



HACIENDA LA CARANA

1,127 ACRES OF DEVELOPMENT OPPORTUNITY

AT THE GATEWAY TO GUANACASTE

456 HECTARES | LIBERIA, COSTA RICA

PRIVATE INVESTMENT & DEVELOPMENT PROSPECTUS

Land with a larger future

A strategic acquisition positioned beside Guanacaste's provincial capital and its international aviation gateway.



456 hectares / approximately 1,127 acres across two parcels, with an established agricultural operation, water resources, internal roads and residences.

The central investment proposition is not agricultural yield alone. It is the opportunity to evaluate a substantial, phased, mixed-use land development close to an established city, airport connectivity and the wider Papagayo economy.

~5 KM TO LIBERIA

2 REGISTERED PARCELS

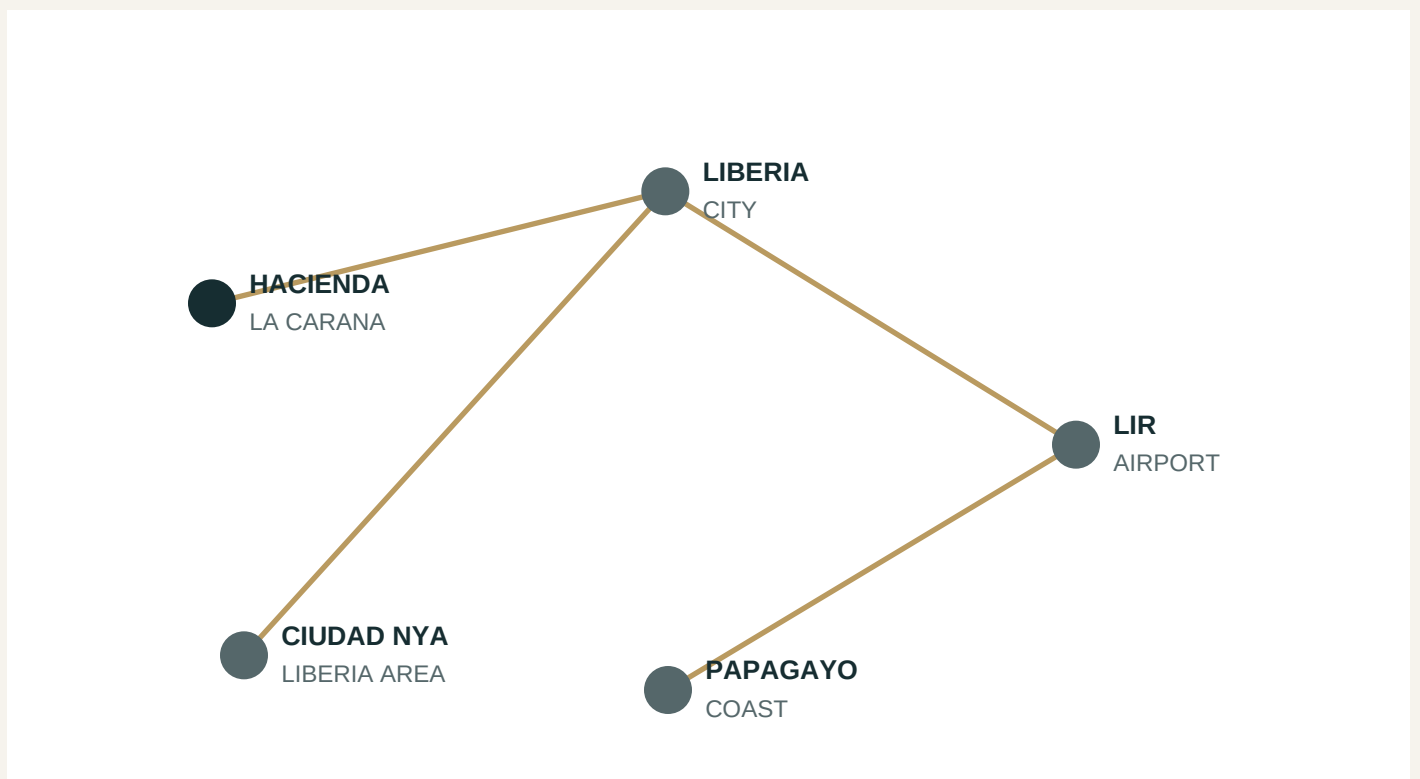
~15 KM TO LIR AIRPORT

MULTIPLE DEVELOPMENT PATHWAYS

The Liberia advantage

An unusually large landholding close to Guanacaste's commercial, governmental, healthcare and transportation center.

Liberia provides an existing urban base: hospitals, professional services, commerce, education, employment and connections to Route 1 and the Pacific coast via Route 21.



Schematic regional relationship only; not a geographic or distance-scaled map. Locations and routing require survey/GIS verification.

Proximity is the differentiator: the investment combines a substantial land area with access to an established regional city, rather than depending entirely on the destination-resort market.

Connected to Guanacaste growth

Schematic regional locator | Not to scale



Locations are indicative only; this is a relationship diagram, not a surveyed map.
Distances are owner-supplied approximations; travel times and routes require verification.

An international gateway

Guanacaste International Airport places the region within reach of international residents, visitors, businesses and investment capital.

~15 KM

PROPERTY TO GUANACASTE INTERNATIONAL AIRPORT

2025 airport traffic reported in supplied materials: ~1.97M passengers

The airport's international connectivity supports multiple potential markets: destination hospitality, second homes, senior living, corporate travel, regional services and logistics.

Airport proximity does not, by itself, establish suitability for industrial or aviation-related uses. Road access, permitting, freight infrastructure and operating feasibility require independent assessment.



Two complementary growth engines

Liberia's urban economy and the expanding Papagayo tourism corridor create a broader development context.

01 LIBERIA

Commerce, healthcare, education, government services, retail and regional employment.

02 AIRPORT CORRIDOR

International connectivity, commercial activity, services and large-scale mixed-use investment.

03 PAPAGAYO & PACIFIC COAST

Hospitality, residential communities and related demand for workers, services and logistics.

Growth in the region is a rationale for feasibility analysis, not a guarantee of demand, approvals, appreciation or investment returns.

A market attracting major projects

The surrounding region has already drawn prominent hospitality and master-planned development investment.

PAPAGAYO LUXURY HOSPITALITY

Four Seasons, Nekajui Ritz-Carlton Reserve and Waldorf Astoria Punta Cacique illustrate the region's international positioning.

CIUDAD NYA

A large announced mixed-use project in the Liberia area, combining residential, commercial, recreational and employment-related concepts.

THE REGIONAL OPPORTUNITY

New coastal investment can support inland demand for workforce housing, distribution, healthcare, education and business services.

Named third-party projects are contextual examples; they are not affiliations, endorsements, comparable valuations or forecasts for Hacienda La Carana.

456 hectares. Multiple options.

The property comprises approximately 310 hectares and 146 hectares, offered together in the longer source presentation.



Reported terrain: usable flatter areas, rolling and elevated land, forested sections, grazing areas and natural water features.

Existing access: two entrances, internal roads, 18 gates and perimeter fencing. These are operating assets; engineering upgrades may be necessary for development.

Existing buildings: four serviced residences and two equipment/machinery outbuildings.

A landholding of uncommon scale

Actual property photographs from the owner-supplied listing materials



Existing land, vegetation and improvements. Photos are not proposed development renderings.

A meaningful starting point

Existing assets can support stewardship and interim operations while development feasibility is evaluated.

WATER RESOURCES

Two deep wells, two lagoons, seasonal river system; the longer presentation also identifies two natural springs.

INTERNAL ACCESS

Two property entrances, an extensive internal road network and 18 internal gates.

EXISTING OPERATIONS

Four serviced residences, machinery buildings and agricultural support infrastructure.

Due diligence priority: verify legal water concessions, permitted extraction, potable-water supply, zoning, environmental constraints, infrastructure capacity and access rights before assigning developable acreage.

[illegible]

A vision with multiple components

The previous concept provides a useful reference for the range of programs once explored on the land.

- 01 18-hole pitch-and-putt golf course
- 02 Golf villas and residential clusters
- 03 Senior and assisted-living residences
- 04 Natural springs hotel and spa
- 05 Equestrian and outdoor sports facilities
- 06 Ecological community and nature amenities
- 07 Restaurants and hospitality services
- 08 Heliport and airfield concepts

These concepts are historical, not current approvals. The appropriate next step is to test contemporary demand and technical feasibility against the site's legal and physical constraints.

Think in complementary districts

A flexible master plan could accommodate several distinct investment programs over time.

RESIDENTIAL

Single-family, townhomes, estate lots, workforce housing

COMMERCIAL

Retail, professional services, business park, distribution

WELLNESS & SENIOR LIVING

Active-adult residences, care services, wellness

HOSPITALITY & RECREATION

Hotel, eco-lodging, sports, trails, equestrian

CONSERVATION & INTERIM USE

Protected corridors, agriculture, managed open space

Illustrative development categories only. Final uses, density, footprint and timing depend on feasibility and regulatory approvals.

A phased approach to value creation

Large-scale development can be evaluated incrementally rather than as a single all-or-nothing project.

01 ACQUIRE & VERIFY

Title, cadastral boundaries, access, water rights, land-use and environmental constraints.

02 FEASIBILITY & MASTER PLAN

Market study, geotechnical review, utilities, transportation and concept alternatives.

03 PRIORITIZE INITIAL DISTRICTS

Identify near-term demand, infrastructure economics, phasing and potential partners.

04 RETAIN LONG-TERM OPTIONALITY

Preserve appropriate land for future stages, conservation or continued agricultural operations.

The acquisition opportunity

Asking prices reproduced from the original owner-supplied property flyer; confirm current terms before distribution.

FULL 456-HECTARE PROPERTY

US \$3,192,000

Approximately 1,127 acres

310-HECTARE PARCEL — HISTORICALLY ADVERTISED

US \$2,170,000

Important: the original flyer advertises the 310-hectare parcel separately, while the longer presentation says both parcels must be purchased together. Confirm permitted sale configuration, availability and current asking price with the seller.

Price per total land area is not price per developable hectare. No development yield, investment return or appreciation projection is represented.

A strategic land investment

Confidential supporting documentation and historical planning materials can be made available to qualified investors, subject to seller authorization.

Recommended investor due diligence

- Title, registered plans, survey and parcel boundaries
- Municipal land-use certificates and permitted development categories
- Water concessions, well output, potable-water approvals
- Environmental constraints, setbacks, drainage and access
- Utilities, transport engineering, infrastructure budgets
- Historical studies, permits and resort concept documents

HACIENDA LA CARANA

1,127 acres. Close to Liberia. Internationally connected. A rare platform for a long-term development vision.

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Information supplied by owner and prior marketing documents; independently verify all facts. Development concepts are hypothetical and subject to applicable approvals. Prepared October 2026.