



DEL MAR REALTY  
NOSARA

COLDWELL BANKER DEL MAR REALTY, NOSARA

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The North Pacific coast of Costa Rica has been the hottest real estate market in the World in recent years. With the opening of the Tempisque Bridge in April of 2003, the commute from San Jose to the coast was cut from 6-7 hours down to 4 hours. The Liberia International Airport is only 1.5 hours away and has increased their flights every year since opening and has new direct flights from several US cities on major carriers such as American Airlines, Continental, United, Northwest, Delta and US Airways. Costa Rica's excellent press and advantageous tax laws have been raising the eyebrows of investors all over the world. The flood of tourism to the region has had a large impact on real estate in traditional locations such as Papagayo (home of the new Four Seasons resort), Flamingo, Conchal, Tamarindo and Nosara. With lot prices reaching upwards \$1000/meter in Tamarindo (about \$1 million for a ¼ acre) many investors are looking to the pueblos like Nosara where the prices are much more competitive and have a tremendous upside... not too mention have maintained their natural beauty! The experienced eye sees these pockets as the diamonds in the rough. More positive news for the investors in the region was a Costa Rican government article published in the nation's largest periodical, La Nacion, announcing that MOPT (El Ministerio de Obras Publicas y Transportes) intends to pave the coast road from Coyote to Liberia. This new coastal highway will be known as "La Ruta del Sol". There is still speculation as to exactly that project will begin. The section of road between Samara and Nosara is set to begin paving in late 2008.

Nosara receives 30-40% more sunshine per year than other locations in Costa Rica and is best known for its consistent surf. Tourists can enjoy the howler monkeys and a rainbow of birds that dot the tree tops, as well as other activities including:

- Hiking in the Biological Reserve of Nosara
- Canoe rides into the Nosara River
- Excursions to the Ostional Beach (Almost every month as many as 100,000 Olive Ridley Turtles swim ashore to lay their eggs)
- Horseback riding (along the shore, to a waterfall or into rolling hills)
- Fishing (simple beach fishing or sport fishing)
- Bicycles, surfing, body boarding, and snorkeling

Costa Rica is quickly becoming a retirement and investment hotspot and has many of the conveniences that make life here even more tranquil. In addition to two gorgeous light sand beaches, Nosara has three doctor offices, several grocery stores, hardware stores, a bilingual private school ([www.delmaracademy.com](http://www.delmaracademy.com)) and an airport that has 4 flights per day to the capital of San Jose. Whether you are looking for a new homestead or an investment, Coldwell Banker can help you reach your goals! Our real estate listings include houses, condos, lots, farms, and businesses.



## Land Measurement Chart

### **1 HECTARE**

10,000 sq. meters / 107,600 sq. ft.

### **1 MANZANA**

7,000 sq. meters / 75,600 sq. ft.

### **1 ACRE**

4,049 sq. meters / 43,560 sq. ft.

### **CONVERSION CHART**

1 mile = 1.61 kilometers

1 kilometer = .6214 miles

1 meter = 3.28 feet

1 foot = .304 meters

1 yard = .914 meters

1 meter = 1.09 yards

1 square meter = 10.76 sq. ft.

1 square foot = .093 sq. mts.

1 manzana - .698896 hectares (7,000 sq. mts.)

1 manzana - 1.73 acres

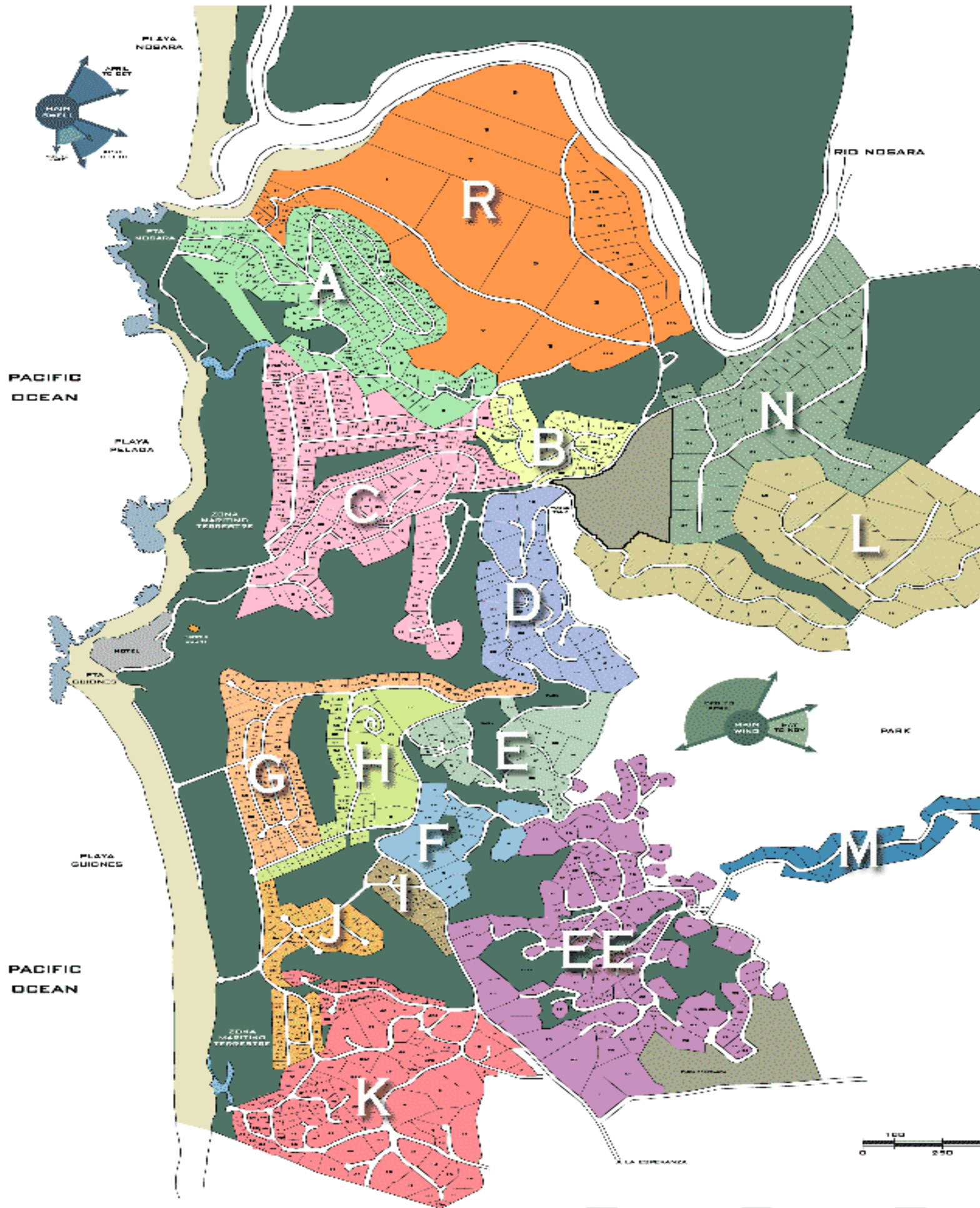
1 acre = 43,560 sq. ft.

1 acre - .405 hectares

1 hectare = 10,000 sq. mts.

1 hectare = 2.47 acres

1 hectare = 107,600 sq. ft.



	SECTION A		SECTION H		GREEN
	SECTION B		SECTION I		FINCA
	SECTION C		SECTION J		REEF
	SECTION D		SECTION K		BEACH
	SECTION E		SECTION L		

# **Costa Rica Land Investment: Frequently Asked Questions**

Purchasing land in Costa Rica and building and maintaining a house is substantially similar to purchasing land in the United States.

1. **How do I buy and hold land? Can foreigners own property in Costa Rica?**

There is no restriction to property ownership by foreigners. Properties are transferred by executing a transfer or conveyance deed (escritura de traspaso) through a notary public. In Costa Rica, all notaries must be attorneys and they are responsible for preparing, supervising the execution and recording of all public registered documents. Property cannot be transferred if the land does not have a registered survey, which must be referenced in the deed of transfer.

The National Registry reviews the deed and then registers the property in the name of the new owner. The registry will not record a transfer deed without the full payment of the transfer taxes, documentary stamps, notary fees and property taxes. Transfer taxes and document stamps are approximately 2.5% of the registered purchase price and law sets notary fees at 1.25% of the registered purchase price.

All of the properties offered for sale are located in Guanacaste Province, Camaronal, Costa Rica and all are sold with the required registered survey. The properties are owned by a Costa Rican Corporation, "Sol Sobre El Cedro, Sociedad Anonima." The corporation is in good standing and that the signatory on the deed has the capacity to sign on behalf of the corporation. Sol Sobre El Cedro, Sociedad Anonima is owned and controlled by Camaronal Development Group, L.L.C., a Delaware limited liability company.

Many investors elect to have a Costa Rican corporation hold title to their property in the form of a "Sociedad Anonima." Holding title in the name of a registered corporation provides greater flexibility in estate and tax planning, liability and overall management. We recommend putting your land in a corporation because it allows for much easier transference of the property in case of future sale. An attorney is recommended to form the "Sociedad Anonima" and we can put you in contact with an attorney with land transfer experience to assist in the creation of the corporation or you are free to select your own.

2. **Is title insurance available? What is the form of the title that I will receive?**

Title insurance is available. There are several companies that offer the same type of title insurance that is offered in the United States. Many United States title insurance companies, like Stewart Title, back these companies. The cost is about 1% of the purchase price. We can order title insurance for you at the time of signing an agreement to purchase a lot.

The property is titled in the same, as you would find in the United States. All titled public property can be found on the computerized Costa Rican National Public Registry. The only way a third party can claim rights to a titled property is if they have a registered lien or encumbrance on that property. All properties are being conveyed free and clear of all liens or encumbrances.

3. **Are other insurances, like general liability and property insurance, available?**

All other forms of insurances are available. In Costa Rica, insurance is handled by a government agency called INS. You can purchase insurance for your home, car, business, life insurance, and most other insurable items through INS. Home insurance is actually less expensive than comparable insurance in the United States. We can direct you to appropriate contacts to acquire any requested insurance.

4. **Does Costa Rica have property taxes?**

Yes, Costa Rica has yearly property taxes based on the value of the property but they are usually very low. Typically, 0.1% of the registered property value.

5. **Can I have an "American" quality home built in Costa Rica?**

Yes, there are many United States based builders and architects that have relocated to Costa Rica that build by United States standards. They have adapted their building techniques to take advantage of many quality native building materials and local skilled craftsman. A United States quality home typically costs \$75/sq ft and up depending on materials, finishing details, etc. This is

much less expensive than construction costs in the United States for similar houses.

6. **What about property management in Nosara and surrounding areas**

We can help you set up your investment home for rental. We have our own in house Property Management Company and Concierge Service.

Please Contact: [www.cbnosara.com](http://www.cbnosara.com) or [www.cbnosararentals.com](http://www.cbnosararentals.com)

7. **Are there zoning laws and building codes in Costa Rica?**

Costa Rica has zoning laws. But typically, San Jose is the only area that has different zones. Most other property is zoned for almost any type of construction. Costa Rica does have fairly stringent building codes, but in some rural areas, these codes are not strictly enforced. There is still a permitting process that is required in Costa Rica.

Our recommended builders are familiar with the building codes and will construct your house to the specifications that you direct and in strict accordance with the building codes.

8. **How do I maintain my house, especially when I am not in Costa Rica?**

You can typically hire a full-time maid that does all of the cooking, cleaning, laundry, and childcare for less than \$350 per month. You can also hire a groundskeeper that will maintain your property, gardens, and watch your property in your absence for about the same amount of money. You can also have us manage your property through our Concierge Service.

9. **I don't speak Spanish. Can I get around Costa Rica?**

There are over 20,000 North American residents in Costa Rica. Many Costa Rican's speak English since the number one industry in Costa Rica is tourism. Throughout the coastal areas, the majority of the people that live there are English speaking. There are very good Spanish schools in Costa Rica that can quickly improve your proficiency in Spanish.

10. **How is the health care system in Costa Rica?**

Costa Rica has an excellent medical system. Most people have access to universal health care, which means that people do not hesitate to visit the doctor when needed. The system covers everything from dentistry, to maternity care, to open-heart surgery. As a result, Costa Rica's population is very healthy and enjoys a life expectancy comparable to that of North Americans.

11. **Where can I find general facts and statistics about Costa Rica?**

Costa Rica has seven provinces: San Jose, Guanacaste, Alajuela, Heredia, Limon, Puntarenas and Cartago. Maps of Costa Rica and general information about Costa Rica can be viewed on-line at many Internet sites. (Reference: <https://www.cia.gov/library/publications/the-world-factbook/geos/cs.html>)

The weather in Costa Rica depends on the location. San Jose, the Capital of Costa Rica, offers a constant year round temperature of about 80 degrees. The beaches are warmer with high temperatures in the 90's. The mountain areas can reach freezing temperatures. There are two distinct seasons in Costa Rica: a "dry season" and "wet season." The dry season is usually November through April and the wet season is May through October. There is very little rainfall during dry season and it tends to be hotter and windier. During the wet season, there is usually an afternoon shower, which tends to create cooler temperatures.

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# About Costa Rica

Info gathered from: <http://www.1costaricalink.com/eng/web/aboutcr-eng.htm>

Costa Rica occupies a territory of around 20,000 square miles in the southern part of Central America, and includes several small islands mostly on the Pacific side. It is much like the state of Florida with two long coastlines. The country is only about 200 miles long and 70 miles wide at the narrowest part.

Costa Rica's three mountain ranges create five geographically diverse areas. The Northern Central Plains, the Northwest Peninsula, the Tropical Lowlands on the Pacific and Caribbean coasts and the Central Valley where 70 percent of the population reside. They make up the seven provinces of Alajuela, Cartago, Guanacaste, Heredia, Puntarenas, Limón and San José.

Costa Rica is often compared to Switzerland and Hawaii because of its mountains and forests. Unlike many areas of Mexico, Central and South America, Costa Rica remains beautiful and warm year-round. This is partly because it borders the Pacific Ocean on the west, the Atlantic Ocean on the east, and has a string of towering volcanoes on the Central Plateau. Combine all this and you have a unique tropical paradise with 11 climatic zones.

## COSTA RICA GENERAL INFORMATION

**Capital** San José

**Population** 4,000,000

**Size** 19,730 square miles

**Quality of Life** Excellent,(good weather, friendly people, affordable)

**Official Language** Spanish (English is widely spoken )

**Political System** Democracy

**Currency** Colón

**Investment Climate** Good-many opportunities

**Per capita income** \$3,700

**Official Religion** Catholicism

**Foreign Population** (U.S., Canadian and European) Over 50,000

**Longevity** 77.49 is almost as high the U.S.

**Literacy** 96%

**Time** Central Standard (U.S.)

**Major Industries** Tourism & Agriculture

## WHEN TO VISIT:

The high season in Costa Rica, December through April, is the dry season. The rainy season, which lasts from May to November, usually sees sunny mornings, with rain showers in late afternoon and evening. Secondary roads can become rutted during those months, and four-wheel drive vehicles are strongly recommended. Overall, the climate is tropical, with an average temperature of 72°F (22°C). It can be much hotter along the coastal areas of the country, and much cooler in the mountains.

## SAN JOSE - GATEWAY TO COSTA RICA:

Most people still enter Costa Rica through the nearby Juan Santamaria international airport, and at least stay overnight in this prosperous and most populated city in Costa Rica. Follow the above link for information on how to get around San Jose, what to see, where to stay, culture, tours and more.

## TOURISM IN THE ECONOMY:

In the past, agricultural exports, like bananas, have been the staple of the Costa Rican economy. However, tourism has always played an ever increasing role, and now it has become the dominant economic force. Ecotourism travel is the most preferred for expansion because it will provide a sustainable resource for tourism for generations of Costa Ricans to come. Costa Ricans love to show off their country, and sincerely welcome all travelers and vacationers.

**MONEY:**

Costa Rican currency is the colon (co-LOAN). It floats daily against the dollar and can be exchanged at banks and change booths. American dollars and major credit cards are acceptable almost everywhere, except in small business establishments or hotels and restaurants in remote locations. Travelers' checks are not exchanged as favorably as cash. If you pay by credit card, a small surcharge is sometimes added. I believe the best way to get money is via ATMs. They are available in most cities and towns with bank offices, but smaller towns may only have one machine so expect a line.

**PEOPLE:**

The population of Costa Rica is now approximately 4,000,000 people, which includes 40,000 natives who belong to eight different cultural groups. The official language is Spanish, but many of the people speak some English, a required course in all schools. Costa Ricans are affectionately known as Ticos (TEA-coes) – and you would be hard pressed to find a more friendly and welcoming culture.

**EDUCATION:**

Costa Rica's constitution requires 6% of its Gross Domestic Product be dedicated to education – and as a result it has a higher literacy rate (96%) than the United States. Some post offices have computers for general use, and high speed Internet connections are also available there. Costa Rica also imports students from overseas who come to the Spanish-language schools that abound throughout the country.

**RELIGION:**

Catholicism is the dominant religion, as it is in most of Latin America. Consequently, nearly all major holidays are religious in nature. The government and popular culture is secular, though still conservative.

**MAJOR CITIES:**

San José, population one million, is the capital and cultural heart of Costa Rica. Other major cities (by population) are: Alajuela, Cartago, Heredia, Liberia, Limón and Puntarenas.

**WEATHER:**

Costa Rica is a tropical country with two seasons – dry and wet. Temperature in the Central Valley is spring-like all year long. It's colder at higher altitudes in the mountains and hotter in the lowlands and along the shore.

**ENTRY REQUIREMENTS:**

To enter the country you now must have a valid passport. Some countries now require your passport to be valid for at least 6 more months in order to leave your country to come here. Check with you embassy and / or airline.

**ELECTRICITY:**

The voltage throughout the country is 110, the same as in North America. However, three-prong outlets are scarce, so bring along an adapter if you need one. Travelers with appliances set for 220 will need an adapter that changes the voltage and allows for use of a different plug.

**TIME ZONES:**

Costa Rica is on Central Standard Time, six hours behind Greenwich Mean Time and one hour behind EST in the States. It does not currently use daylight saving time, although the idea has been considered.

**HEALTH:**

No shots are required, but we always suggest having a Hepatitis A shot as a precaution. The water in the major cities of Costa Rica is safe and most hotels and restaurants offer purified tap water. You might prefer to drink bottled water (agua purificada) or seltzer (agua mineral) to be sure. Costa Rica has excellent, low-cost medical care and well-qualified practitioners. Many North Americans come to Costa Rica for cosmetic surgery or dental work.

**SAFETY AND CRIME:**

Costa Rica is a safe destination for 99% of its tourists, but it's always a good idea to exercise caution whenever one travels. In general, the country has a low crime rate, but in recent years there have been increasing instances of tourists and expatriates being robbed, as well as several murders. In most cases, crimes are simple thievery - non-violent crimes of opportunity, so just exercise caution, as anywhere in the

world. Additionally, most eco-adventures involve some sort of danger, so be sure to use less testosterone and more common sense when deciding on your level of participation in these activities.

**THINGS TO BUY:**

Choose from coffee and coffee-related products, reproduction pre-Columbian jewelry, craftily carved wooden boxes, attractive Chorotegan pottery, leather goods, hand-painted art (on bird feathers), guitars and other musical instruments or painted oxcarts. There's also an abundant selection of clothes and crafts imported from Panama, Ecuador and Guatemala available.

**DRIVING OR RENTING A CAR:**

Rental cars are expensive, but a good way to see Costa Rica outside of San José. You should buy all the insurance offered – and then some. Drivers in Costa Rica are maniacs – worse than Bostonians – and, for a non-confrontational people, very aggressive behind the wheel. Combine that with unpredictable road conditions and there can be “awkward” moments. Drive very cautiously. In rainy season, make sure that you rent a four-wheel-drive auto. Think mass transit, or private transfers, buses are a good alternative. We can also set up any transportation needs you may have through our Coldwell Banker, Concierge Service.

**COSTA RICA'S PARKS:**

Much of the country is set aside forever into protected National Parks, wildlife refuges and nature reserves.

**COSTA RICA SURFING!:**

The inside secret is now out, mainstream and popular. Surfing in Costa Rica is great! Those that discovered it years ago and camped out on the beach, are returning now, older, and renting beachfront homes on popular surf beaches to catch a warm water wave!

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*If you have any questions about investing in Costa Rica or have any other general questions about the area, please let me know. I look forward to working with you.*

**J.T. Mueller**

**Owner/Broker**

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