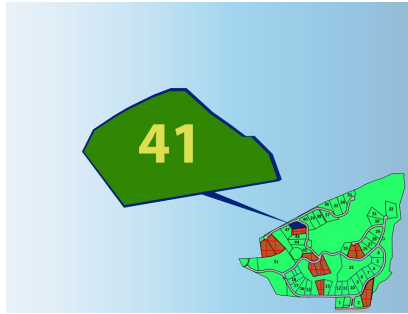




ALL LOTS LOCATION ACTIVITIES

Lot # 41 La Reserva Camaronal
Camaronal, Guanacaste
1539.24m2 : \$192,720



La Reserva Camaronal is a remarkable gated community steps from one of Guanacaste's most well-known surfing beaches, Camaronal. Also home to the Refugio Silvestre Camaronal, a federally protected beach front that caters to the preservation of sea turtles, our horizontal condo subdivision looks out over this stunning coastline and takes its name from the eponymous wildlife refuge.



YOUR NEW LOT IN PARADISE!

Lot 41 is located along the ridgeline that looks down over the entire emerald expanse of lowlands and the 2.1 mile beach extending between the rocky points to the west beyond the mouth of the Ora River and to the east, a few kilometers from another world class destination Islita.



With the country's finest swimming beach at Puerto Carrillo just fifteen minutes away, world class surf five minutes from your future front door and the ecotourism mecca of Samara just twenty minutes away and brimming with night life, restaurants, tourism activities, supplies and culture, what's not to love about the wide open spaces and spectacular views from Lot 41.



The final steep access road is paved to the lot (check this [link](#) for a round trip up and down your access road). Water is plumbed to the front. Secondary power passes right in front of the property, allowing for a simple service connection with the power company to have full utilities.



Our gated entrances have keypad and telephone remote access options, and our maintenance and security staff provide year round maintenance and protection so that you don't have to worry about your investment while you are not in residence.



We also have a full complement of building professionals and tradesmen to assist you with any scale or style of construction that you wish, from elegant but economically appealing container confabulation options to top-shelf custom smart homes with Italian marble counter tops and LuxTouch ceiling tile, whatever you want.



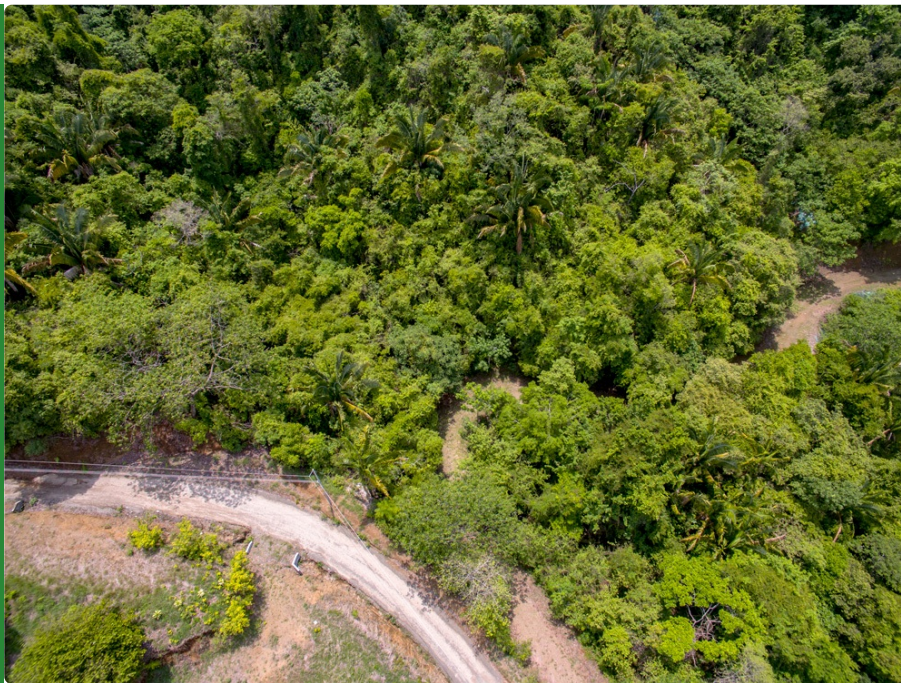
The Home Owner Association fee for this lot is \$943 per year, which covers water supply and your share of facility staff and maintenance. If you wish to offset this and generate additional income through vacation rentals while you are not in residence, we will be pleased to provide full support to administer and manage this or to simply provide you with the infrastructural support and you can manage and bring in your own support staff.



Basically anything that you will need now or in the future, the LRC administration is pleased to provide that or to assist you with sourcing as desired.



Please have a look at our [web site](#) to learn more and write or call for even more information now or to schedule your showing.



Escala 1:1000

LÍNEA	ACMUJUT	DISTANCIA
A-B	18°37'	222.21
B-C	271°26'	377.58
C-D	04°50'	93.87
D-E	246°29'	112.00
E-F	229°38'	174.22

LÍNEA	A.21 M U T	DIST
1-2	52° 41'	3.44m
2-3	62° 03'	13.26m
3-4	71° 22'	17.26m
4-5	80° 42'	4.36m
5-6	90° 55'	1.21m
6-7	108° 46'	7.05m
7-8	121° 37'	8.08m
8-9	118° 06'	12.36m
9-10	110° 34'	7.27m
10-11	128° 34'	6.58m
11-12	164° 03'	6.58m
12-13	262° 51'	61.63m
13-1	323° 12'	22.88m

DISEÑO DE SITIO
CONDOMINIO RESIDENCIAL HORIZONTAL
LA RESERVA CAMARONAL MONTAÑA
Escala 1:7500

FINCA FILIAL CON DESTINO HABITACIONAL.
DISTANCIA FRENTE A ACCESO VEHICULAR DEL PUNTO 1 AL 12 = 87.69m.

LOS JUEGOS INFANTILES, PARQUES ÁREAS RECREATIVAS, ACERAS Y CASSETAS DE VIGILANCIA, SON ÁREAS COMUNES Y PROPIEDAD DE LOS CONDOMINIOS DEL CONDOMINIO RESIDENCIAL HORIZONTAL FINCAS FILIALES PRIMARIAS INDIVIDUALIZADAS DE LA RESERVA CAMARONAL SECTOR MONTAÑA.
FINCA FILIAL PRIMARIA INDIVIDUALIZADA No. 41

REGIMEN EN CONDOMINIO
CONDOMINIO RESIDENCIAL HORIZONTAL FINCAS FILIALES
PRIMARIAS INDIVIDUALIZADAS LA RESERVA CAMARONAL SECTOR MONTAÑA

FOLIO REAL FINCA MATRIZ 5 003281M-000 ÁREA SEGUN REGISTRO 231214 m ²	FOLIO REAL FINCA FILIAL 5 098629F-000 ÁREA SEGUN REGISTRO 1338 m ²			
Situado en CAMARONAL Distrito 3° ZAPOTAL Cantón 9° NANDAYURE Provincia 5° GUANACASTE				
Jorge Edo Carranza Soto Perfil Topográfico USACOC P/2283	Área 1539m²			
Protocolo Tomo	Folio	Fecha DICIEMBRE 2016	Escala(s) Indicada(s)	Archivo 16121160

UBICACION GEOGRAFICA
Mapa cartográfica CERNO AZUL IGN
Escala 1:50000

TODAS LAS DISTANCIAS ESTAN DADAS EN METROS
LEVANTAMIENTO POLAR POLIGONAL ABIERTA
ERROR ANGULAR 0° 01' ERROR LINEAL 0.01m
TODOS SUS VERTICES SON EXISTENTES

MODIFICA AL PLANO CATASTRADO G-1302450-2008
DE FINCA MATRIZ

FFPI = FINCA FILIAL PRIMARIA INDIVIDUALIZADA
LOS PUNTOS A, C Y D SON VERTICES DE LA FINCA MATRIZ
EL PUNTO B ES UN PIN VARILLA DE HIERRO EMPOTRADO
ENTRE ACERA Y LINEA DE PROPIEDAD DEL LOTE 22

Thank you for your time and attention to this correspondence. Click on the link

below to remove yourself from further mail from us.

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