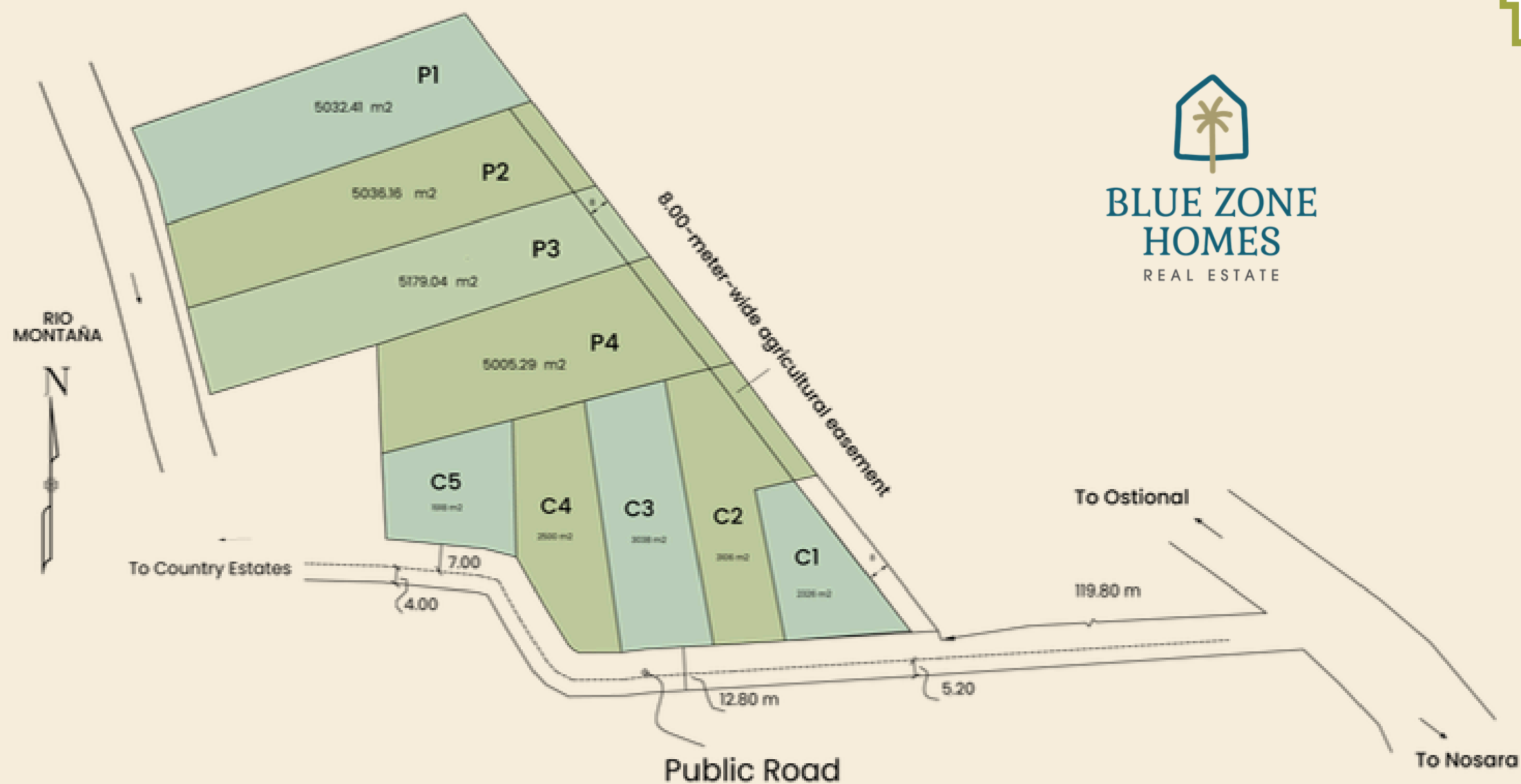


Build-Ready Land with River Frontage, Minutes from Nosara

9 LARGE LOTS. STARTING AT \$90,000.
RÍO MONTAÑA, GUANACASTE, COSTA RICA

Contact:

+506 8932 2992 hola@bluezonehomescr.com bluezonehomescr.com



The Project Starts at \$90,000

Nine build-ready lots on 8.19 acres of flat land, bordered by the Río Montaña, with water, electricity, and dual road access. Under ten minutes from Nosara and Playa Guiones.

Five Countryside Lots along the public road offer compact footprints ideal for a home, rental, or small commercial project. Four Premium Lots on the upper portion, each over 1.2 acres, feature direct river frontage and a natural forest border. Every lot is flat, surveyed, and ready to build. No grading, no retaining walls, no waiting.

Available Lots

Countryside Lots

- C1:** 2,326 m² / 0.575 Acres / \$100,000
- C2:** 3,106 m² / 0.768 Acres / \$120,000
- C3:** 3,038 m² / 0.751 Acres / \$120,000
- C4:** 2,500 m² / 0.618 Acres / \$100,000
- C5:** 1,918 m² / 0.474 Acres / \$90,000

Premium Lots

- P1:** 5,032 m² / 1.244 Acres / \$150,000
- P2:** 5,036 m² / 1.244 Acres / \$150,000
- P3:** 5,179 m² / 1.280 Acres / \$150,000
- P4:** 5,005 m² / 1.237 Acres / \$150,000

Prices in USD. Lot sizes based on registered survey. Contact us for full documentation and due diligence materials.

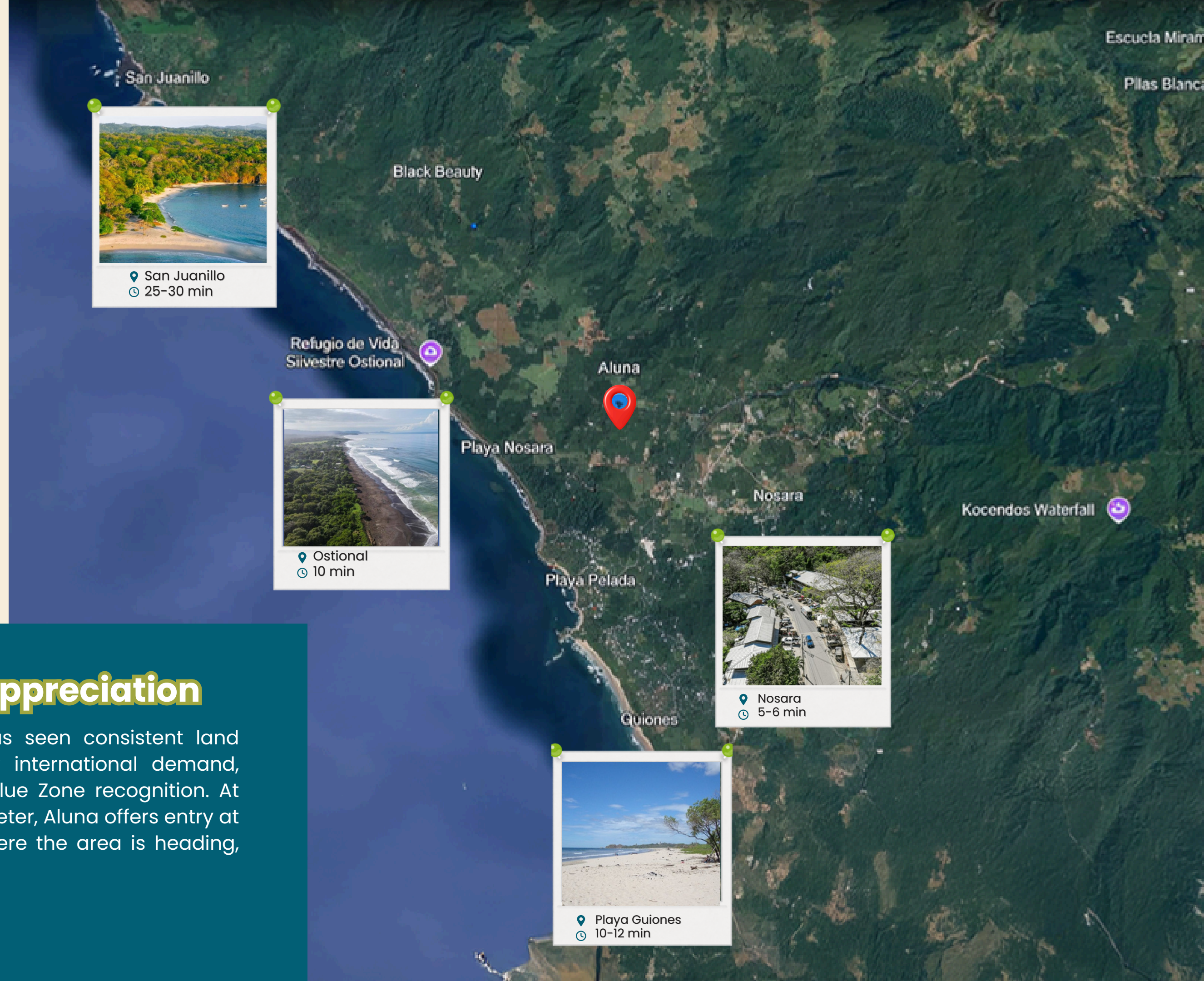
Location

Aluna sits in Río Montaña, a quiet community on Costa Rica's Nicoya Peninsula, one of the world's five certified Blue Zones. Five to six minutes from Nosara and Playa Guiones, with easy access to San Juanillo, Ostional, Marbella, and Nicoya.

Close enough to reach the surf, restaurants, and schools in minutes. Far enough to pay a fraction of Nosara pricing.

Value and Appreciation

The Nosara corridor has seen consistent land appreciation, driven by international demand, limited inventory, and Blue Zone recognition. At \$29 to \$47 per square meter, Aluna offers entry at a price that reflects where the area is heading, not where it's been.





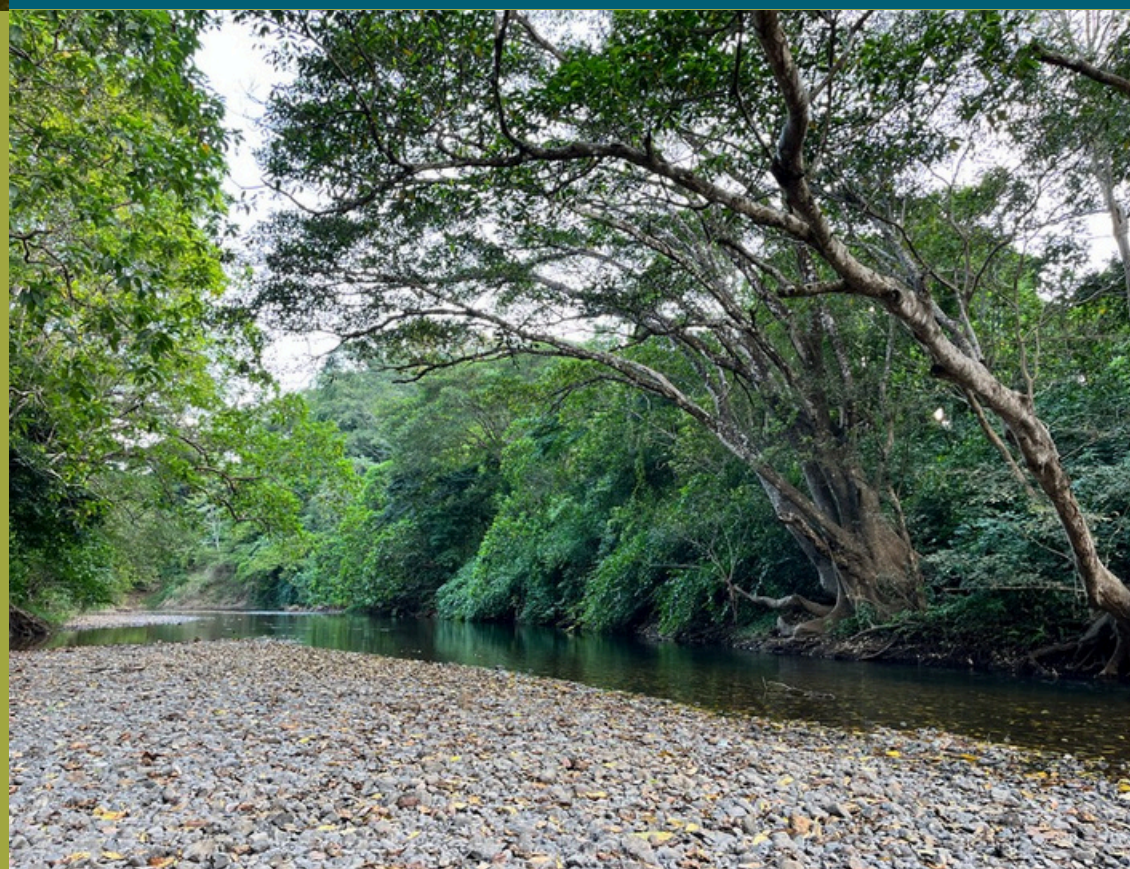
Flat, Build-Ready Terrain

Every lot in Aluna is completely flat, unlike most available land in Guanacaste's hills. No grading, no retaining walls, and significantly lower site preparation costs. You build on the land as it is.



River Frontage and Forest Border

The Premium Lots border the Río Montaña, with a natural forest line creating a permanent green buffer along the river. The sound of water, mature shade trees, and a natural boundary no one can build on. For the Countryside Lots, the river is steps away.



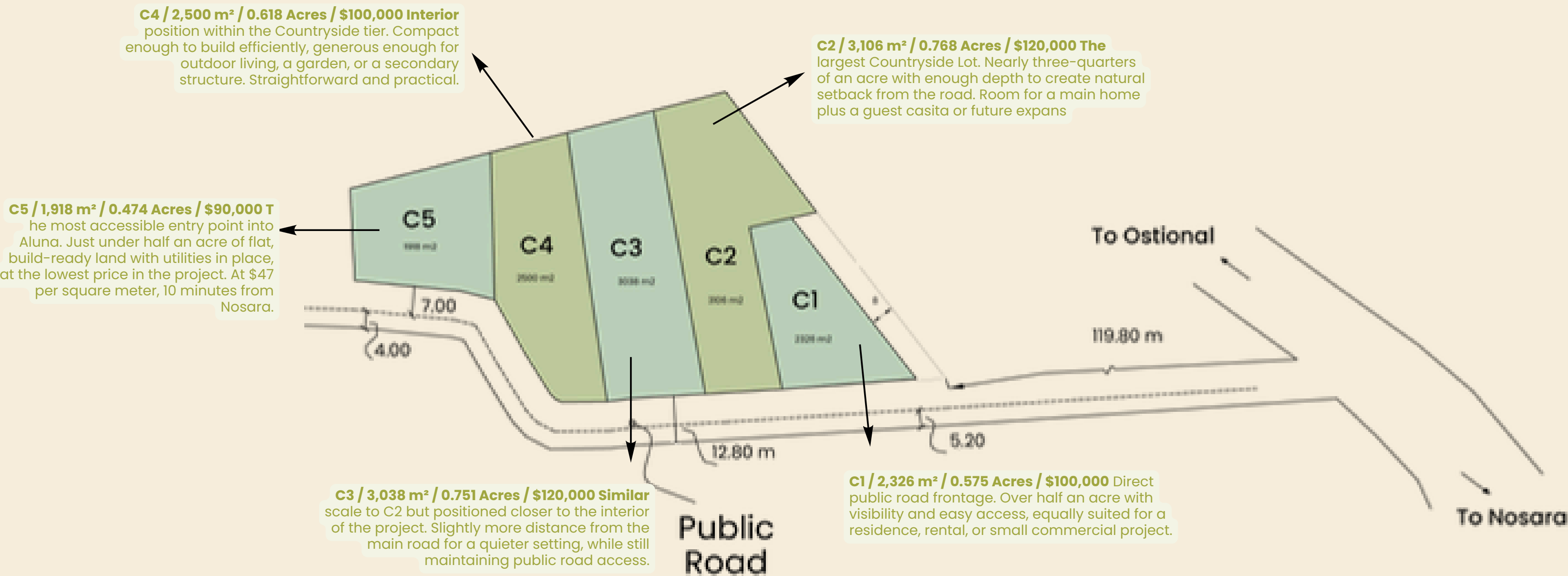
A Real Community, Already Here

Río Montaña is already a community, not an empty subdivision. Costa Rican families and international residents live here, and Aluna sits next to the Finca Montaña project where locals and expats have already built homes and a thriving neighborhood.

Countryside Lots: C1 through C5

\$90,000 to \$120,000

Five lots positioned along the public road at the lower portion of the property. Sizes range from 1,918 m² (0.47 acres) to 3,106 m² (0.77 acres). All are flat, build-ready, and served by water and electricity.



Why the Countryside Lots

The Countryside Lots are the entry tier of Aluna, designed for buyers who want to be close to Nosara, on flat land with utilities, at a price that doesn't require compromises elsewhere in their life.

All five lots have public road frontage, which means simple construction access, easy logistics, and visibility for residential, rental, or commercial use.

At \$90,000 to \$120,000, these are among the most affordable build-ready lots within 15 minutes of Nosara. Flat terrain means lower site preparation costs, and water and electricity are already available.

Build now or hold for appreciation in one of Guanacaste's fastest-growing corridors. Either way, the entry point is right





The Río Montaña

Above the Countryside Lots, the land rises gently, the trees grow taller, and the Río Montaña appears, flowing along the northern edge with a natural forest line on both banks.

The four Premium Lots border this river directly. The forest is not landscaping. It's a permanent buffer, a línea de bosque, where no one builds and no one clears. The river and the forest stay.

Waking to the sound of water, birds moving through the canopy at dawn, a connection to nature that no terrace view can replicate. At this price, nothing else in the Nosara area offers this.

Premium Lots: P1 through P4

\$150,000 each

Four lots occupying the upper portion of the property, each over 1.2 acres, with direct river frontage along the Río Montaña and a natural forest border. All are flat, build-ready, and served by water and electricity, and direct access to the Public Road limiting the property.

P1 / 5,032 m² / 1.244 Acres / \$150,000
First lot in the Premium tier. Over 1.2 acres of flat land with direct river frontage and forest border. Large enough for a main residence, guest casita, pool, gardens, and substantial green space. The combination of scale, setting, and price is difficult to match anywhere in the Guanacaste market.

P2 / 5,036 m² / 1.244 Acres / \$150,000
Central position within the Premium tier. River frontage on one side, neighboring lots on both flanks. Ideal for a buyer who values being part of a small community while having over an acre of private, river-bordered land. Full flexibility in home orientation and outdoor design.

P3 / 5,179 m² / 1.280 Acres / \$150,000
The largest lot in the entire Aluna project. The additional square meters mean more room for a bigger vision: a family compound, a wellness retreat with private river access, or a home designed with enough land around it to feel like an estate. At \$29 per square meter, P3 also offers the lowest price per square meter in the project.

P4 / 5,005 m² / 1.237 Acres / \$150,000
End position in the Premium tier, with a neighbor on only one side. The other boundaries are river, forest, and open land. The most private lot in Aluna, with more flexibility in orientation and fewer adjacencies to consider. If quiet is your priority, this is the one.



Why the Riverside Lots

\$150,000 for over 1.2 acres of flat, river-bordered land with utilities, minutes from Nosara. That combination is genuinely hard to find in today's Guanacaste market.

The river defines daily life here: natural sound, a green privacy screen through the forest border, and a microclimate that keeps the air cooler and the vegetation lusher. For a residence, retreat, or rental, the river is the feature that makes everything else work harder.

At \$29 to \$30 per square meter, these lots are priced below comparable land in communities much further from Nosara. That gap is the opportunity, and it's closing.



A Growing Market at Ground-Floor Pricing

Land within Nosara proper has risen sharply in recent years, pushing many buyers to look for value in surrounding communities that offer proximity without the premium. Río Montaña is one of those communities: 10 to 12 minutes from Playa Guiones, connected to the area's key beaches and services, and priced at a level that reflects where the market is heading rather than where it's already arrived.

Aluna's lots range from \$29 to \$47 per square meter. Comparable land inside Nosara sells for multiples of that figure. The gap between those numbers is the opportunity.

The Nosara corridor sits within Costa Rica's Nicoya Peninsula, one of the world's five certified Blue Zones, and has become one of the most consistently appreciating real estate markets in Central America.

International demand continues to grow, driven by remote workers, retirees, wellness-focused buyers, and investors drawn to the area's natural beauty, established infrastructure, and global reputation.

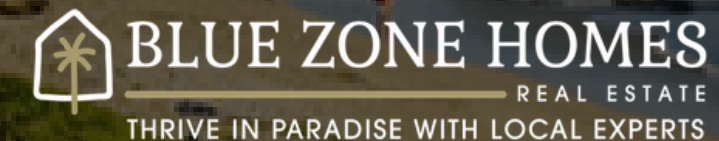
Your Next Step

Land in Nosara has risen sharply, pushing buyers toward surrounding communities that offer proximity without the premium. Río Montaña is 5 minutes from Nosara and 7 from Playa Guiones, priced at a level that reflects where the market is heading.

Through Blue Zone Homes, you get a vetted local attorney, tax specialist, and trusted builders at no additional cost, from lot selection through construction.

Due Diligence
You can request
survey documents,
water availability
letters, zoning
information, and
registered lot plans.

Private Tour
Schedule an on-site
visit or virtual
walkthrough of the
property, the lots, and
the surrounding area.



Contact

Blue Zone Homes

+506 8932 2992

hola@bluezonehomescr.com

bluezonehomescr.com