

COSTA RICA DEVELOPMENT LAND

**205 +/- ACRES
LOS CIELOS DEVELOPMENT**

LUXURY ESTATE HOMESITES

Master Planned

High-end Real Estate Market

High-growth Area Prime for Luxury Development

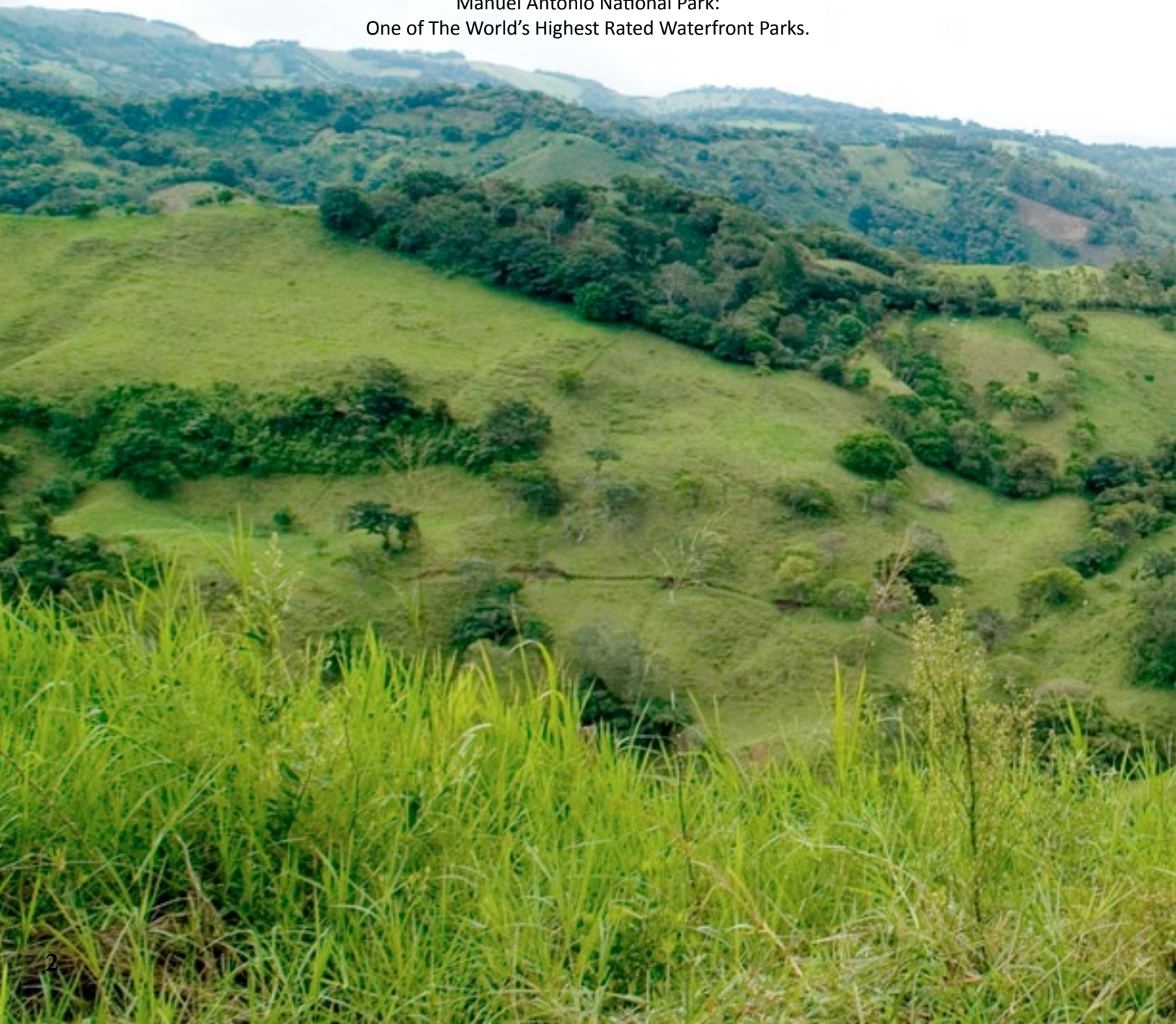
Stunning Views Overlooking the Pacific Ocean!



COSTA RICA DEVELOPMENT LAND LOS CIELOS DEVELOPMENT

High-end Real Estate Market UPSCALE LIFESTYLE AND ACTIVITIES

World Class Sport Fishing, Deep Sea Fishing
Yacht Charters out of Los Suenos Marina
Snorkeling, Diving in Pristine Waters with Schools of Tropical Fish
Cruising the Blue Waters of The Pacific Coast
Surfing Lessons and Surfing
Kayaking, ATV Tours
Aerial Trams Tropical Canopy Tours, Canopy Zip Line Tours
White Water Rafting, Horseback Riding
Volcano Sightseeing Tours, Tortugas Island Tour, Coffee Plantation Tours
Bird Watching Tours, Crocodile Safaris, Vibrant Nightlife
Panaca (Farm Animal Amusement Park)
Manuel Antonio National Park:
One of The World's Highest Rated Waterfront Parks.



COSTA RICA DEVELOPMENT LAND LOS CIELOS DEVELOPMENT

AREA OF HUGE GROWTH

*New Luxury Developments, Including Hotels, Restaurants,
Retail Shops, and Recreational Activities!*

Hottest Pacific Coast Destination for Foreigners and Costa Ricans

Los Cielos (The Paradise) is a 205 +/- acre development located along the incredible Pacific Ocean coastline of Costa Rica; world renown as a world class vacation destination.

This location offers near perfect weather, beautiful tropical foliage, and topography that blends pristine beaches through rolling hills into majestic green mountains - all home to numerous rare animal species and a very long list of activities and outdoor sports! A popular slogan of the Costa Rican people is "Pura Vida," meaning "Pure Life!"

This property is in a prime location overlooking the Pacific Coast across the Costanera (main highway) from the beautiful Villa Caletas, slightly south and near the incredible world class Marriott-anchored Los Suenos Marina and Golf Resort, as well as Jaco, the relaxed but fast growing resort town along the Pacific beach.

Manuel Antonio National Park is a small National Park in the Central Pacific Conservation Area located on the Pacific coast of Costa Rica and is the destination of as many as 150,000 visitors annually and well known for its beautiful beaches and hiking trails.



Photos of Subject Property



COSTA RICA DEVELOPMENT LAND LOS CIELOS DEVELOPMENT



Total Acreage: 205 +/- acres

Sale Price:

- \$3,750,000
- Appraised at \$10,400,000 in 2007; available to prospective buyers

Price Per Acre: \$18,292.68

Property Address:

- Jaco, Garabito, Puntarenas
- Central Pacific Region, Costa Rica

Land Cover:

- Old growth trees but not forested
- Plantation trees (planted and can be cut and sold)

Water Features on Site:

Beautiful tropical flowing stream through the property

Road Frontage:

- Paved public road frontage
- Roads cut throughout property with Shale laid as stabilizer

Soils:

- Most of the surface of Los Cielos is rock base, which is easily moved for horizontal development
- Some areas of shale will allow the developer to solidify the foundations on the roads and homesites

Structures on Site:

- Caretaker's Home
- A few building platforms built on the ridge

Water Source:

- Public water on site
- 3 wells with water studies
- Over 525,000 gallons per day

Utilities: Electric power on site

Permits, Surveys, Planning: A significant amount of work is available to prospective buyers upon request, including:

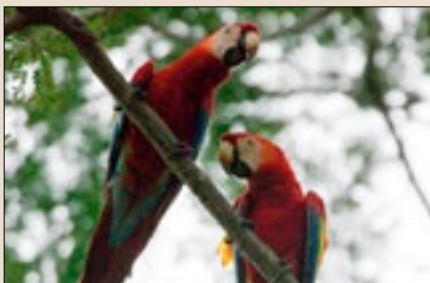
- Environmental studies
- Water quality tests
- Topographic studies
- Boundary survey
- Conceptual site plans
- Architectural rendering of the front gate
- Geological surveys
- Soil valuation and infiltration tests

Improvements to Date:

- Caretaker's Home
- Carving of roads into the property and shale laid down as a temporary stabilizer until permanent roads are constructed
- Drainage installation has been started
- Trees and brush cleared
- Plateaus created and land leveled to create homesites
- Electricity is on the property
- Water quality is tested and has proven abundant and pure for any development strategy

High-end Real Estate Market!

Commercially the Most Attractive Part of the Country, Especially in Terms of Real Estate



for additional details and maps, visit:

www.SaundersRealEstate.com/CostaRicaDevelopment



COSTA RICA DEVELOPMENT LAND LOS CIELOS DEVELOPMENT

About Los Cielos Development

Los Cielos is a 205 +/- acre, scenic view-oriented property positioned as a strong investment based upon development capabilities, market conditions, and price.

***Paved Public Road Frontage, Gentle Topography, A Tropical Stream,
Stunning Ocean Views, Public Water, Electricity, and a Great Location!***

Potential Development Options

- Upscale equestrian community with stables, riding paths
- A Polo community consisting of a field with a view pavilion and club seating, staging and service area, parking, paddocks, 3 barns with 50 stalls, as well as club houses and lounges
- 3- phase build-out of a unique view-oriented, upscale private gated residential community with commercial property and single family home sites. Amenities, such as community swimming pool and club house. It would also have the protection of a property owners association and architectural and development guidelines.



***Located in Area of Upscale Resorts, Minutes to Jaco & Beaches
Most Popular Destination for International Tourists & Costa Ricans***

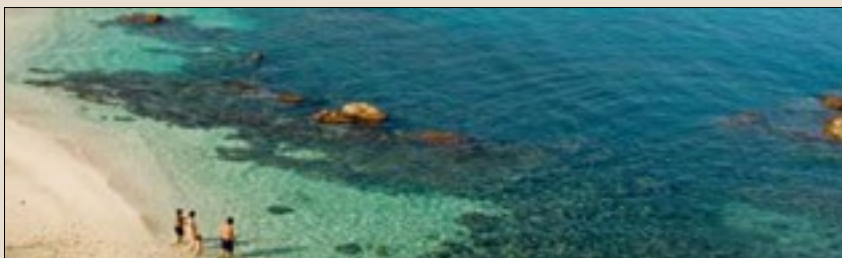
This property is just outside of Jaco, one of the fastest growing communities in Costa Rica. In the past few years, Jaco has experienced a huge growth of luxury developments including hotels, restaurants, retail shops, and recreational activities, making it the hottest destination on the Pacific coast for foreigners and Costa Ricans alike.

Well-known is Los Suenos, which features the Marriot Hotel and Spa, a full golf course, and world class marina. The most recent high-end development in Jaco area is the Croc Casino Resort, which received the Luxury Grand Resort of the Year Award 2015 from the Luxury Travel Guide. Numerous amenities added to already amenity-rich Jaco area include three fabulous gourmet restaurants, a five star pool with bar and grill, unique retail shops, beachfront activities, spa and beauty salon, meeting rooms, Convention Center, a live crocodile habitat feature, various adventure tours, a world class casino, and grand special events, including top musical performances, the Credomatic Music Festival, and the nationally acclaimed Ms. Costa Rica contest!

A relaxed, but vibrant and bustling town, Jaco is one of the most popular Costa Rican beaches. It is located in the North of the Puntarenas province along the country's central Pacific Coast about an hour from San Jose. The fun here is casual and relaxed, the people are nice and friendly, and most speak English as well as Spanish.



COSTA RICA DEVELOPMENT LAND 205 +/- ACRES



- *5 minutes to the incredible Marriott-anchored Los Suenos Marina and Golf Resort*
- *10 minutes via two access roads to the popular and growing tourist town of Jaco*
- *Direct access to Costanera (main highway)*
- *Just 45 minutes to San Jose International Airport*
- *1 hour to San Jose, the capital city*

COSTA RICA DEVELOPMENT LAND LOS CIELOS DEVELOPMENT

Costa Rica! Tropical Lifestyle!

Costa Rica is located in Central America, just north of Panama, and is bordered between the Pacific Ocean and the Caribbean Sea. Flight time is just three hours (approximate) from Central and South Florida. Costa Rica is safe, politically stable, no military, has English as a primary language, and enjoys year-round warm weather.

Costa Rica is home to numerous retired Americans (one of the highest number of Social Security checks outside the US). For a few decades now, Americans have been flocking to Costa Rica for its natural beauty and the “pura vida” (pure life) atmosphere it offers.

Natural Beauty and “Pura Vida” (Pure Life) Atmosphere

Named the world’s happiest country, accordingly to the 2009 and 2012 Happy Planet Indexes, it possesses a lot of factors that contribute to an overall fantastic quality of life.

Over the past ten years, tourism has increased several fold. The national tourism market maintains an increasing annual growth rate. More than one million tourists visit Costa Rica every year, of which about half come from the USA, 16% from Europe and 36% from other countries.

Public Health System Is Among The Best In The World

The country’s public health system is among the best in the world (ranked higher than that of the US). Excellent, affordable health care by US-trained, English speaking physicians using state-of-the-art medical equipment.

Tropical Weather Year-round, Mountains, Rainforests, Beaches

Great weather year-round, with an average temperature of 89° F on the Pacific Coast. Tropical and mountain rainforests, seven active and dormant volcanoes, and two coastlines make Costa Rica one of the preferred ecological and nature hot spots.

Costa Rica is home to 5% of the Earth’s known species with over 9000 species of plants, including 1400 species of orchids, in a country the size of West Virginia, USA.

According to a recent report by the Foro Económico Mundial (World Economic Forum), Costa Rica is the most technologically developed country in all of Central America. In addition, it is also the seventh most developed country in Latin America and the Caribbean. Of the ranked nations, Costa Rica’s highest mark was in exports of advanced technology, where it ranked #12.





COSTA RICA DEVELOPMENT LAND LOS CIELOS DEVELOPMENT

Those desiring a second home near the beach with amenities will find their dream. Nearby golf and marina facilities, world class deep sea fishing, golf, a vibrant nightlife and numerous other activities, are all within a reasonable drive to the international airport and the capital city of San Jose.





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Lakeland, FL 33801

205 +/- Acres • Costa Rica! • High-end Luxury Residential Development
*Rapidly Growing Development Area • Proven Popular Destination
Surrounded by Resort Living • Tropical Lifestyle!*

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for additional details and maps, visit:

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