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Lots/Land For Sale or For Exchange in Puerto Viejo de Talamanca, Costa Rica :: Costa Rica 5.25 acres Ocean Views- 3 adjacent lots

Sell Price: 43500

Location: Puerto Viejo de Talamanca
Limon
Costa Rica

Property Type: Lots/Land

Property Details:

Costa Rica- Caribbean 5.25 acres ocean views, 3 adjacent 1.75 acres lots: Lot 260, Lot 261, and Lot 262, District of Sixaloa, of the 4th county of Talamanca, Puerto Viejo, Province of Limon, part of South ½ of Parcel number: 013438-000, survey plan number L-9398-71, located only a few miles from the pristine beaches of the Caribbean Ocean on Costa Rica's eastern coast...According to the surveyor, each lot will have some kind of ocean view.

These are 3 separate lots that can be used as 3 building sites or one large site. Also, you may purchase only one lot of 1.75 acre for \$14,500.00

Each lot is: 1.75 acres= 76,230 sq ft.

All three lots: 5.25 acres=228,690 sq ft.



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Contact Info

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Road to property from main highway:

<http://images.andale.com/f2/115/106/3500887/2007/11/6/CR1.jpg>

Interior land road:

<http://images.andale.com/f2/115/106/3500887/2007/11/6/CR6.jpg>

Land area: <http://images.andale.com/f2/115/106/3500887/2007/11/6/CR5.jpg>

land entrance:

<http://images.andale.com/f2/115/106/3500887/2007/11/6/CR3.jpg>

Property road:

<http://images.andale.com/f2/115/106/3500887/2007/11/6/CR2.jpg>

Land area 2:

<http://images.andale.com/f2/115/106/3500887/2007/11/6/CR4.jpg>

Electricity in the area:

<http://images.andale.com/f2/115/106/3500887/2007/12/14/InteriorLandPicturePower.gif>

http://images.andale.com/f2/115/106/3500887/2007/12/14/property_entrance.jpg

<http://images.andale.com/f2/115/106/3500887/2007/12/14/MainHwy.gif>

<http://images.andale.com/f2/115/106/3500887/2007/12/14/Roadtomarg.gif>

<http://images.andale.com/f2/115>

[/106/3500887/2007/12
/14/InteriorLandPic.gif](#)

[http://images.andale.com/f2/115
/106/3500887/2007/12
/14/InteriorLandPic2.gif](http://images.andale.com/f2/115
/106/3500887/2007/12
/14/InteriorLandPic2.gif)

This area is developing extremely fast and rumors are that a new 40 million dollar marina had been already designed and drafted and is currently being examined by the local municipalities. A new marina in Puerto Viejo will attract thousands more of upper class tourism to an already highly visited area. That will also change the real estate pricing in this area dramatically.

Get the vibe of Puerto-Viejo here:
[http://www.tropicalreservations-cr.com
/caribbean_area.php?menuno=area](http://www.tropicalreservations-cr.com/caribbean_area.php?menuno=area)

A new water system was installed recently in the area providing fresh water to homes:
[http://www.puertoviejosatellite.com
/news/2009/04/28/oscar-arias-
inaugurates-new-water-system-
for-area/](http://www.puertoviejosatellite.com/news/2009/04/28/oscar-arias-inaugurates-new-water-system-for-area/)

A new 5 star state of the art boutique hotel was opened close to the land area:
[http://www.puertoviejosatellite.com
/news/2009/04/21/le-cameleon-](http://www.puertoviejosatellite.com/news/2009/04/21/le-cameleon-)

[opens-adding-a-new-class-of-accomodation-to-puerto-viejo/](#)

Despite the world wide financial crisis, interest in Puerto-viejo continues to grow...a 23% increase in applying for building permits in last quarter of 2008 from a year earlier:

<http://www.puertoviejosatellite.com/news/2009/04/03/interest-in-puerto-viejo-continues-to-grow/>

Caribbean Puerto Viejo, Costa Rica

Puerto Viejo is the largest tourist destination in Costa Rica's small Caribbean coast. Other nearby communities are Cahuita, Playa Cocles, Punta Uva and Manzanillo. The vibe here is laid back, Caribbean -style with a great diversity of people living here and visiting here.

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.

A wild and beautiful region with pounding surf and prehistoric rain forests, Costa Rica's Caribbean coast is a beach lover delights. Set apart from the rest of the country, this region of Costa Rica offers tourists some of the most gorgeous white sand coconut tree lined beaches that one has ever seen. Actually, one of the country's most geographically diverse regions with inland rainforests that stretch right up to the coastline, the Caribbean expanse of Costa Rica has beautiful swampy lagoons to the North and is bordered by the towering Talamanca mountains to the south... to learn more about Costa Rica in general, and this area in particular

please visit the web site linked here...

<http://www.govisitcostarica.com/region/limon/limon.asp>

lot's Characteristics:

- Hardwood forested land, costa rica building sites, hilly terrain.Views of the vast Caribbean ocean below.
- These lots are just off the main international highway to the area near the small town of Margarita.
- There is a legal easement access to each parcel.
- Electricity in the area (many are using solar power and generators for cost savings).
- Well and roof automated Cisterns using rainwater cachement systems, septic systems.
- The valuable hardwood timber on your land is yours to harvest, after final ownership.
- Under Costa Rican law, all surface and subsurface rights are the owners.
- Located only few miles from the pristine beaches of Puerto Viejo.
- **NO TIME LIMIT AS WHEN TO BUILD!**

Costa Rica remains one of the safest and most attractive country for foreign investment in Latin America. The costa Rica Government, its ministries and financial institutions maintain a decidedly pro-U.S. and continental stance in regard to financial security and tax laws. The stated aim is to entice primarily high-tech corporations to take advantage of central America's most educated, computer literate and disciplined workforce, along with the modern production infrastructure the country is currently creating. The economy is being transformed from its long-time dependence on Coffee,

bananas and cattle raising to one centered on microprocessor production and high-tech telecommunications services. 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.

Why investing in Costa Rica is a smart decision?

Costa Rica was selected as the most happiest country on earth for 2009: <http://edition.cnn.com/2009/WORLD/americas/07/05/costa.rica.happy.nation/index.html>

The investment friendly climate and Government policy of making Costa Rica "The Silicon Valley of Latin America" has enticed commercial leaders such as **Acer, Microsoft, General Electric, Abbot Laboratories, Procter & Gambler, Continental Airways,** and **Intel Corporation** to make sizable investments here, both financially and physically, with major production and distribution facilities. Western Union has chosen Costa Rica to host its Latin American regional operations center. In 1998, for the first time ever, Costa Rica is poised to earn more from high technology exports than from coffee or bananas or even its lucrative, thriving tourism industry.

HOW THE WORLD BANK VIEW COSTA RICA?

The World bank has given costa Rica an excellent bill of overall political and economic health. At its annual conference in El Salvador this year, the bank lauded the country as possessing "one of the most stable and robust" democracies in Latin America. It went on to praise the Costa Rica's

"healthy economic growth rate" and " some of the best social indicators" on the continent.

WHAT ELSE ABOUT COSTA RICA?

- Great education system with 96% literacy.
- Excellent healthcare and medical services.
- Land value appreciation has earned 20% yearly gains or more.
- Emigration of affluent baby boomers from around the world, seeking their own piece of paradise.
- English is the second language spoken by over half of the population.
- World class ocean beaches.
- Declared by the United nation as a neutral country (just as Switzerland).
- Very low crime rate.
- VERY HIGH overall quality of life.
- 200 years of democratic government...very close U.S. ally.
- Very friendly and hospitable culture.

Getting here

There are direct flights to San Jose from many cities in the United States and Canada. Only a short 2 hour flight from Miami.

Purchasing Real Estate in Costa Rica

All individuals and private companies, local or foreign, can own land and property in Costa Rica. Few restrictions apply, the most important being physical occupancy and a 50 meter limit from the beach on ocean front property.

The local municipality is responsible for zoning laws and building permits and the process of getting permit when decides to build on the lot is very similar to the process required in the U.S.

Please contact us for referring you to a local construction companies for getting bids.

Costa Rica is often referred to as "**Switzerland Of the Americas**" And "**Eternal Spring**" with temperatures averaging 82 degrees, Costa Rica is one of the world's most desirable destinations. This country is know for its non-military government, stable economy and peace loving people. Here, anyone can purchase property. For these reasons, this country keeps to attract the "**RICH & FAMOUS**". Celebrities such as Andre Agasi, Mel Gibson, Steven Segal and Bill Gates (who is planning on building another

four season hotel in the country) are having their share investing heavily in this beautiful country...**According to a survey in the "Robb Report" of potential foreign investment/retirement areas, Costa Rica is surpassing all of the following countries: Mexico, Panama, The Caribbean Inland, Puerto Rico, Portugal, Australia, and Greece. It is not surprising that there are more Americans, Canadians, and Europeans are living in Costa Rica than any other country in Latin America. More American residents per capita than any other country outside the U.S! Affordable with very low taxes with unlimited business opportunities.**

- More information about business opportunities in Costa Rica...
<http://www.businesscostarica.com/>

The Southern Caribbean Coast

The southern Caribbean coast of Talamanca has an extension of 2809.32 Km² and has the influence of both Afro caribbean and latin cultures. The Caribbean areas of Costa Rica is one of the country's most biologically diverse

areas consisting of tropical rainforest, rivers, mangroves, and pristine beaches. The areas of Talamanca and Puerto Viejo has something for everyone with amazing restaurants, world class surfing, adventure filled recreation activities, and great shopping. Puerto Viejo is an international destination area, with people from all over the world coming to explore...

Terms: This bid is for the FULL PRICE of the land. Only PayPal, cashier's check, money order, or certified checks accepted. Your ownership rights will be transferred from

a legally registered Costa Rica Corporation to you. 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 have to build. Costa Rica law only allows clear titled property to be recorded. Taxes \$133.00 per year and current...no other fees or costs.

As a buyer this is your responsibilities

It is your responsibility to complete all due diligence needed to determine the condition, market value or investment value of this asset prior to placing a bid. By placing a bid, you acknowledge that any statements made here pertaining to the condition or market value of the property are subjective, and do not release you from your responsibility to perform a due diligence review.

Acceptable payment method:

-PayPal

-Certified/ Cashier's Check-Money order

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