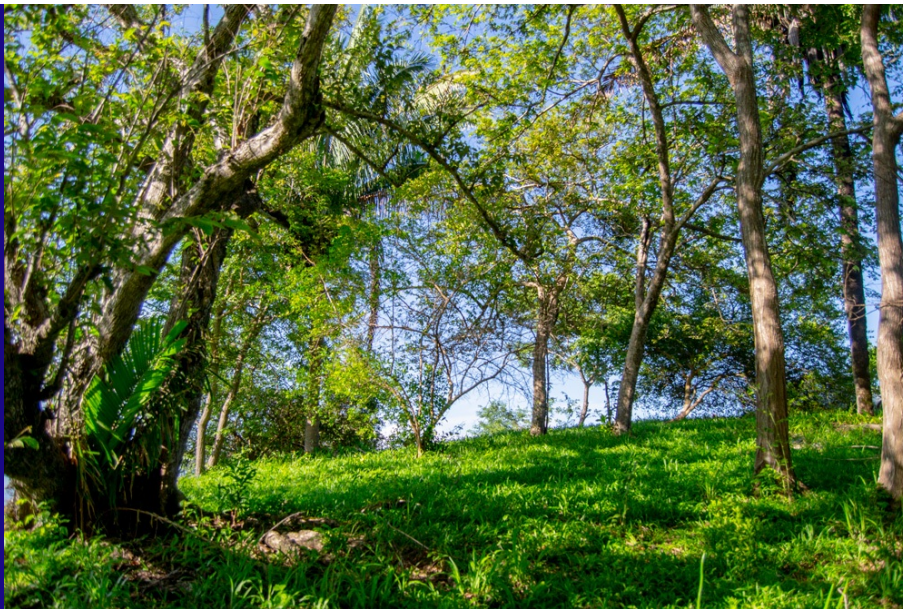
The region is sparsely populated; the Ora River was bridged just four years ago, and Guanacaste hustle and bustle has yet to make it across. The rural feel is boosted by the Camaronal Wildlife Refuge that comprises the Maritime Zone of the region. Dedicated primarily to the protection of sea turtles that nest on this beach in large numbers, it offers public parking and security and ensures that Camaronal will never be plagued by the beach development styles of Tamarindo and Flamingo to the northwest, Santa Teresa to southeast.



Ora River



**Camaronal Wildlife
Refuge**



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.



Punta Islita and its world-class hotel is just ten minutes to the southeast, opposite from Sámara and Nosara, but on the way to Santa Teresa, Montezuma, Malpaís and Cóbano. Whatever you do, don't miss out on Islita's iconic and world-class Macaw breeding and release conservation center.



This property has internal roads, full utilities and is a prime investment and development opportunity.



Call or write now for more information or to schedule your showing.



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