



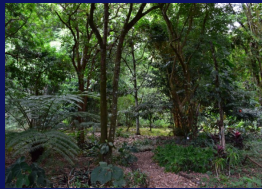
Golfo Dulce Garden of Eden

77 Hectares :: \$1,450,000



This property has 134 acres in total, 77 of those titled of which 90% is above 20 meters in elevation and therefore falls within the imminent domain boundaries of Aguas Buenas National Park. The remaining 57 acres are beachfront on the spectacular Golfo Dulce and zoned under Maritime Law.

Owned and operated for forty years by the founding couple, the botanical garden that they have fashioned is a money-maker, and tourists are boated in from Golfo Dulce lodges and on tours originating in both nearby Golfito and Puerto Jimenez across the Gulf.



This stunning property is boat access only and is three quarters towering primary forest. Alongside the nearby Osa Peninsula, this area is the repository of 2.5% of the entire planet's biodiversity.



This is nature on steroids. The Gulf out front was named by Jacques Cousteau one of four “tropical fjords” in the world and is the tenth deepest gulf. It hosts schools of whale shark and wintering grounds of both the North and South Pacific populations of humpback whale.

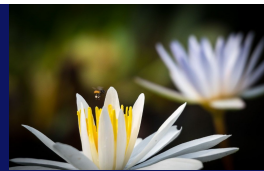


The botanical gardens include feng-shui master gardens with pebbled paths connecting them that feature different species of common genres, including haliconias (>50), ginger (>30) orchids (>100) palms (>30) bromeliads (>30) and all kinds of native and exotic fruit trees, plus all the native hardwoods that comprise the vast tract of untouched primary rain forest.

The property boasts an inventory of over 150 logged bird species as well as the full gamut of mammals: bats, opossums, kinkajous, coatimundi, four species of monkey, anteaters, four species of cats, deer and peccary. Plus there are plenty of reptiles and more insects than you can shake a stick at. The home is a concrete two bedroom one bath basic 1400 square foot no-frills off-grid home, solar-powered with gravity water from an onsite stream.



There is also a cabin, a visitor-receiving area, and public shower bathroom. It is an active commercial operation that has a clientele including lodges, tour operators, and cruise ships. Here's the kicker. About half the total area of the property is above 20 meters in elevation, and that is important to the new ownership because of the following:



Anything above 20 meters in elevation is the legally stipulated extent of Piedras Blancas National Park. This property is by decree national park land by imminent domain, but the Republic of Costa Rica has not yet paid for it. Presently the value of imminent domain parkland is around \$1500 per acre, so the owners of this land can expect at 2018 pricing structure a \$100,000 windfall from this transaction.



But irrespective of any financial remuneration, this makes the main neighbor of the property a protected National Park.



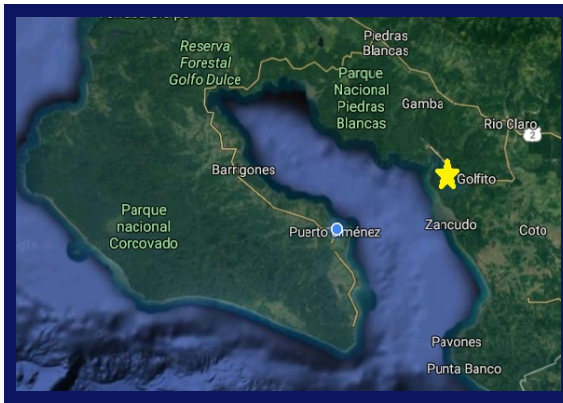
This is a one of a kind property with a unique backstory that is destined for a very special ownership. Write or call us today to schedule a showing to see whether this is a fit with your own aspirations.

OUR LOCATION

ADDRESS

Puerto Jimenez
Costa Rica

PHONE



Paul David Collar
+506 8704-0027
osapenrealty@soldeosa.com



WWW.OSAPENREALTY.COM

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