



# FINCA DOS QUEBRADAS

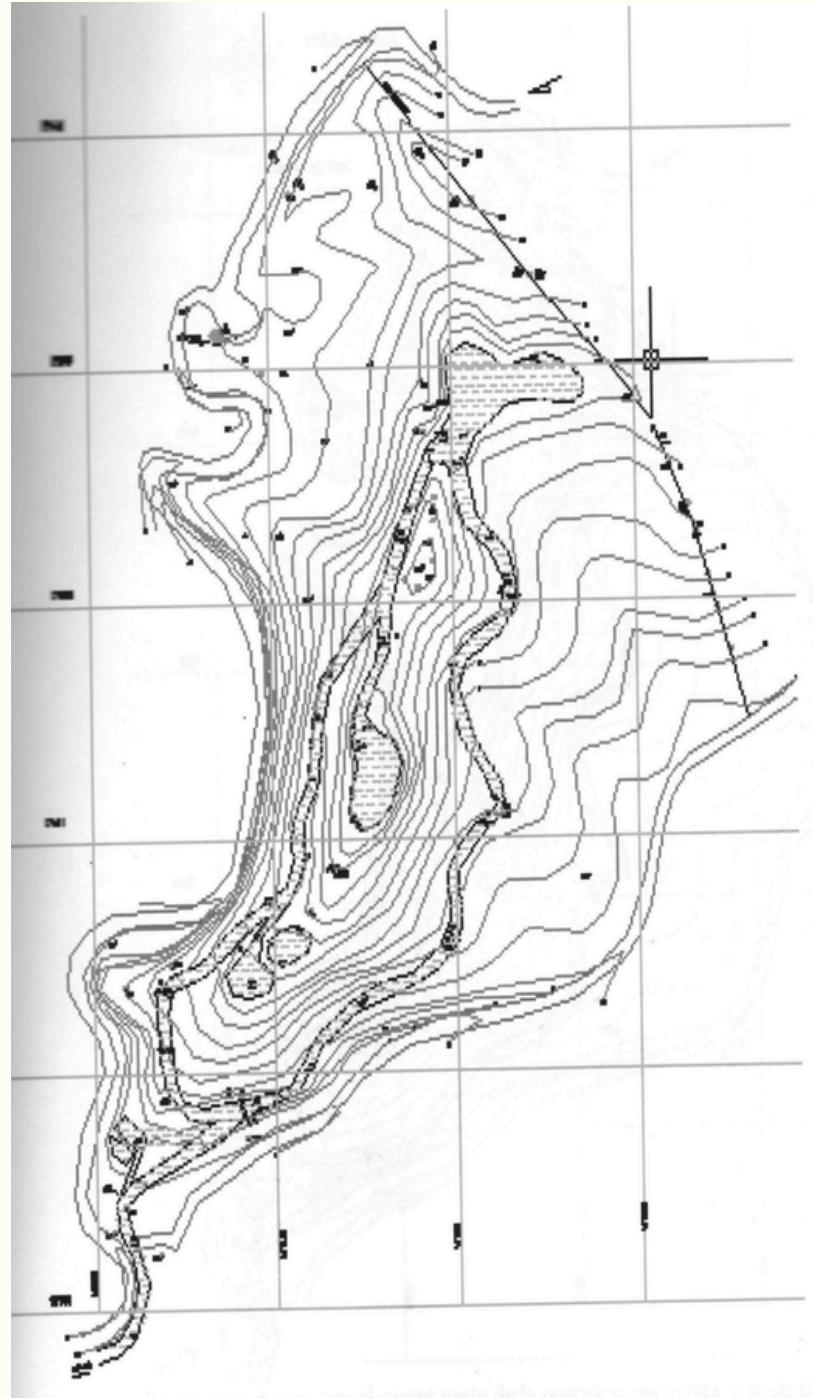


# Description

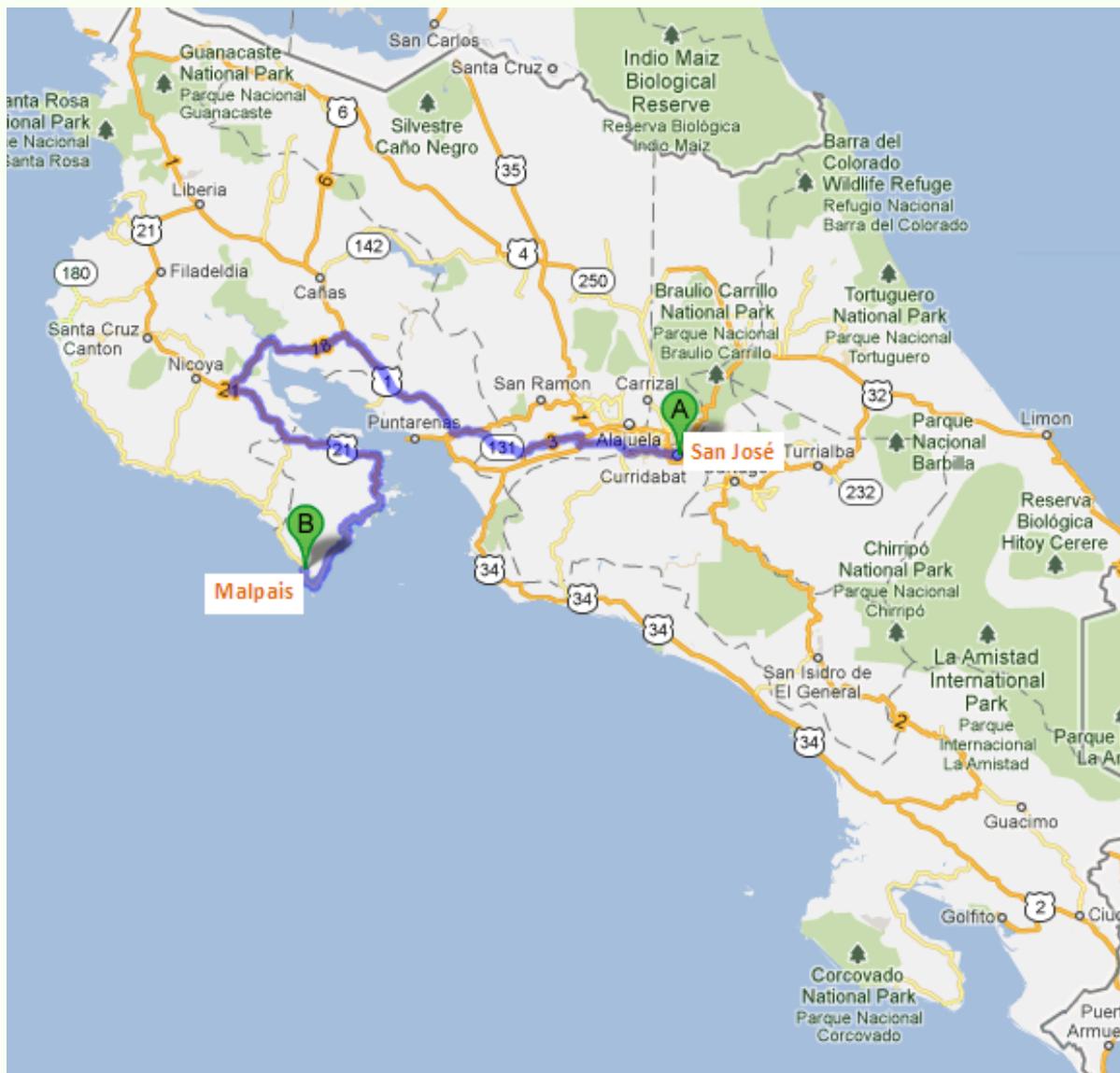
This property is located 500 meters away from Malpais Beach in Cobano, Puntarenas. This property's area is 10 hectares 7637.66 square meter.

The limits of the property are well established by two creeks, Barrigona on the east side and Yurro on the west side, they both keep water almost all year long. The property's north limit is defined by a fence build up more than 15 years ago with live trees and spike wire.

A 5 meters wide road is built around the property as a ring that connects all the six platforms constructed more than 10 years ago.



# Location



There are different options to get there from San Jose. If you take the ferry you will go to Puntarenas and cross the beautiful Gulf of Nicoya. From Paquera drive on the main road follow the signs to Cobano - Santa Teresa. If you don't want to take the ferry you can drive to the bridge La Amistad crossing the Tempisque river look for Nandayure and continue looking for Cobano and Santa Teresa, either way you will need 5-6 hours to get there. Another option is to fly to Tambor and then rent a car to drive to Malpais for another 40 minutes.

# Plano Catastrado

# Legal Registration

16/03/2012

REPUBLICA DE COSTA RICA

PARTIDO DE PUNTARENAS

5830215

10:39



REGISTRO NACIONAL

MATRICULA 00128021 000

CERTIFICA LITERALMENTE:

NATURALEZA: TERRENO PARA CONSTRUIR Y MONTAÑA

SITUADA EN DISTRITO 11 COBANO

CANTON

01 PUNTARENAS DE LA PROVINCIA DE PUNTARENAS

LINDEROS:

NORTE: FERNANDO LEON ELIZONDO, EWIN LEON ELIZONDO, QUEBRADA BARRIGONA Y YURRO

SUR: MARTHA KHAN, YURRO, CALLE PUBLICA

ESTE: FERNANDO LEON ELIZONDO, EDWIN LEON ELIZONDO, MOISES MONTOYA VARGAS, CALLE PUBLICA, YURRO Y MARTHA KHAN

OESTE: MARTHA KHAN EN MEDIO QUEBRADA BARRIGONA

MIDE: CIENTO SIETE MIL SEISCIENTOS TREINTA Y SIETE METROS CON SESENTA Y SEIS DECIMETROS CUADRADOS

PROPORCION MEDIDA: \*\*00\*\*\*\*\*

PLANO: P -0178747-1994

ANTECEDENTE DOMINIO DE LA FINCA:

FINCA DERECHO  
60075647 000 FOLIO REAL

INSCRITA EN



PROPIETARIO:

ISTHAR Y ASOCIADOS LIMITADA

CEDULA JURIDICA 3-102-439144

ESTIMACION O PRECIO: TRESCIENTOS MIL COLONES

DUE#O: DEL DOMINIO

PRESENTACION: 0568-00026967-01

FECHA DE INSCRIPCION: 20-07-2006

ANOTACIONES SOBRE LA FINCA: \*\*N O...H A Y\*\*

GRAVAMENES O AFECTACIONES: \*\*S I...H A Y\*\*

RESERVAS Y RESTRICCIONES

CITAS: 0392-00016189-01-0901-001

FINCA REFERENCIA: 6075647 000

AFFECTA A FINCA: 6-00075647 000

ANOTACIONES DEL GRAVAMEN: \*\*N O H A Y\*\*

LA PRESENTE CERTIFICACION SE EXPIDE EN LA CIUDAD DE CURRIDABAT  
A LAS 10:39 HORAS DEL 16 DE MARZO DEL 2012

\*\*\*\*\* A D V E R T E N C I A \*\*\*\*\*

\*\*\*\*\* ESTA CERTIFICACION ES NULA SI NO ESTA FIRMADA Y NO \*\*\*\*\*

\*\* CONSTAN LOS DERECHOS Y TIMBRES CANCELADOS EN SOLICITUD ADJUNTA \*\*

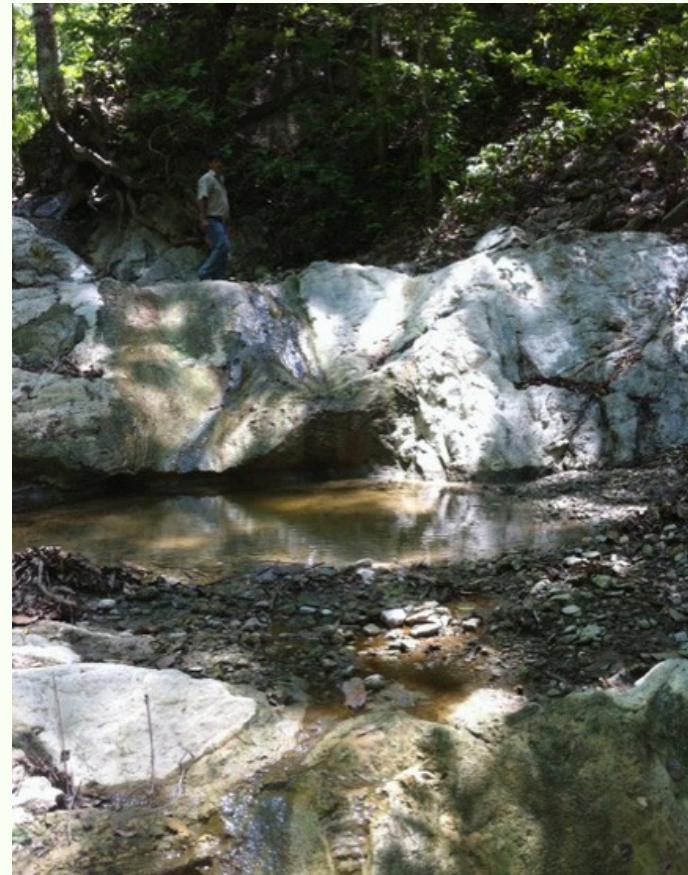
\*\*\*\*\* U L T I M A L I N E A \*\*\*\*\*

\*\*\*\*\* MATRICULA 00128021 000 CONTINUA PAGINA:002

NOVIEMBRE 2010

# Creeks





# Areas for Resting







# Platforms



# Development options

Finca Dos Quebradas has various characteristics that will help its development, among them we can highlight the following:

- close to one of the main platforms there is a power transformer which indicates the existence of electricity in the property.
- both creeks keep a minimum water flow throughout the year.
- in general, the whole property, because of its topographic condition, can hold up the development of more platform areas that increase the possibilities of a total development of 50% of the total property keeping the rest as a forest.

This property is a big opportunity for the development of an exclusive community located close to different services in the area such as banks, drugstores, doctors, restaurants and bars at the time that your house is surrounded by nature. Another option for the development of this property is a beautiful hotel with a variety of services located in all the different platforms from a restaurant to a spa with massage areas that overlook the ocean or close to one of the creeks.