

YOUR KEY TO PARADISE!

OSA PEN
REALTY

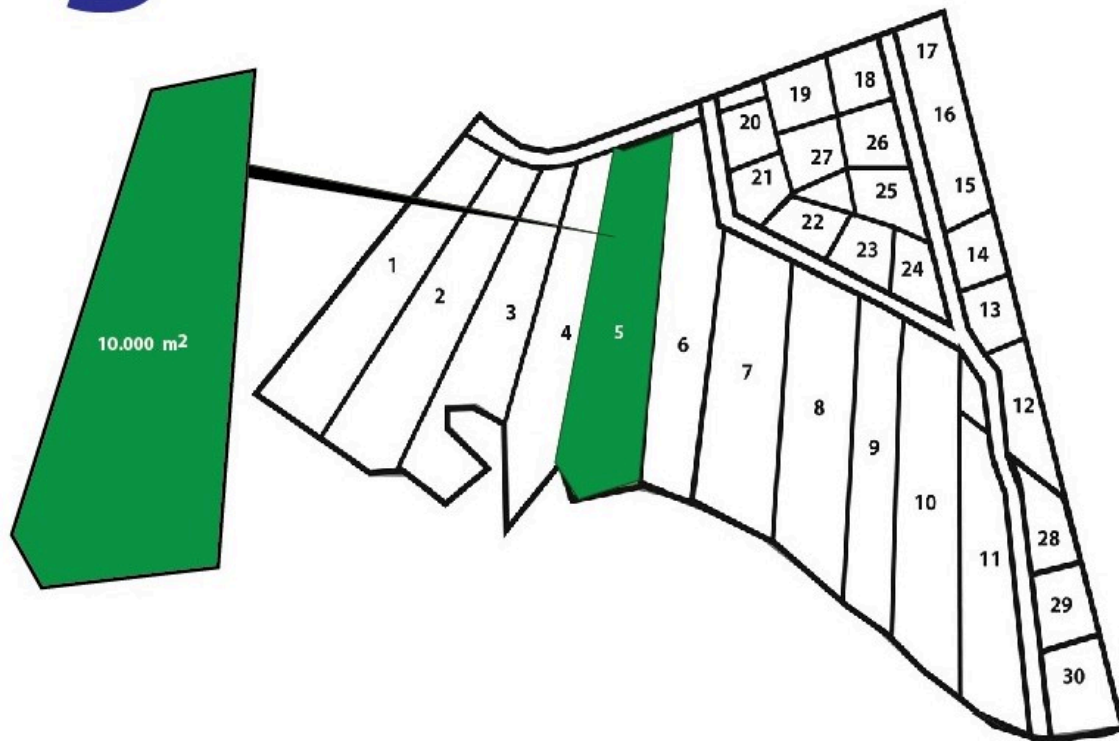
Sombrero :: 1 Hectare :: \$495,000



RARE OPPORTUNITY: Boulder de Osa is a rural, off-grid waterfront subdivision in the Sombrero region of Costa Rica's Osa Peninsula with 30 lots and a vibrant community of surfers and nature lovers. Lot 5, bought when the neighborhood was founded 25 years ago, has come onto the market and is for sale for \$495,000.

This raw land has both titled and maritime portions and beach front and has never been developed and is an unusual opportunity to buy beachfront in the southern Osa Peninsula.

5



The property is made up of two distinct sections: 2,664 m² of titled land and an additional 7,336 m² within the maritime zone under concession. Both sections are zoned for residential use.





The entire Boulder de Osa project holds a maritime concession, which allows residential construction without many of the limitations often found in coastal areas. This provides more flexibility for planning and development.



The community operates under a corporate share ownership model, where shares are assigned based on lot size and title and ZMT are held commonly in a single corporation with ownership proportional to the fraction of each lot of the overall project acreage.



A modest HOA fee covers the maintenance of common areas and services, including basic security and community infrastructure. This ensures ongoing upkeep of the shared facilities.



Lot 5 is raw land nestled in a community with homes sprouting up on surrounding lots and a cozy community vibe linked with the world-class surf only steps away. The size of the property presents the option to build both a large main home with swimming pool and HOA rules allow for a single small guest home additionally.



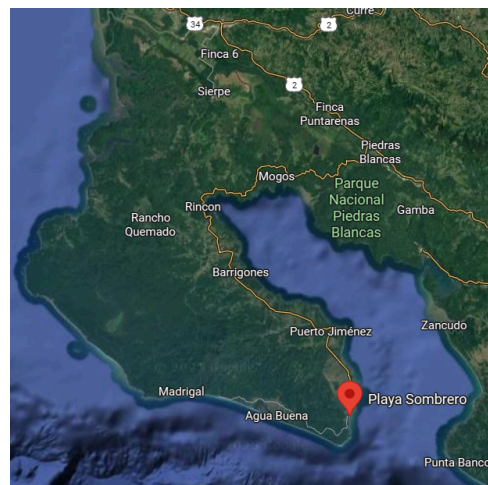
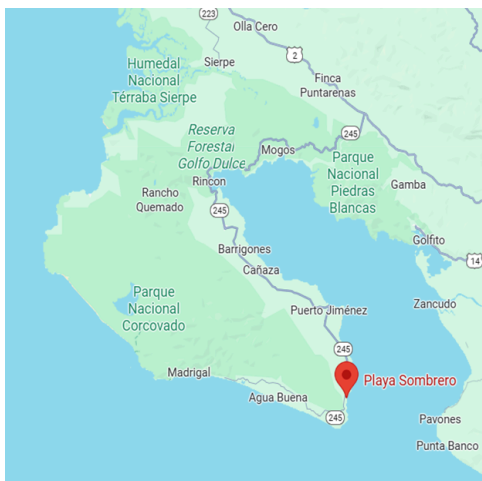
Lot 5 is completely off-grid, with solar power as the primary energy source. Near-surface groundwater is available, supporting sustainable water access for future construction and daily use.



The beachfront is just beyond the public strip of sea grape and coconut palms. The location is near a known surf break and also offers calm waters suitable for swimming and other activities. With a combination of titled and concession land, residential zoning, off-grid infrastructure potential, and proximity to the ocean, Lot 5 represents a practical option for those seeking to build in a well-positioned coastal setting.

Don't hesitate as this opportunity won't last long. Call or write today for more information or to schedule your showing.

SEE VIDEO HERE



Katia Cordero / Paul Collar
+506 8707-4978 / +506 8704-0027
info@osapenrealty.com



