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## Lots/Land For Sale in Puerto Viejo, Costa Rica :: 1.75 Acre Beautiful OCEAN VIEW Lot in Puerto Viejo

**Sell Price:** 49000

**Location:** Lot 25, District of Sixaola  
4th County of Talamanca  
Puerto Viejo  
Costa Rica

**Property Type:** Lots/Land

### Property Details:

Beautiful land for sale. The lots here are lush, tropical, and sloped so clearing some trees will give you a nice ocean view. Hold it, build it, re-sell it, it will all work out for you. All the lots in the development are about the same but I am contracting with the overseeing land managers to guarantee your lot. After visiting the land, if you don't like you lot, you can exchange it for another lot as there are lots held solely for investment and not available to the public. They are all beautiful and GREAT INVESTMENTS!

1.75 ACRES is 76,230 square feet or 7,082 m<sup>2</sup> That's only \$6.90 per m<sup>2</sup>!!!!!!!

It is time for me to buy a house back here in the States so I am selling a piece of paradise (I have a few lots here as well). This is an amazing place to build your dream home or just hold onto as an investment. I hope to start building there myself so maybe we will be neighbors. This is a great deal for a lot this size, check around and you will find that ocean view lots are hard to find at a price like this.

So here is all the info and a few reasons to fall in love with Costa Rica and especially Puerto Viejo.

Land details:

- \* 1.75+/- Acres
- \* Ocean Views with short drives to public owned, ocean beaches.
- \* Owner financing may be provided.
- \* Caribbean Coast land and the feeling of the US Virgin Islands.



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**Contact Info**  
**Daniel LeMoine**  
[Contact now](#)

**Phone: 1-508-246-3697**  
(Boston, USA)

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- \* Land watch patrol for your investment assurance.
- \* Water by well or Cistern System (Cistern used throughout tropical areas, where rainfall on roof, runs to filtered system).
- \* Waste Disposal Septic Systems as for any rural area.
- \* Electricity and phone in the area. Solar and generator supplemental uses. No need for home heat or ac with avg. temperatures of 72F.

**BONUS:** Under Costa Rican law, all surface and subsurface rights are the owners, meaning, the valuable hardwood timber on your land is yours to harvest, after final ownership. Costa Rica is one of the few places in the world with an abundant supply of Teak wood, and many other valuable and rare hardwoods, with plantations throughout the country.

Your land is looked after to keep an eye on your investment.

*Just off the main International Highway to the area, near the small town of Margarita, legal easement access to each parcel Costa Rica building site, hardwood forested land, hilly terrain, with views of the vast Caribbean Ocean below.*

## **Caribbean South,**

## **Puerto Viejo**

**The Southern Caribbean Coast of Costa Rica is truly a wonderful place to visit with its laidback environs, spicy piquant food, and unique Afro-Caribbean culture. The heart and soul of the Caribbean Coast, this region with its rich flavors has become a tourist favorite for those who are looking to relax and have some fun in the sun. Step into Puerto Limon, the capital of Limon Province and you will be transported into a completely different world.**

**Most of the people here are of Afro-Caribbean decent and were brought either from Jamaica or other Caribbean Islands to help**

**work on the railroads or in the banana plantations that still support and make up much of this provinces exports. If you tour Southern Limon today, you will find numerous banana plantations as bananas are now a major cash crop out here.**

**Head into any of the towns along Costa Ricas Southern Caribbean Coast and you will find yourself in what can only be described as mini Jamaica with reggae and calypso music being played in the streets, delicious Costa Rican Creole cooking aromas, and a mix of a Spanish English dialect that is spoken here. Welcoming strangers with open arms, these towns are an experience in themselves.**

**Inaccessible till only a couple of decades back, this region has enjoyed a tourist boom in the recent years with the construction of the Gupiles Highway in 1987 connecting Limon to the capital city of San Jose. Visit the gorgeous Cahuita National Park and Gandoca-Manzanillo Refuge, home to amazing coastal rainforests and stunning underwater marine life and coral reefs. For the avid surfer, a trip to this region would incomplete without staying over at Puerto Viejo de Talamanca, with its amazing beaches and home of the famed Salsa Brava. The prefect place to kickback and have a good time this town is a great place to stay in.**

**For those who are looking for a quieter time, there are plenty of remote areas in the region, where one can stay literally in the middle of the jungle and still just a few minutes away from the coast. These all inclusive resorts are great as they offer a tranquil haven to relax as there are no other tourist**

## facilities in the immediate area.

### WHY PURCHASE REAL ESTATE IN COSTA RICA?

An investment in Costa Rica is much more certain than an investment in California real estate was 30 years ago, and that is the comparison being made with land in Costa Rica. Costa Rica property values are at a point very similar to what was in California before the land boom on the USA coast. Those who purchased land in California back then, have accumulated great wealth through their earlier land investing. All evidence points to Costa Rica being at a very similar time for excellent land value appreciation.

- Costa Rica land value appreciation has earned 20% yearly or more.
- Lifestyle and infrastructure are excellent and affordable, causing the major Intel Corporation (as well as many other world leading companies) to choose Costa Rica for a major world base, after they had looked all over the western hemisphere.
- Costa Rica's current prosperity boom is being fueled by the emigration of affluent baby boomers from around the world, seeking their own piece of a tropical paradise.
- English is the 2nd language, spoken fluently by over half of the population.
- Costa Rica is like a little Hawaii, with world class ocean beaches (by law, no private beachfront ownership allowed, so all may enjoy any of the ocean beachfront) with tropical forests, range land to mountainous terrain, pristine streams and waterfalls, volcanic topography, farming communities to major upscale resorts.
- Climate on average of 82F, making no need for expensive heating nor cooling systems.
- Costa Rica has all the modern conveniences and technologies of the USA, though with a very real feeling of being a world away, though only a 2 hour flight out of Miami.
- First-Class education system, boasting of a 96% literacy rate.
- The safest of all Central America countries, with only a border patrol, no military, as uses all such funds to put into education and social programs. Is a United Nations declared neutral country (as Switzerland).
- Overall very HIGH quality of life with a very low crime rate.
- Excellent, affordable medical care with an average lifespan of 80 years.
- The only democracy in Central America, (200 years of democratic government) with very close ties to the United States.
- A reputation well earned for hospitable and friendly culture. Costa Ricans enjoy treating others with class and dignity, and is a basis

- of their culture.
- MORE AMERICAN RESIDENTS PER CAPITA THAN ANY OTHER COUNTRY OUTSIDE THE USA!
- SOME OF THE MOST BEAUTIFUL LAND IN THE WORLD, affordable with very low taxes.
- Unlimited business opportunities with a government eager to attract foreign investors.
- Convenient location to the USA and Canada (2 hours from Miami), and chosen vacation and retirement spot by many Europeans, Canadians, and Americans.

### **Costa Rica, "Switzerland of the Americas"**

World famous for its lush rainforests, majestic volcanoes, underwater marvels, jungle trails, craggy mountain chains, endless miles of pristine coastline, thousands of species of wildlife and weather that is described as "eternal spring" with temperatures averaging 72 degrees, Costa Rica is one of the world's most desirable destinations. This "Switzerland of the Americas" is noted for its non-military government, stable economy and peace-loving people. Here, anyone can purchase property. For these reasons, many prestigious companies such as Intel and Procter & Gamble among many others, along with private investors, find it attractive to invest here. You are now in a position to combine business and pleasure in Costa Rica!

### **Buying Real Estate in Costa Rica**

The natural beauty, pleasant climate, and friendly people of Costa Rica, are luring investors from around the globe. Land values in Costa Rica have been steadily rising over the past 10 years, and there is every reason to believe it has only just begun for this tropical destination. Costa Rica's past growth, and obvious future growth ensure that Real Estate investors will continue to enjoy an excellent return on their investments and re-sale market, both in terms of increasing land values, and an ever-increasing amount of qualified buyers. When comparing Costa Rica property on a global level, one finds property in Costa Rica to still be far cheaper than any similar tropical destination,... for now.

Ownership of land.

**Costa Rica's laws and constitution**, based on a well-developed tradition of Democratic government, include secure property rights for the private ownership of land. These laws are extended equally to foreigners as well as residents. Neither citizenship, nor residency, or even a presence in the country is required for land ownership. To a prospective off-shore investor, the receptiveness of the host country to be invested in, is an important consideration of the investment. This is especially true for Real Estate. Few countries in the world

welcome foreigners so well, and have such magnanimous laws that allow for, and protect, the property rights of foreign investors the same as citizens. Costa Rica's open door policy to foreign investment combined with secure property rights, has made it a number one pick for foreign Real Estate investment.  
Land Records

**Costa Rica boasts a safe form of title registration** to protect buyers from hidden claims. In many ways, the Costa Rican system of maintaining property records is far superior to systems in use by more developed countries such as the United States. All documents are centered in the National Registry, where both titles and surveys are recorded. Records are kept in a central computer system as well as on microfilm, and in original form. Duplicates of all records are updated daily, and sent to two separate fireproof vaults in separate locations from the registry. Any change in the status of a title, or any claim that might affect it, must also be noted on the title registry page, thus making it easy to verify. Title insurance is not necessary in Costa Rica due to the laws of the civil code.

Costa Rica stands out as one of the most delightful countries in the world. With tropical rain forests, beautiful sand beaches, and the friendliest people you will ever find, more and more travelers and investors are turning to this tropical destination.

**Costa Rica is the safest country in Central America** where family values and respect are forthright. In the face of accelerated population and economic growth, it remains a tranquil place to live. The democratic government abolished the army in 1949 and has renounced aggressive militarism, to divert resources that otherwise would be consumed by the military towards, education, medical care, and services for the good of all. Costa Rica boasts a higher literacy, and life expectancy rate, than the United States, and is a peaceful, progressive country where democracy and stability are hallmarks. A country of small farms and businesses, with an air of prosperity and feeling of equality among its citizens. Because of this peaceful and prosperous atmosphere, many people compare it to the United States of 30 years ago when life unhurried, unspoiled, and not crowded.

**Costa Rica is one of the best places on earth to live** because of the excellent quality of life. Lush natural beauty, pleasant climate, very imaginable activity to stay busy, a government that goes to great lengths to encourage investment, inexpensive medical care, affordable housing, excellent communication and transportation network, tax incentives, and friendly people, combine to make Costa Rica tops on the list of investment and retirement havens.

**According to a survey** in the "Robb Report" of potential foreign investment/retirement areas, Costa Rica surpasses all countries including: Mexico, Panama, the Caribbean Islands, Puerto Rico, Portugal, Australia, and Greece. It's not surprising that there are more Americans, Canadians, and Europeans living in Costa Rica than any other country in Latin America.

**Costa Rica has also become a magnet for foreign investment**, yet Real Estate prices are still far below other comparable locations in the tropics. New flights to Costa Rica from countries around the world are opening up every month. Delta Airlines will be offering "express flights" here in the future as demand increases. Computer giant, Intel, is continuing to expand its facilities here and drawing other traditionally silicon valley companies to Costa Rica for the supply of educated workers and government incentives. Intel's investment here, is the largest ever made in a developing country and has been a tremendous success.

In short, this beautiful country has the warmth and flavor of Mexico - without the anti-Americanism, the physical beauty of Guatemala - without a large military presence, the sophistication of Brazil - without the abject poverty or violent crime, and more winter sunshine than Florida or Hawaii, and less people to share it with. The future is clear. As we move to a global world, Costa Rica stands out as one of the most delightful countries in the world.

**\*GUARANTEED SALE. YOUR OWNERSHIP RIGHTS ARE DEEDED TO YOU AND YOU MAY EXCHANGE!!!**

**IF AFTER VISITING THE LAND, YOU ARE NOT SATISFIED, YOU MAY EXCHANGE YOUR ACREAGE FOR ANOTHER PARCEL OF YOUR CHOICE, AS THE OVERSEEING LAND MANAGING COMPANY KEEPS LAND THEMSELVES FOR INVESTMENT, NO COST TO YOU, AND NO TIME LIMIT!!!!!!**

I have contracted through USA Land Invest, Inc. and International Investments in Land ML & HR, S.A. to offer this as a guaranteed sale so you may exchange your property and your ownership rights if you so choose. This is a very nice family owned company registered in the U.S. and Costa Rica, they handle all property rights exchanges and registration with the Costa Rican Governemt as well as tax information. All legal documentation will be provided.

**ALL LINKS AND VERIFICATION WILL BE PROVIDED ALONG WITH INSTRUCTIONS ON VIEWING YOUR THE REGISTRATION. Please**

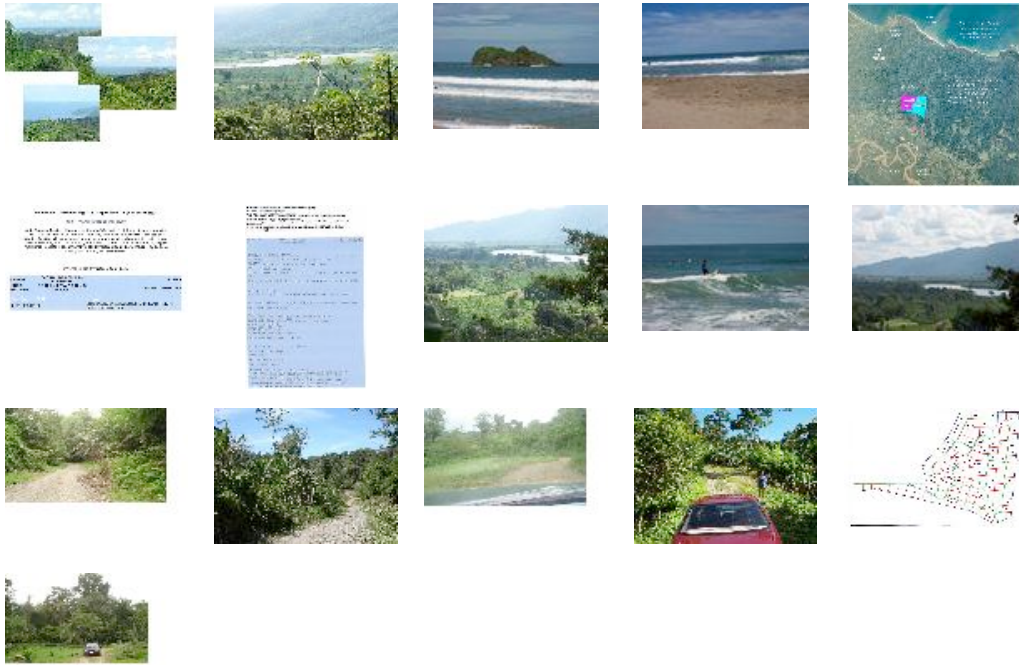
see pictures below.

The development is legally registered as per Costa Rican law. Your ownership rights for this lot will be transferred from me to you by International Investments in Land ML & HR, S.A., a legally registered Costa Rica corporation. Costa Rica law only allows clear titled property to be recorded. Included in the mailing to you of this deeded transfer, will be an attorney drafted statement, the legal process, that will list what to do if/when you decide to build, with no time limit when you have to build. This will involve the buyer gaining a power of attorney to be signed at the US Consulate by the Corporation.★Taxes \$133 per year and current...no other fees or costs.

Thank you for looking!!

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