



# HACIENDA LOS CORTEZALES

## GOLDEN OCEAN VIEW

### BUSINESS CASE - INTRODUCTION

**Hacienda Los CORTEZALES** is a golden dream for project developers. This is a natural paradise, which brings together the best qualities of the Central Pacific of Costa Rica. The total area is 318 hectares, with the land duly registered in the National Cadaster, which will be used for an innovative, multifaceted and ecologically friendly development of this project. The rest of the land will be preserved for the conservation & creation of natural parks and wildlife observation.



### DESCRIPTION

**Hacienda Los CORTEZALES** is a beautiful property populated by hundreds of bark trees and large green areas with small forests inhabited by birds and wild animals. The geological structure of the property is 25° inclined from the road towards the sea. The upper part of the property has incredible views of the Gulf of Nicoya, and gradually culminates in long navigable saltwater channels of incredible beauty and rich natural wildlife. This property is unique in the area for its beauty and the combination of land with water channels.

### LOCATION – GARABITO, GUACALILLO BEACH

**LOS CORTEZALES** is located in a small village on Guacalillo beach, Garabito Canton in the Province of Puntarenas. The property faces 400 meters of secondary National Highway in the direction of Guacalillo and Bajamar beaches. It is a beautiful property populated by hundreds of bark trees and large green areas with small forests inhabited by birds and wild animals. The geological structure of the property is 25° inclined from the road towards the sea.



The upper part of the property has incredible views of the Gulf of Nicoya, and gradually culminates in wide saltwater, incredible beautiful navigable channels and wild life. This property is unique in the area for its amazing beauty.



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### TYPE OF THE DEVELOPMENT, SUITABLE IN THIS PROPERTY

The **LOS CORTEZALES** project is ideal for self-sustainable tourism & executive & ecological development. The main category of future potential buyers of the LOS CORTEZALES project as the second home for Costa Rican and foreign families, for investors, developers, and as well as people seeking green stillness of the tropical forest and national designs of rustic country construction.



### BASIC SERVICES,

- ✓ Primary Distribution Lines 100/220 VT already under request
- ✓ Availability of own drinking water of high quality and purity, available under request

### LEGAL STATUS

The project completed all legal documentation, required by the Governmental offices:

- ✓ Permission for a soil use approved by Municipality of Garabito for the following items - residential, tourist, condominiums, hotels, shopping centers and recreational centers
- ✓ Study of SETENA (the environmental institution)

### THE PROFILE OF OUR POSSIBLE CLIENTS

**HACIENDA LOS CORTEZALES** It is an excellent investment opportunity for families who want to live in a tropical country. Also as a second home, retirees and for a long list of other projects such as hotels, rehabilitation clinics and other medical specialties, retreats and other important projects





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### SUGGESTED DESIGNES AND BULDING MATERIALS

**HACIENDA LOS CORTEZALES** is a perfect place to develop a very attractive, unique eco-friendly life style, offering to the buyers and potential tenants comfortable and well-built spacious constructions, made off natural materials such as wood, river stone, glass and decorative tiles, surrounded by gardens. Our architects will provide bright and light designs, naturally linked to the tropical environment.



**SALES PRICE: \$ 4.200.000 WHOLE PROPERTY**