

THE SOVEREIGN ASSET

REAL ESTATE INVESTMENT · COSTA RICA 2026

A premium architectural asset in Costa Rica's Golden Corridor. Sovereign luxury beyond the mirage of amenities.



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I. Executive Summary: The Strike

Location

The Golden Corridor
(Herradura – Quepos), Costa Rica

Strike Price

\$455.82 / m²
\$198,000 total

Asset ID

Finca 6-0103915
Plan P-0347127-1996

Status

100% Ready to Build. Titled, flat topography, and approved by the municipality.

The Moat

15-minute logistics access to marinas, Auto Mercado, and Pequeño Mundo, as well as hardware stores and high-end decor.

Sovereignty vs. Density

You can build up to three units instead of one and have your own private amenities and security forever.

II. Technical Infrastructure



Site Specifications

Total Area

427.80 m² of titled flat land

Maximum Coverage

75% — 320.85 m² for structures, pools, and decks

Approved Density

3 residential units independent
(CUS-10213-2021)

Services Ready

Water, Electricity, Sewer, and **Fiber Optic** with no delays.

III. Scenario 1: The Sovereign High-End Villa

OBJECTIVE: ULTRA-HIGH-NET-WORTH RESIDENTIAL

The Construction

A minimalist masterpiece of **220 m²** on the left boundary of the lot

Pool & Fire Pit

Infinity lap pool of **12m x 4m** with a recessed concrete fire lounge

The Anchor

Master kitchen of **40 m²** enclosed in glass with floor-to-ceiling sliders at the rear



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IV. Scenario 2: The Golden Egg (MAX Airbnb)

OBJECTIVE: HIGH-RETURN INVESTORS



Project Structure

1 The Construction

Three independent units of **75 m²** each — maximum density of 3 units

2 The Shared Hub

Open-air kitchen of **45 m²** with a floating concrete island at the back

3 Performance Math

Projected annual gross income of **\$105,000** at 2026 market rates

V. Scenario 3: The Hybrid Masterpiece (Owner + Income)

OBJECTIVE: THE SOVEREIGN RESIDENT

1

The Construction

Main House of **150 m²** private + two Guest Suites of **60 m²** for Airbnb. Gross revenue: \$65,000 (conservative)

2

Total Privacy

Vertical "Green Walls" and high-end composite wood decks separating the owner's wing

3

The Strategy

The guest units cover the mortgage and maintenance — **the owner lives for free**

4

Combined Use

The two auxiliary units pay the full loan and maintenance, while the main house generates **an additional free \$35,000 to \$45,000 USD annually** if you decide to rent it only during the 10 weeks of peak season.



VI. The 2026 Market Reality



Sovereignty Over the Illusion

We reject club memberships with high HOA fees and the chaos of shared resorts. This asset operates on its own terms, allowing full control of its infrastructure without depending on external management.

Premium Acquisition Value

The price of 455.82 dollars per square meter reflects the scarcity of a 100% flat lot with capacity for 3 independent units in the Herradura corridor. Unlike restricted lots, you acquire a high-density financial engine that triples return potential from day one.

Exit Strategy

A self-liquidating asset designed to pay for itself over a period of 10 to 12 years. Under Scenario 3, the rental units cover the full debt and maintenance, allowing the owner to live in the main villa at no net operating cost.

VII. Contact and Acquisition

📌 Serious inquiries only. Direct contact with the Owner.



Director / Owner

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Asset Location

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