



REAL ESTATE NEWS

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Land Assurance

Real Estate

Costanera Sur: Targeted for Completion in 2007

by Marcel M. Pfister

In 1962, the Central American Bank for Economic Integration (Banco Centroamericano de Integración Económica/BCIE) proposed the construction of a road along the Pacific Ocean connecting the countries of Central America. In Costa Rica, the project was slow in getting started and fizzed out in the mid-eighties amidst a corruption scandal involving a contractor from Spain. In 1991, eight countries signed the *Puebla-Panama Plan (PPP)* and committed to building a highway linking Mexico to Panama. The Pacific Coast section of that link in Costa Rica is named the *Costanera Sur*. It connects the main north-south traffic artery of the country: The Pan American Highway (Carretera Interamericana), named Ruta 1 from Peñas Blancas to San José and Ruta 2 from San José to Paso Canoas.

In 2005, the National Roads Council (Consejo Nacional de Vialidad/Conavi) commissioned the Dominican to Palmar Norte section of the Costanera Sur to be completed. This latest section is now a quality highway with traffic signs, lane lines, reflectors, and distance markers. A remaining sore spot is the lack of a solid bridge at San Buenaventura.

For 2006 and 2007, the Ministry of Public Works and Transportation (Ministerio de Obras Públicas y Transportes/MOPT) has decided to complete the Costanera Sur.

The segment between El Roble and Caldera will see wider traffic lanes with shoulders and drainage channels. Some sections will be lined with trees while others will offer bicycle tracks (ciclovías) of varying width (2.5m and 3m respectively).

The bridge across the river Tárcoles, built in the 70s, will undergo some maintenance work and receive observation platforms from where one may watch the famous crocodiles.

North of Quepos, new bridges are being built across the rivers Parrita, Paquita, and Naranjo.

Between Quepos and Dominical work starts in June 2006 with an investment of US\$700,000 to improve the Savegre river bridge. Four new bridges of various lengths will be built across the rivers Portalón (90m), Hatillo Nuevo (140m), Hatillo Viejo (120m), and Matapalo (60m).

The Quepos to Savegre section will be executed in two stages:

First, the road will be elevated and a drainage system installed. The actual highway will be paved thereafter. The complete 42km stretch between Quepos and Dominical will have 3.65m wide traffic lanes and 1.8m wide shoulders. Some sections will have three or even four lanes, depending on the traffic requirements. There will also be select bus lanes.

The only section of the Costanera Sur for which no improvement plans yet exists is the stretch from Caldera to Pozón. This will eventually become part of a new highway which is currently under construction between Ciudad Colón and Orotina (dotted red line).

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Costa Rica's Costanera Sur Coastal Highway

The map illustrates the coastal highway network in Costa Rica. Key features include:

- Carretera Interamericana Ruta 1:** Connects Peñas Blancas to San José.
- Carretera Interamericana Ruta 2:** Connects San José to Paso Canoas.
- Costanera Sur Ruta 23/34:** Connects Barranca to Palmar Norte.
- Geographic Context:** The highway runs along the Pacific Ocean to the west and the Atlantic Ocean (Caribbean Sea) to the east.
- Neighboring Countries:** Nicaragua to the north and Panama to the south.

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Vista Ballena Uvita 2 hectares 4.84 acres



A beautiful two hectare property with a big house site and big ocean view looking over the whales tail.

Located only 15 minutes above the town of Uvita, this two hectare lot is truly beautiful. There is electricity and water bordering the property and year round road access. This property has a stunning ocean view, looking directly over the whales tail, and it also has

US\$ 300,000

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valley views which look upon a ridgeline of primary jungle, from where you hear the monkeys, birds, etc., on a daily basis.

It is located near the public road which makes for easy access, but at the same time it has a feeling of privacy.

Finca los Cerros Villa Bonita 9 hectares 22.25 acres



This gorgeous farm is located in the coastal mountain range with its cool breezes. You may drive to this farm on a scenic gravel road from the paved highway linking Dominical with San Isidro de El General.

It features three natural building sites, all of them with beautiful distant ocean views. The property is located on an elevated ridge with beautiful views of all the surrounding

US\$ 80,000

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mountains with pasture land and secondary forests.

Finca Los Cerros also has a spring that forms a clear, gurgling creek from where water is taken for household use. There is a rustic wooden cabin on the property where the owner and his wife currently live. There is TDMA cell phone access.

The beaches of Dominical on

the Pacific Ocean are only 32 kilometers away and the national parks of Manuel Antonio and Marino Ballena are also well within easy reach.

Bosque de Agua Hatillo 2 hectares 4.84 acres



The most impressive feature of the property is the primary forest at the bottom of the slope, which has never been cut. A small trail has been built which leads to the two waterfalls, one of which is located within the property boundaries, while the other one is shared with the adjacent property.

At the top of the slope there is an ample flat area, which could

US\$ 155,000

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easily be converted into a large building site. The ocean view is through a window and therefore limited, but Caño Island can be seen, and the surrounding mountains are very beautiful too.

Electricity is close to the property boundary, and ICE, the local power company, is studying the feasibility of extending the existing line, which if possible, would make

for an easy and inexpensive hook-up to the grid.

There is a spring above the property, and the right will be granted to the buyer to tap into it for an easy access to plenty of potable water.

The sellers will also provide a road to the property, and money can be held back until this work is completed.





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US\$ 700,000

**Finca Valle Perdido
 Tres Rios
 46 hectares
 114 acres**

This property is located only 1.5 kilometers from the paved Coastal Highway, near the turn off to the towns of Coronado and Tres Rios, about 15 minutes by car south of Uvita. You can drive to great beaches from there in under ten minutes.

mountain ridges which cloud and forest the coast. It features at least 17 gorgeous developable homesites on gently rolling hills with varying degrees of ocean and mountain views.

well as panther, deer, wild boar, coyote, and much other wildlife.

The property also features another 15 hectares of tree plantation. The trees include well managed teak, amarillon, ron ron, and other species ranging from 10 to 12 years of age. Included are also two newer hectares of teak planted about 2-3 years ago.

The property consists of an entire private valley and surrounding ridges tucked away in the shadows of the distant

Running along both sides of the several year-round streams and springs in the valley are about 15 has. of primary forest. Sightings are common of the three species of monkey, as



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US\$ 90,000

**Roca Verde 7
 Las Trenzas
 3.8 hectares
 9.2 acres**

This property has a good ocean view from the main house site, another ocean view from a beautiful knowl just above the house site, great valley views, and close views of some primary forest. It has a large house site and more than nine acres of fruit trees, a small patch of primary forest in front, a deep section of primary forest behind, some pasture, and a small creek in front of the property.

All of these attract a whole host of wild animals including a large troop of Titi monkeys (an endangered species), Tucans, and even a large cat or two.

is a full service town with an airport, hospital, grocery stores, hardware stores, etc.

The property is fully developed with a graded, gravel-covered road, water, electricity, and GSM cell phone access (this enables internet as well).

Costa Rica's best ocean fishing can be reached by means of the Rio Coto (3km) and a 15min boat ride to the Golfo Dulce.

The property is just 15 kilometers from Golfito which

Playa Zancudo invites for great swimming and the epic surf breaks of Playa Pavones are only a short hour away.



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US\$ 180,000

**Zopenco Cuerno
 Ojochal
 2.21 hectares
 5.34 acres**

This terraced property has an upper and a lower building site, both with ocean view on the right side, looking out to the Pacific. The upper site is actually split level, ideal for either a main house on the upper level and an infinity pool or rental unit on the lower level.

with separate entrances and infrastructure yet could also be connected by a walking path.

be connected by a walking bridge. There are trees all over the property, among them an old coconut tree next to remnants of a Tico hut which must have been inhabited in the yesteryears.

The lower plantel is perfect for yet another house with its own pool. Both may be conceived

Although Ojochal has its own municipal water supply, the property does include a creek running across the lower section which may be tapped for its own water. On the other side of the creek, there is space to build rental units.

The two sides of the creek may

The property is fully explored with water, electricity and road access all year round. It is a short drive from the coastal highway, yet has no road noise whatsoever.





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Costa Rica · Central America

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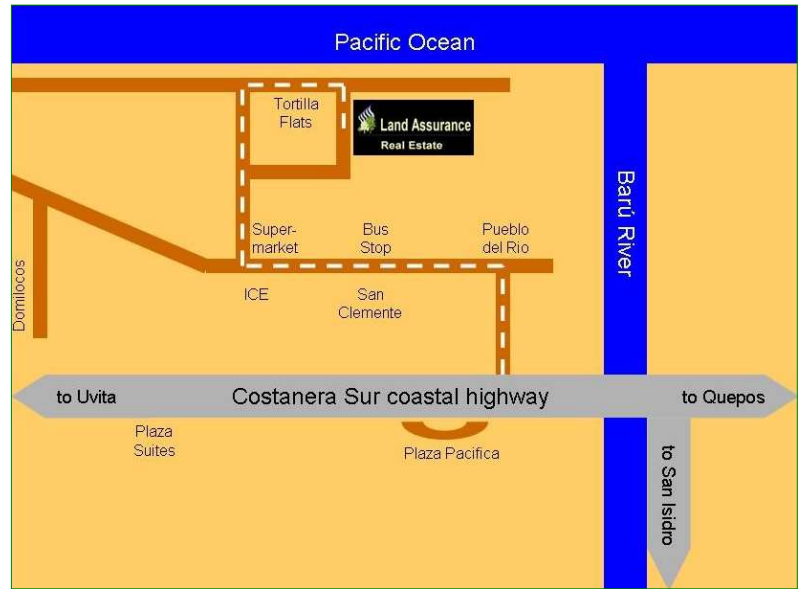
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opening hours

Monday to Friday 8:00am till 5:00pm
Saturday 8:00am till 12:00noon

This is where you find us



The offices of Land Assurance are tucked away on a side street in the middle of Dominical. Simply follow the discrete signs leading you from the Costanera Sur coastal highway to our offices.

Costanera Sur: Targeted for Completion in 2007

by Marcel M. Pfister
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The dotted red line on the maps outlines the planned highway which is expected to shorten the travel time from San José to the Pacific Coast considerably.

a triangle between Ceiba, Coyolar and Santa Rita) is numbered ruta 23.

From that point southbound the Costanera Sur is referred to as ruta 34.

The northern section of the Costanera Sur, from Barranca to Pozón (in the intersection of



President Óscar Arias is firmly committed to improving the country's road network both qualitatively and quantitatively. In his recent inaugural address, he explicitly mentioned the poor condition of Costa Rica's existing road network and vowed to fix it.

"We will give a clear direction to national investments in infrastructure and transportation. No longer shall our roads, ports, and airports be cause for national shame. No longer shall we condemn our producers to experience nightmares in order to sell the fruit of their labor. No longer shall we subject rural communities to isolation and backwardness simply because they are farther away."

For 2006, Conavi is working on a road maintenance budget of US\$100 million for national roads and US\$30 million for cantonal roads and MOPT will initiate a country-wide pothole repair program in July 2006.

The single largest road project on the country's planning horizon is a new highway linking the Atlantic Ocean (Puerto Limón) with the Pacific Ocean (Puerto Caldera). San José will receive a northern ring road, thus providing the capital with a complete orbital highway (anillo periférico). This entire project is estimated to cost around one billion dollars. Financing is planned by means of loans and road concessions.

Improving the country's roads and other infrastructure will greatly benefit the growing tourism industry as well as the overall investment climate.

The completion of the Costanera Sur, the new international airport at Finca 10, the Boruca Hydroelectric Power Dam, and the new Hospital de Osa at Ojo de Agua, right on the Costanera Sur, represent significant improvements to the infrastructure of the Southern Zone. All of these projects will have a tremendous impact on the real estate market and the time to invest is obviously now.