



"Plan Plan" Eastern ridge





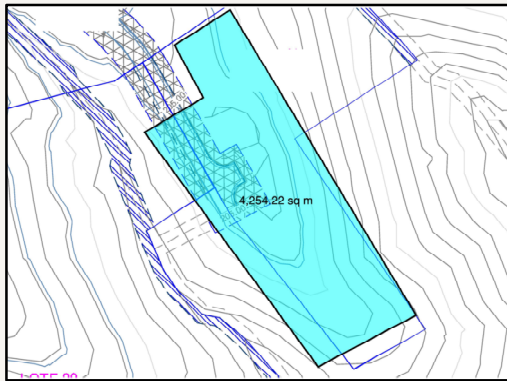
"Plan Plan" Eastern ridge



Condominium lot # 50 Agricultural parcel # 19 Cadastral plan number - G-2183225-2020

Area: 5,511 m² (59,298 sqft)
Future condominium lot size - 4,255 m² (45,783 sqft)
Future buildable pad size (setbacks not included) - 2,826 m² (30,407 sqft)
(These are estimated areas, which may vary according to the easements, roads, systems, etc).

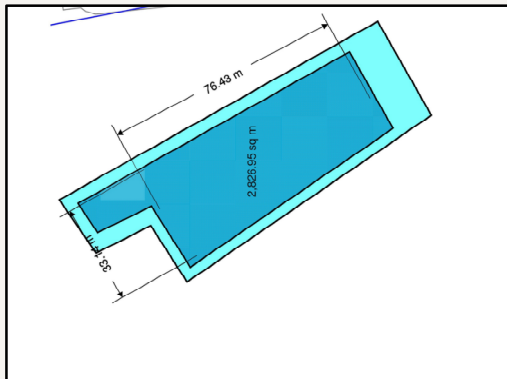
Condominium lot size



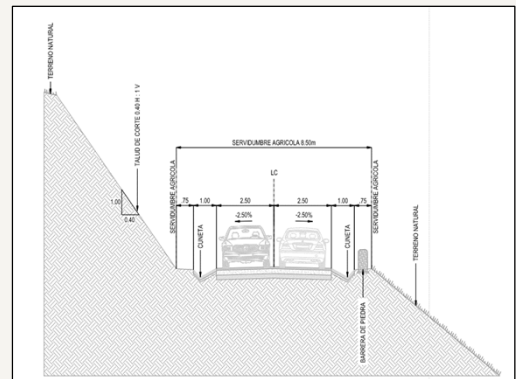
Condominium pad size



Condominium Pad dimensions



Road section



- Estimated Earth Movements Costs: 15,000 USD
- Water Availability Assigned
- Electrical Availability Assigned
- Underground mechanical, electrical, and telecom. Utilities
- Fiber Optics High Speed Internet
- HOA fees at 375 USD
- Time to build after purchase = 4 years

Location...



- 25 minutes from Liberia International Airport
 - 5 Minutes from supermarkets and convenience stores
 - Private and public banking in town
 - Health and dental care clinics
 - Top level schools and education.
 - Restaurants and live bar music throughout
 - Secure living environment
 - Veterinaries available / Pet friendly environment
 - Great community beach life!
-
- Water availability for 142 taps.
 - 3 wells fully concessioned.
 - Entrance from Playas del Coco and Nuevo Colon; 3 entries to public road.
 - Projected over 12 km of hiking and biking trails to be developed.
 - Common area with large kids and private pools, sunset club, restaurant, gym.

MAIN GATE
PROJECT ENTRANCE

HIKING TRAILS

HIKING TRAILS

Eastern Ridge
Lots 47, 48, 49, 50

SUNSET CLUB
COMMON AREA



← NUEVO COLON

ARTOLA →

1

Master Plan Vista Montaña

1 : 60

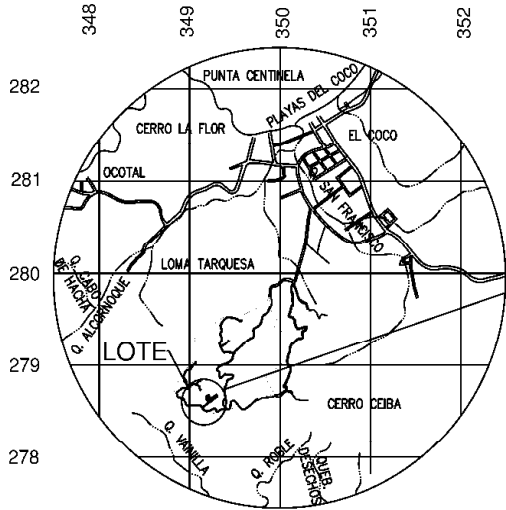


REGISTRO NACIONAL
 REGISTRO INMOBILIARIO
 SUBDIRECCIÓN CATASTRAL
 INSCRIPCIÓN No: 5-2183225-2020
 Fecha: 13/02/2020 15:17:05
 Registrador: RONNY SALAZAR OBANDO
 807DFE89D7E46B00790FDD420AA71E4F

Catastro Nacional
 2019-106472-C
 17/02/2020 14:37:32
 Reingreso

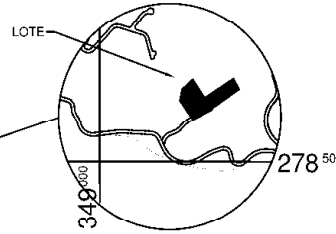
cfia
 Contrato 873869
 Fecha 13/02/2020
 Visado CFIA

NUMERO DE ENTERO: 35064028-9

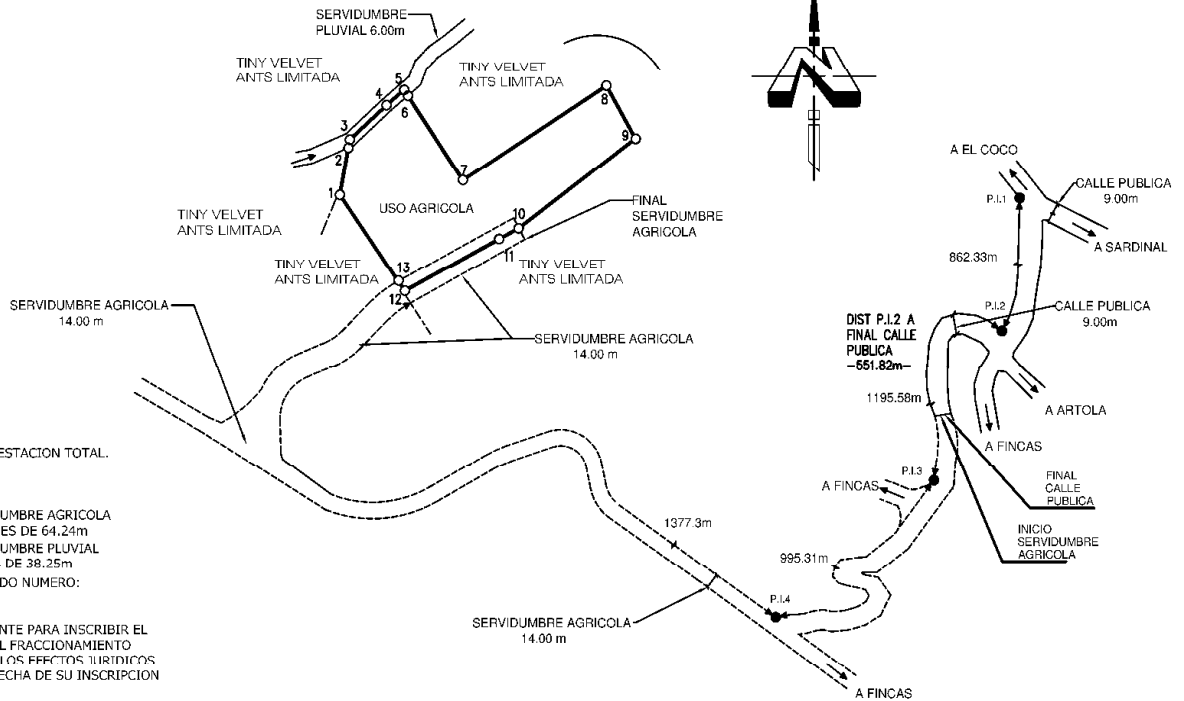


UBICACION GEOGRAFICA
 HOJA CARRILLO NORTE
 ESCALA 1:50 000

AMPLIACION
 ESCALA 1:10 000



LINEA	ACIMUT		DISTANCIA	
	o	'	m.	cm.
1 - 2	10	23	21	58
2 - 3	10	23	3	00
3 - 4	47	24	22	07
4 - 5	49	43	10	18
5 - 6	146	32	3	00
6 - 7	146	32	44	14
7 - 8	57	05	75	70
8 - 9	150	40	26	32
9 - 10	232	58	64	93
10 - 11	241	33	9	76
11 - 12	241	29	47	47
12 - 13	325	27	7	01
13 - 1	325	31	43	76



NOTAS:

- * LEVANTAMIENTO POLAR CON ESTACION TOTAL.
- * ESTIMACION DE ERRORES:
 ANGULAR 00°01'
 LINEAL 0.01m
- * DISTANCIA FRENTE A SERVIDUMBRE AGRICOLA DEL VERTICE 10 AL VERTICE 13 ES DE 64.24m
- * DISTANCIA FRENTE A SERVIDUMBRE PLUVIAL DEL VERTICE 2 AL VERTICE 6 ES DE 38.25m
- * MODIFICA AL PLANO CATASTRADO NUMERO: G-1646833-2013
- * LINDEROS EXISTENTES.
- * ESTE PLANO SERVIRA UNICAMENTE PARA INSCRIBIR EL INMUEBLE. UNA VEZ INSCRITO EL FRACCIONAMIENTO RESPECTIVO, EL PLANO SURTIRA LOS EFECTOS JURIDICOS CORRESPONDIENTES DESDE LA FECHA DE SU INSCRIPCION EN EL CATASTRO.
- * REFERENCIA DEL VERTICE 1 A EL P.1.3:
 DISTANCIA : 834.974m, AZIMUT: 36°54'12".

DANILO HERNANDEZ GARITA TOPOGRAFO ASOCIADO. CARNE T.A 6475	AREA : 5511 m²	SITUADO EN: EL COCO	INFORMACION DE REGISTRO PUBLICO ES PARTE DEL FOLIO REAL 5199402-000	
	PROTOCOLO TOMO : 20742	DISTRITO: 03° SARDINAL	AREA SEGUN REGISTRO 951486 m ²	
	FOLIO(S) 080 y 082	CANTON: 05° CARRILLO	ESCALA 1:2000	FECHA ABRIL 2018
		PROVINCIA: 05° GUANACASTE		



MONTE MAR
GATED COMMUNITY

The project everyone is talking about.....