

CONFIDENTIAL · PRIVATE OFF-MARKET OFFERING · BY INTRODUCTION ONLY

Purisil River Estate

189 hectares of gardens, rivers and cloud forest in Costa Rica's Orosí Valley, bordering Tapantí National Park. Known locally as the Flower Farm.

189.3	467.7	Tapantí	$1,850,000
HECTARES	ACRES	NATIONAL PARK BORDER	USD

Presented by **Don Dillon, Principal Broker** · **Seawinds Realty, Inc.**

PRIVATE OFFERING

A rare estate, offered quietly

Purisil River Estate is not listed on any public portal or multiple listing service. It is being introduced privately, by its owner's choice, to a short list of qualified principals and their advisors.

The estate sits at the head of the Orosí Valley, about 7 km beyond Orosí town, where the road ends at the forests of Tapantí–Macizo de la Muerte National Park. Its 189 hectares run from a cultivated core of hydrangea gardens, cobblestone drives, a spring-fed pond with its own island and a main house, out into river canyons, waterfalls and mountain cloud forest. The 2004 registered survey shows the national park along part of the boundary.

Holdings of this size, consolidated on one registered survey and adjoining a national park, seldom change hands, and almost never publicly.

At a glance

Offering price	US$1,850,000 (US$0.98 per m² · US$9,773 per hectare)
Land area	1,892,896 m² · 189.29 hectares · 467.7 acres
Location	Purisil, Distrito Orosí, Cantón Paraíso, Provincia de Cartago
GPS (centroid)	9.74507, -83.81456
Survey	Plano Catastrado 3-599-2024, inscribed; CFIA-approved December 21, 2023
Registry	Folio Real 3-015977-000
Neighbor	Tapantí–Macizo de la Muerte National Park (per 2004 survey)
Water	Río Purisil, Quebrada Santa María, streams, cascades and a spring-fed pond
Improvements	Main house, rustic cabins and outbuildings, open-sided shed, concrete water channels, cobblestone drives
Climate	Cool highland climate; area average about 18.5 °C / 65 °F
Ownership	Held by a Costa Rican corporation (S.A.)

THE ESTATE

House, gardens and pond



The main house and gardens, with the pond and island beyond and forested ridges rising on every side.

- **Main house.** A single-level house with a green metal roof set among the gardens, overlooking the pond.
- **Pond and island.** A large spring-fed pond with a planted island at the center of the cultivated core.
- **Gardens.** Terraces of hydrangea, ginger, bougainvillea and ti plants, the origin of the "Flower Farm" name.
- **Cobblestone drives.** Hand-laid stone drives and paths through the core of the estate.

GALLERY

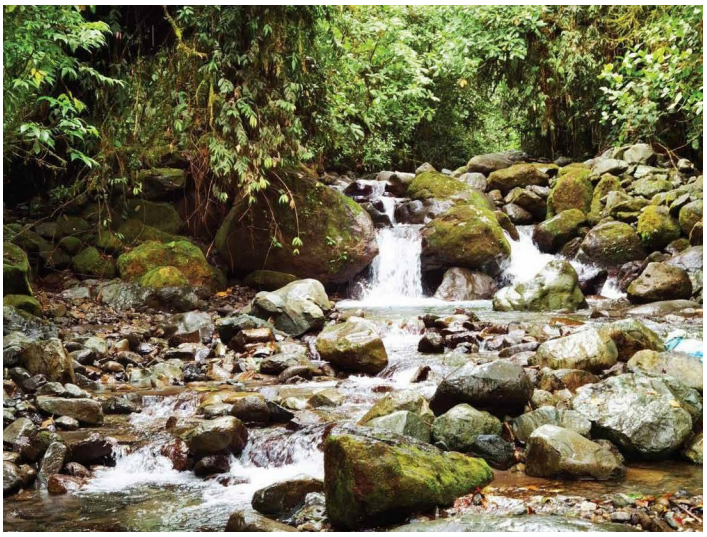
Gardens and water



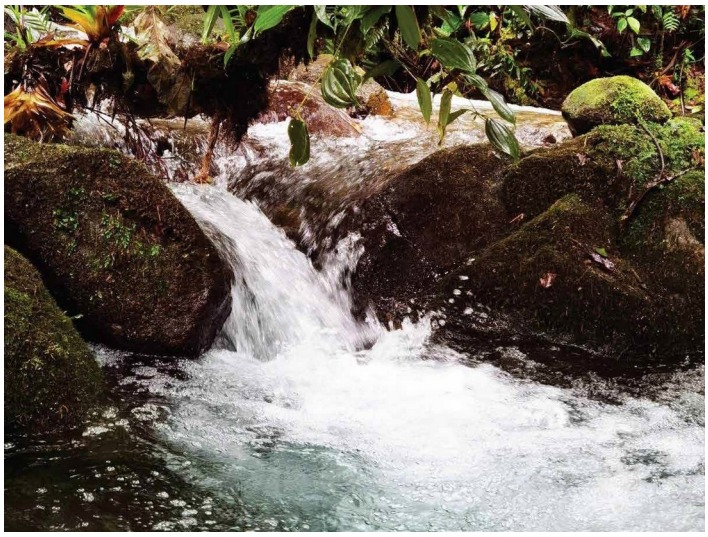
Cobblestone drive through the gardens.



Garden terraces below the forest.



A boulder-strewn river inside the estate.



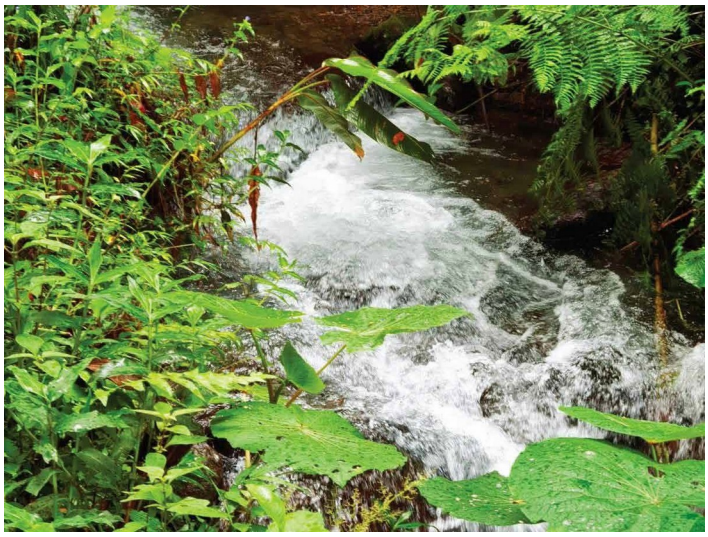
One of several cascades.

GALLERY

Forest and grounds



Cloud forest rising above the gardens.



Stream through the understory.



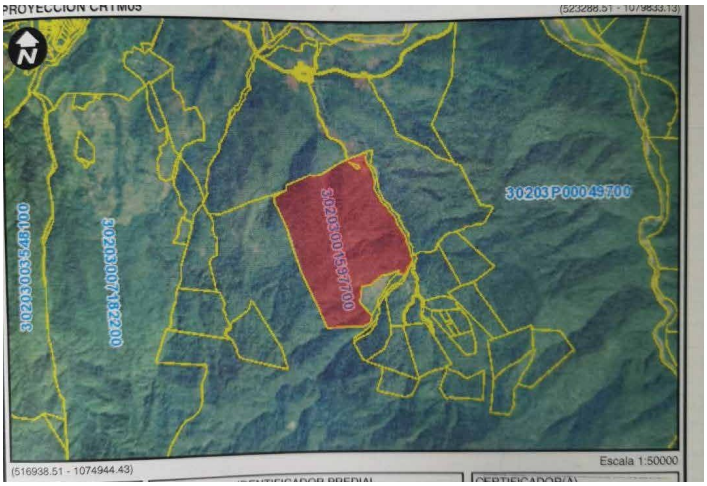
Concrete water channel with a small spillway.



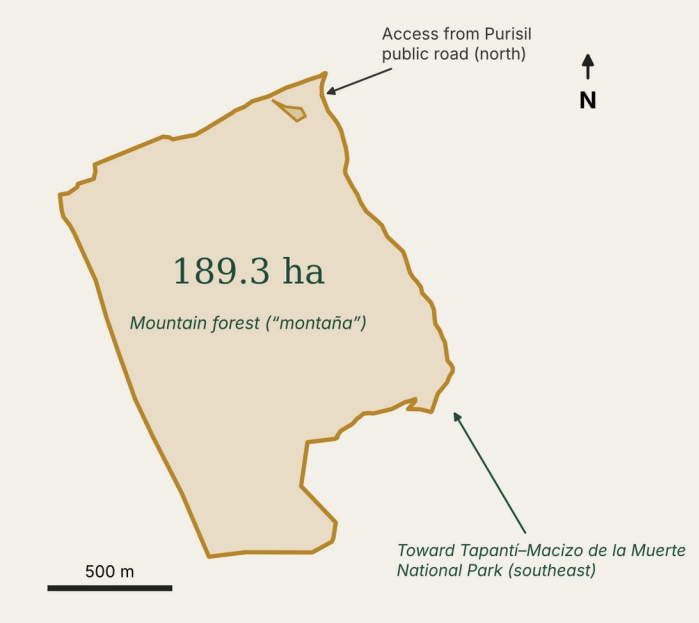
Stone track to the rustic cabins.

AERIAL & BOUNDARY

The estate from above



Registro Nacional orthophoto with the finca shaded red, surrounded by unbroken forest (1:50,000).



Boundary plotted from the Registro Nacional coordinates.

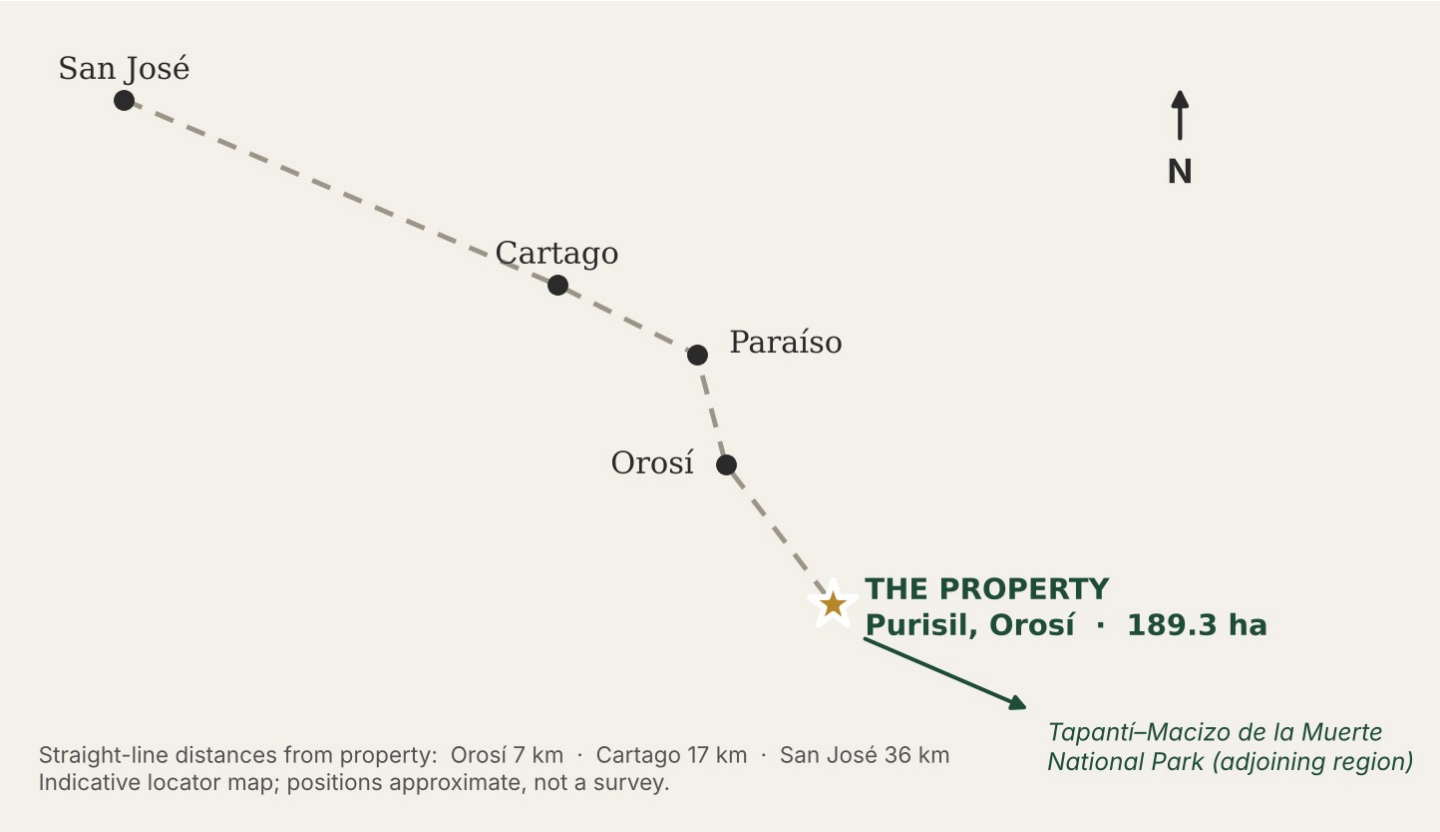
The estate reads clearly from the air: a cleared, cultivated core near the northern access, surrounded on all sides by continuous forest that runs toward the park.

See it in Google Earth

A Google Earth file (KML) of the boundary accompanies this offering. Open it in Google Earth to fly the estate, view the terrain in 3-D and measure distances. The boundary is plotted from registry coordinates and is indicative; the registered plano governs.

LOCATION

The upper Orosí Valley



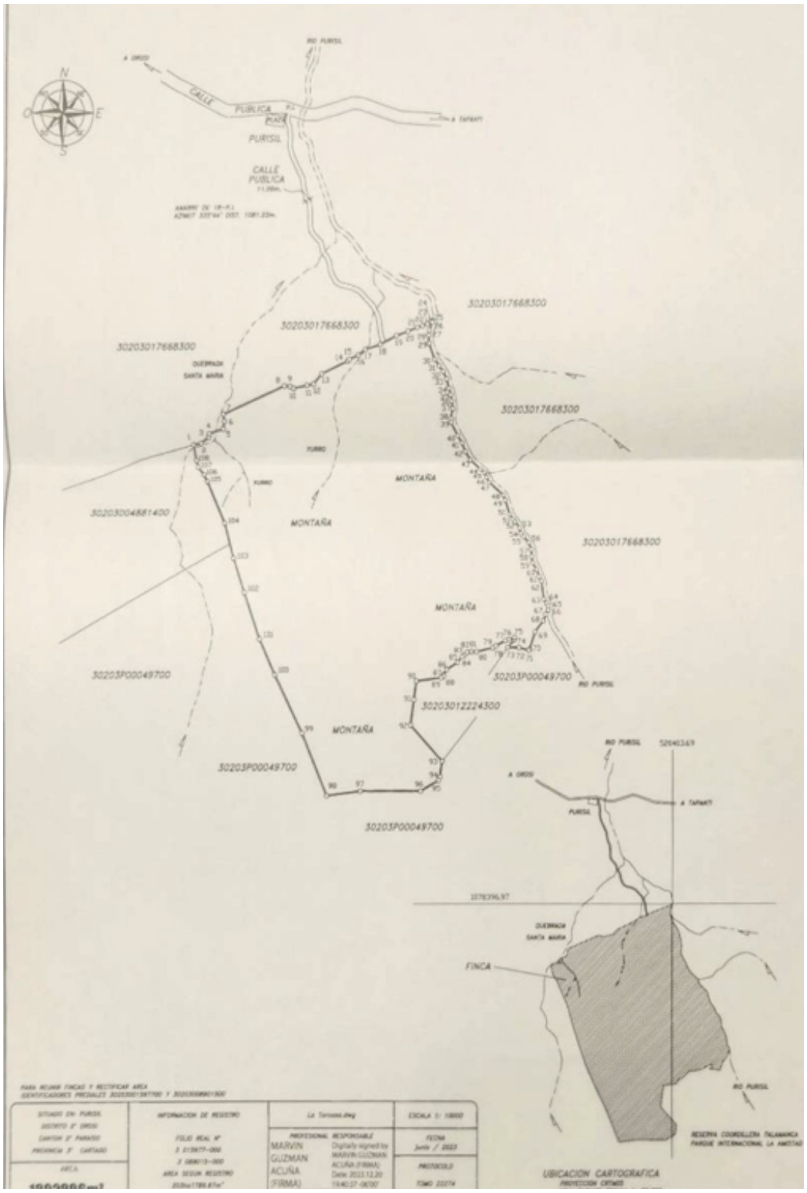
Locator map. Positions approximate; straight-line distances.

The Orosí Valley lies south-east of Cartago, below the Talamanca range. It is known for its coffee farms, colonial church, hot springs and Tapantí–Macizo de la Muerte National Park at its head. Purisil is the last settlement on the road toward Tapantí, which keeps the area quiet while remaining reachable from the Central Valley.

Orosí town	About 7 km (straight line)
Cartago	About 17 km (straight line)
San José	About 35 km (straight line)
Juan Santamaría Int'l Airport (SJO)	Reached via San José and the Central Valley highways

REGISTERED SURVEY

Plano Catastrado 3-599-2024



Survey drawing (owner's copy). Full-size plano provided to qualified principals.

Survey data

PLANO
3-599-2024 (inscribed)

AREA
1,892,896 m²

CATASTRO PRESENTATION
2023-95474-C

CFIA APPROVAL
Contract 1109656, December 21, 2023

SURVEY DATE
June 2023, scale 1:10,000

PURPOSE
Consolidation of fincas and area rectification

PLANO ANNOTATIONS
None catastral; none pending registral (certified May 20, 2024)

FRONTAGE
About 11 m on the public road, per plano notes

LEGAL NOTES
Ley Forestal 7575, Art. 33, and Ley de Aguas 276 apply (river and spring protection zones)

VISION & TERMS

Who this estate is for

- **Private family estate.** A secluded valley home base with hundreds of acres of forest and river at the edge of a national park.
- **Conservation legacy.** Forest land may qualify for Costa Rica's Payment for Environmental Services program (FONAFIFO), subject to eligibility.
- **Boutique nature retreat.** A small lodge or wellness retreat on the cleared core, subject to municipal land-use approval, SETENA environmental viability, and forestry and water setbacks.
- **Specialty horticulture.** Established gardens and open ground in a cool highland climate.

Offering terms

Price	US$1,850,000
Per square meter	US$0.98
Per hectare / acre	US$9,773 · US$3,955
Market context	A 330-hectare Purisil holding is publicly advertised at about US$1.20 per m². This estate is offered roughly 19% below that level.
Process	Introduced privately. Site visits for qualified principals by appointment. Proof of funds or a lender letter required before a visit or document release.

DUE DILIGENCE

Documents and disclosures

Released to qualified principals

- **Plano Catastrado 3-599-2024** with CFIA approval and Catastro presentation record.
- **Report of Active Annotations** for the plano, certified May 20, 2024.
- **Prior cadastral plans** including Plano 3-922135-2004 and component plans.
- **Registry certificate** for Folio Real 3-015977-000, with boundary coordinates.
- **Google Earth (KML) file** of the boundary.

Disclosures

- **Area.** The Registro Inmobiliario records the finca at 2,031,789.67 m² (203.18 ha). The 2024 plano rectifies the area to 1,892,896 m² (189.29 ha). This offering uses the plano figure.
- **Registry status.** A 2021 registry certificate for the finca lists an annotation, an encumbrance (gravamen), a MINAE special-regime flag and three cadastral inconsistencies. A current certificación literal will be provided, and buyers should review it with counsel.
- **Forest and water law.** Ley Forestal 7575 (Art. 33) and Ley de Aguas 276 apply. Protection zones along rivers and springs restrict building and tree removal, and forest land cannot be converted to other uses.
- **Access.** Plano notes show about 11 m of frontage on the public road. Buyers should verify access on site.
- **Water use.** No water concession is represented. Use beyond domestic purposes requires a concession from the Dirección de Agua.
- **Improvements.** Buildings are offered as-is. Several outbuildings are rustic and some ponds are not currently filled.
- **Transaction structure.** Transfer may be by sale of the S.A. shares or direct transfer of the finca. Buyers should engage Costa Rican counsel for corporate and registry due diligence.

OFERTA PRIVADA · RESUMEN EN ESPAÑOL

Finca Río Purisil, Valle de Orosí

Oferta confidencial, fuera del mercado público. Finca de 189 hectáreas (1,892,896 m²) en Purisil, Orosí, Paraíso, Cartago, colindante en parte con el Parque Nacional Tapantí–Macizo de la Muerte según el plano de 2004. Plano catastrado inscrito 3-599-2024; Folio Real 3-015977-000.

Jardines de hortensias, calles empedradas, laguna con isla, casa principal, cabañas rústicas, ríos, cascadas y bosque nuboso. Afectada por la Ley Forestal 7575, art. 33, y la Ley de Aguas 276. Precio: US$1,850,000 (aprox. US$0.98 por m²).

PRIVATE INQUIRIES · CONSULTAS PRIVADAS

Don Dillon

Principal Broker · Seawinds Realty, Inc.

seawindsrealty.com

Visits and full documents are arranged privately for qualified principals and their advisors.

CONFIDENTIALITY. This offering is furnished privately to its recipient for the sole purpose of evaluating a possible acquisition. It may not be copied, forwarded, posted or disclosed to any other party without the prior written consent of Seawinds Realty, Inc. Do not contact the owner, occupants or neighbors, or visit the property without an arranged appointment.

Information is drawn from the owner's documents and public records and is believed reliable but is not guaranteed. The offering is subject to errors, omissions, prior sale, change of price or terms, or withdrawal without notice. Buyers should verify all information with independent Costa Rican legal and technical advisors.