



HIDDEN BEACHES OF NOSARA  
SALES BROCHURE



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## Project Sales Information

***Playas Escondidas, Nosara offers the purchaser a tremendous development opportunity.***

**This unique development property is offered at \$10.0MM.**

### Playas Escondidas, Nosara

Hidden Beaches of Nosara is located on the Pacific coast of the Guanacaste Peninsula immediately north of Nosara and the Nosara river delta. This area is locally referred to as Bocas de Nosara.

This upscale development parcel is adjacent to Playa Nosara on its west, has the Nosara River to the south and the Montana River divides the two coastal farms of 81.7 hectares and 48.5 hectares and is the northern border of a 16.1 hectare farm. This 16.1 hectare farm has elevations ranging from 35 to 55 meters that provide for spectacular ocean views and sunsets.

These contiguous properties front on Playa Nosara, Estero Escondido and the Ostional Wildlife Refuge the entire length of the property. This development has nearly a mile of direct access to Playa Nosara, a 2 mile long secluded beach. The beach is accessed via a system of three MINAET approved boardwalks that meander through pristine mangrove forests. Previously, the only way to access Playa Nosara was by walking north from the mouth of the Nosara River or south from the town of Ostional which is about 2 miles away.

In January of 2011, Hidden Beaches of Nosara received approval from SETENA for its ecologically based land plan. Approvals from CFIA, INS, INVU and the Municipalities are in process.

Hidden Beaches of Nosara has 307 acres approved for development and is offered at \$10.0MM.

For more information email [vdurand@flintrust.com](mailto:vdurand@flintrust.com) or call (888) 663-5829 ext 214



#### Interactive Map

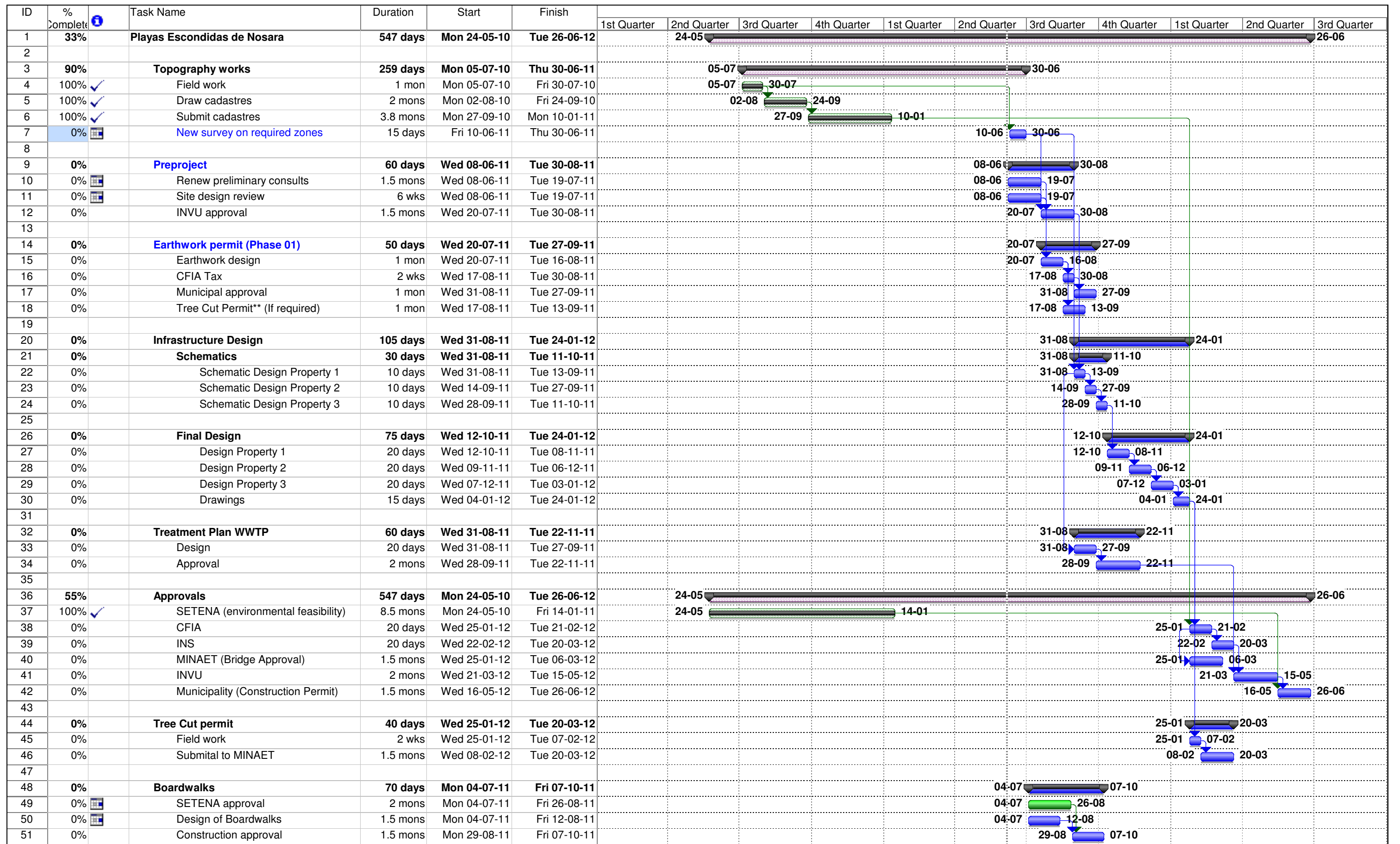
Click here to view our interactive map with detailed information on all phases of Playas Escondidas Nosara



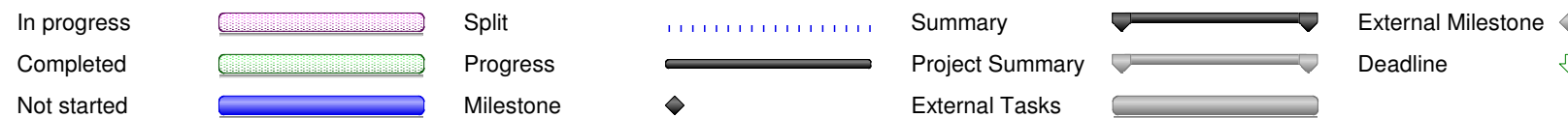
#### Explore Paradise

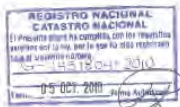
Click here to visit our extensive photo gallery of the property and surrounding areas, wildlife, and vegetation.



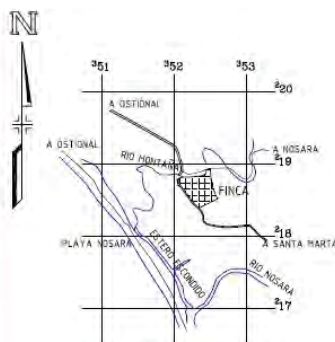


Project: PEN schedule Jun 2011  
Date: Mon 06-06-11



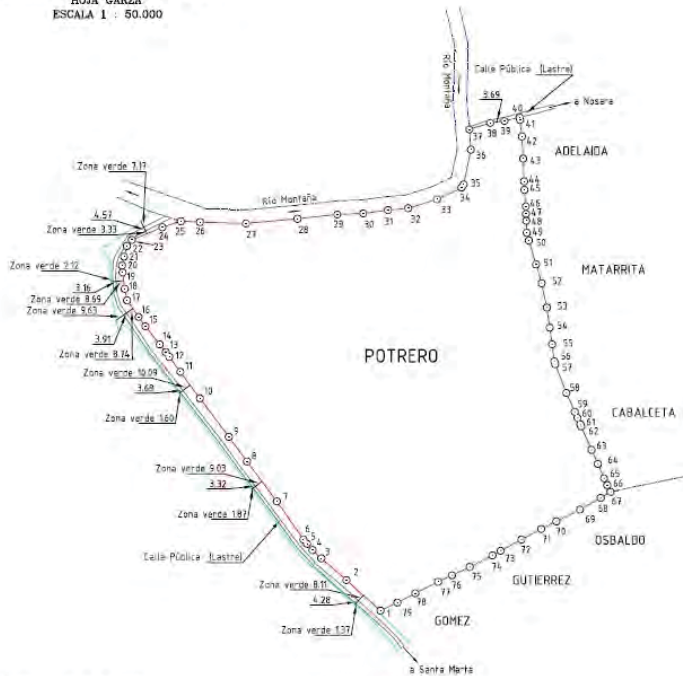


Coordenadas Nacionales  
E - 2556738  
O - 7402003.00 - 38138  
Datum: Everest



UBICACION GEOGRAFICA  
HOJA GARZA  
ESCALA 1 : 50.000

COORDENADAS NACIONALES, SISTEMA LAMBERT NORTE  
VERTICE # 1 ESTE = 35237.003 NORTE = 218387.791  
VERTICE # 40 ESTE = 352491.068 NORTE = 218934.050



DERROTERO				DERROTERO					
LINEA	AZIMUT		DISTANCIA		LINEA	AZIMUT		DISTANCIA	
	o	'	m	cm		o	'	m	cm
78-1	244	08	20	75	1-2	311	57	50	74
					2-3	310	46	36	63
					3-4	313	16	13	27
					4-5	319	21	9	22
					5-6	320	09	6	41
					6-7	325	04	51	36
					7-8	323	18	55	20
					8-9	323	30	34	05
					9-10	323	08	53	37
					10-11	323	29	36	45
					11-12	323	44	20	53
					12-13	323	28	6	74
					13-14	321	50	10	70
					14-15	321	29	25	50
					15-16	324	29	13	02
					16-17	325	06	22	32
					17-18	348	40	13	11
					18-19	352	25	18	19
					19-20	355	27	7	66
					20-21	13	01	10	20
					21-22	14	58	12	20
					22-23	36	26	6	68
					23-24	67	35	36	63
					24-25	71	44	21	57
					25-26	92	38	21	17
					26-27	91	48	50	96
					27-28	84	48	57	38
					28-29	83	48	44	33
					29-30	87	38	28	74
					30-31	82	40	27	75
					31-32	84	36	22	57
					32-33	72	42	33	26
					33-34	64	22	30	14
					34-35	35	30	4	21
					35-36	11	40	39	43
					36-37	355	36	22	43
					37-38	72	29	24	29
					38-39	82	23	15	61
					39-40	76	29	17	25
					40-41	167	47	2	91
					41-42	173	43	18	46
					42-43	176	42	24	54
					43-44	177	45	25	22
					44-45	177	32	9	44
					45-46	175	12	18	40
					46-47	178	49	8	34
					47-48	177	30	7	66
					48-49	177	47	13	37
					49-50	165	03	8	76
					50-51	163	11	27	73
					51-52	163	18	21	82
					52-53	168	04	27	45
					53-54	171	59	22	63
					54-55	171	45	18	64
					55-56	172	46	19	03
					56-57	180	41	3	35
					57-58	158	40	34	08
					58-59	156	12	22	95
					59-60	156	26	7	43
					60-61	156	18	7	65
					61-62	156	33	2	44
					62-63	156	06	28	45
					63-64	156	00	17	13
					64-65	156	47	17	42
					65-66	154	40	8	28
					66-67	154	40	8	28
					67-68	238	05	12	67
					68-69	240	34	26	38
					69-70	243	35	29	34
					70-71	243	28	18	51
					71-72	241	45	25	07
					72-73	241	35	26	10
					73-74	241	09	10	49
					74-75	242	40	28	19
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					76-77	244	48	18	97
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					78-79	242	58	22	42

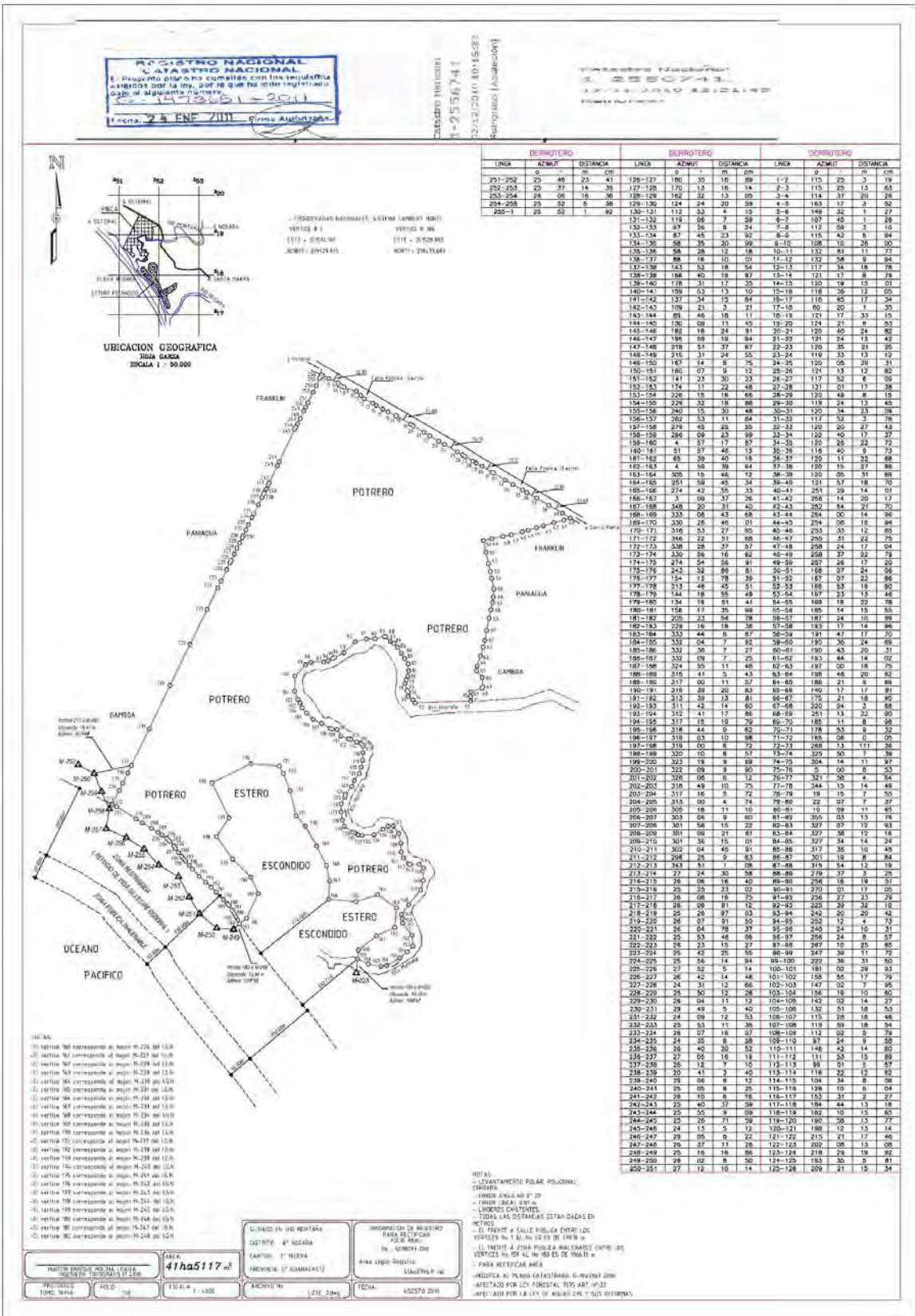
- NOTAS:  
- LEVANTAMIENTO POLAR, POLIGONAL CERRADA  
- ERROR ANGULAR 0" 00"  
- ERROR LINEAL 0.01 m  
- LINDEROS EXISTENTES  
- TODAS LAS DISTANCIAS ESTAN DADAS EN METROS.  
- EL FRENTE A CALLE PUBLICA ENTRE LOS VERTICES No 1 AL No 25 ES DE 573.95 m Y ENTRE LOS VERTICES No 37 AL No 40 ES DE 57.35 m  
- DUEÑOS DE UN NOVENO EN LA FINCA PARA RECTIFICAR AREA  
- MODIFICA AL PLANO CATASTRADO: G-0007726-1959

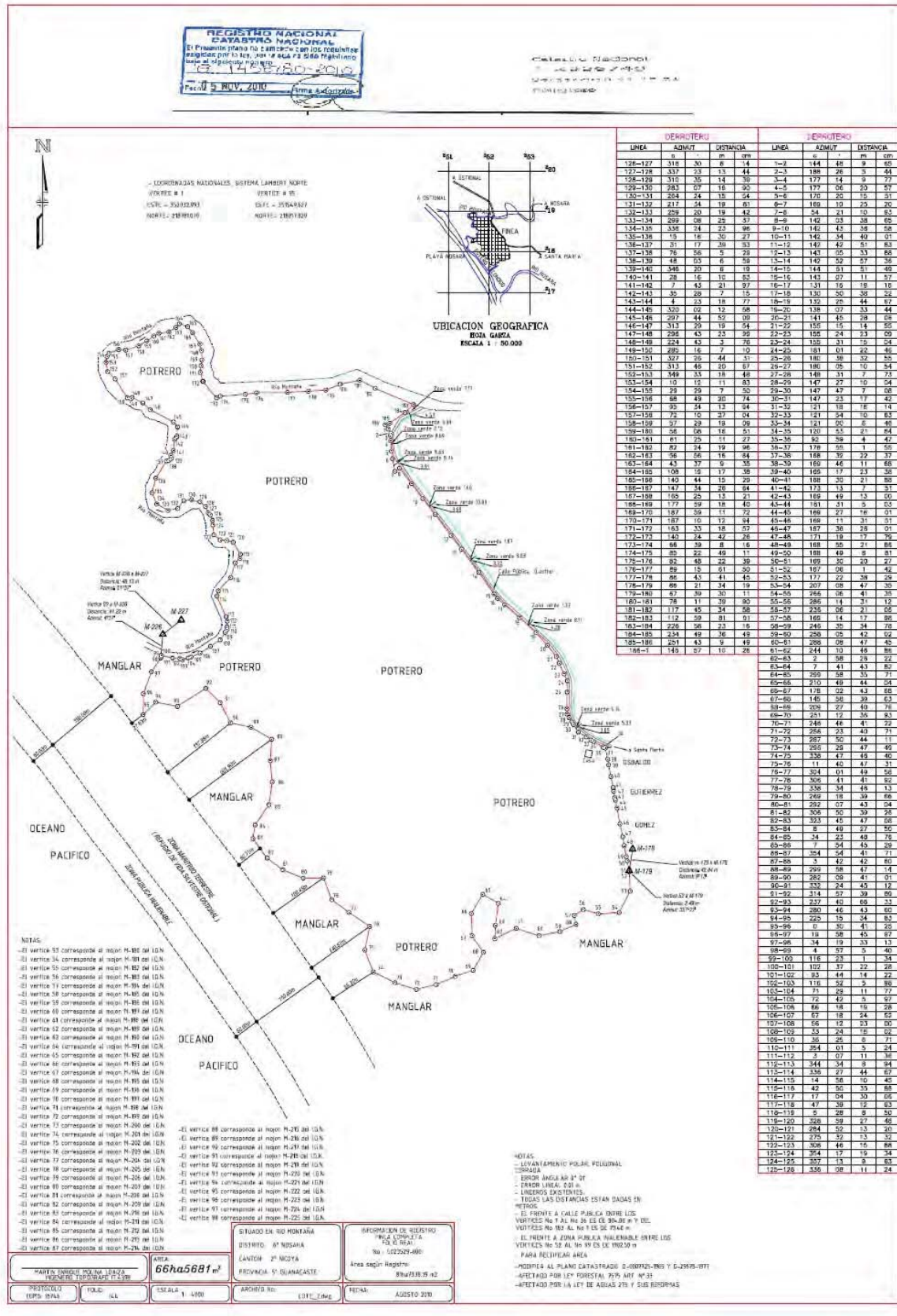
MARTIN ENRIQUE MOLINA LOAIZA  
INGENIERO TOPOGRAFO 114396  
AREA: **16ha2480 m<sup>2</sup>**  
PROTGCLOO TOMO: 7634-6  
FOLIO: 142  
ESCALA: 1:4000

SITUADO EN RIO MONTAÑA  
DISTRITO: 6ª NOSARA  
CANTON: 2ª NEOYA  
PROVINCIA: 5ª GUANACASTE  
ARCHIVO No.: LOTF\_3.dwg  
FECHA: AGOSTO 2010

INFORMACION DE REGISTRO  
FINCA COMPLETA  
FOLIO REAL:  
No: 5023531-001 No: 5023531-004 No: 5023531-007  
No: 5023531-002 No: 5023531-005 No: 5023531-008  
No: 5023531-003 No: 5023531-006 No: 5023531-009  
Area según Registro: 17ha2920.95 m<sup>2</sup>

NOTAS:  
- Afectado por la ley de aguas 276 y sus reformas  
- Afectado por ley forestal 1575 art. Nº 33

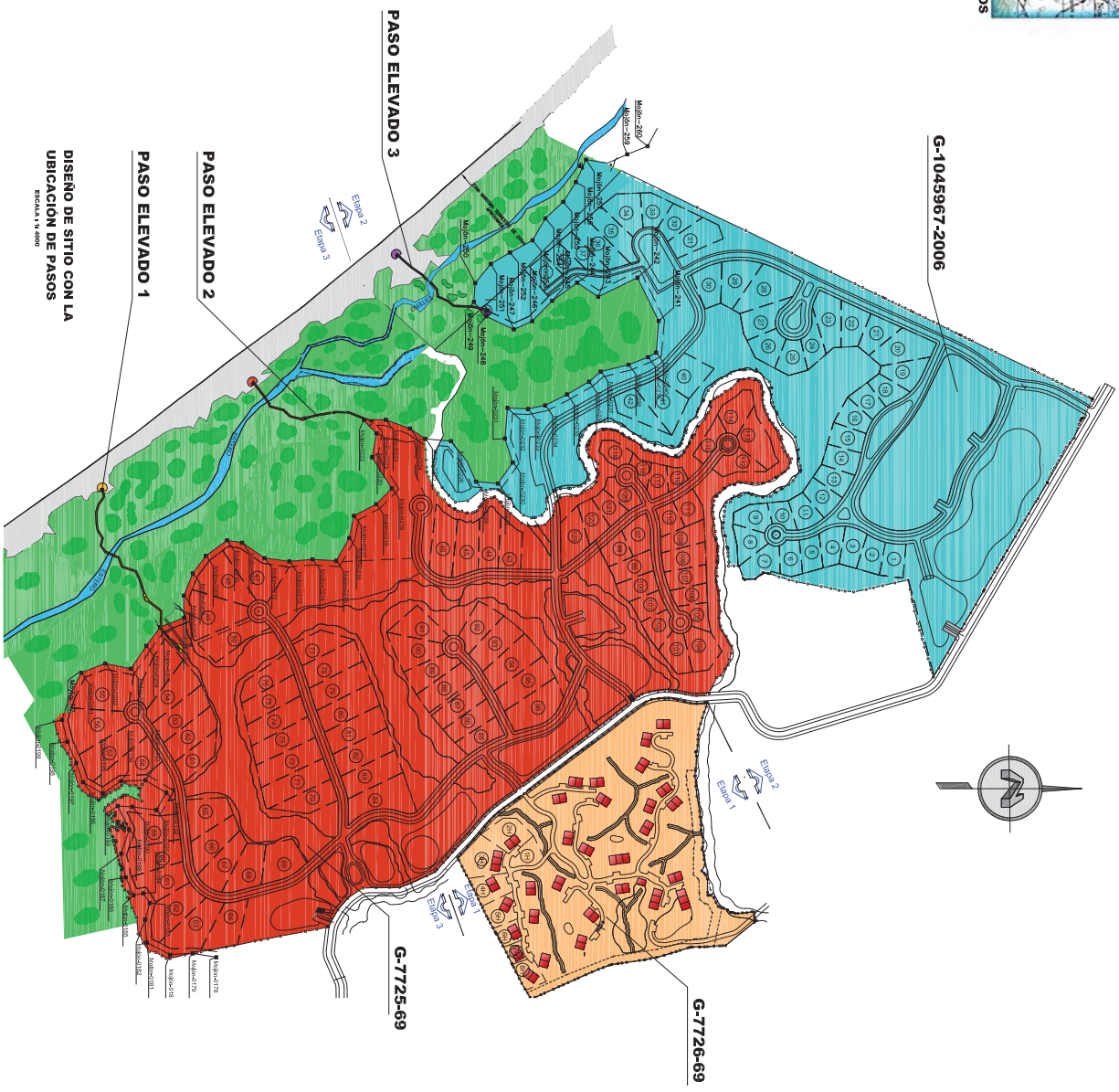
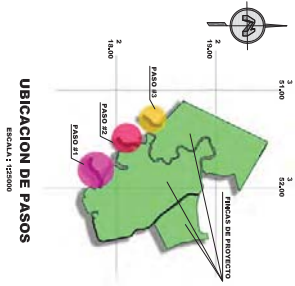


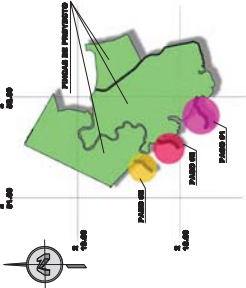
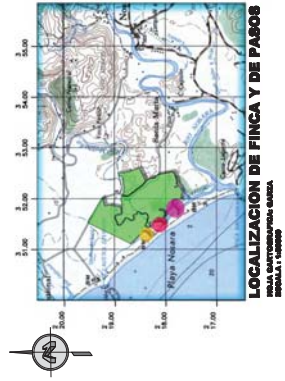




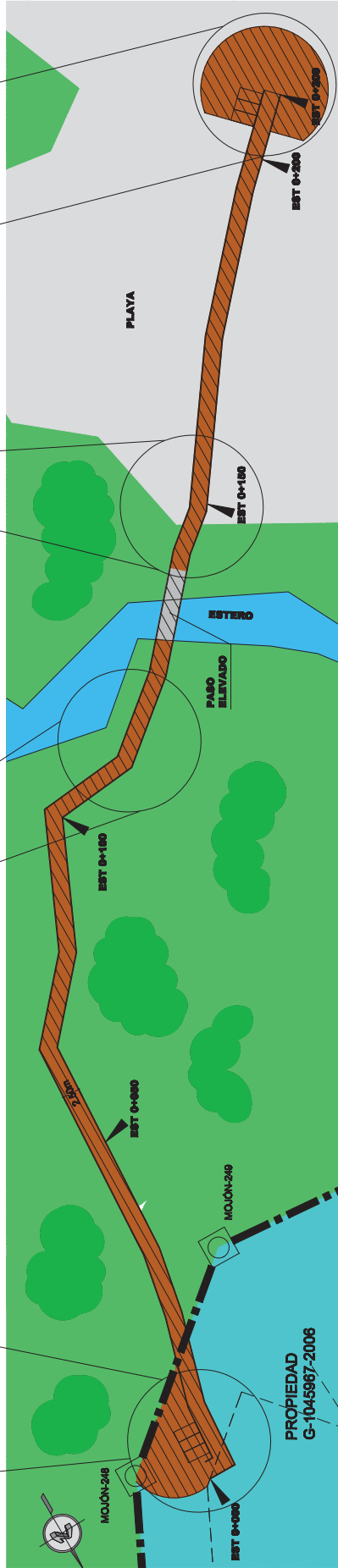




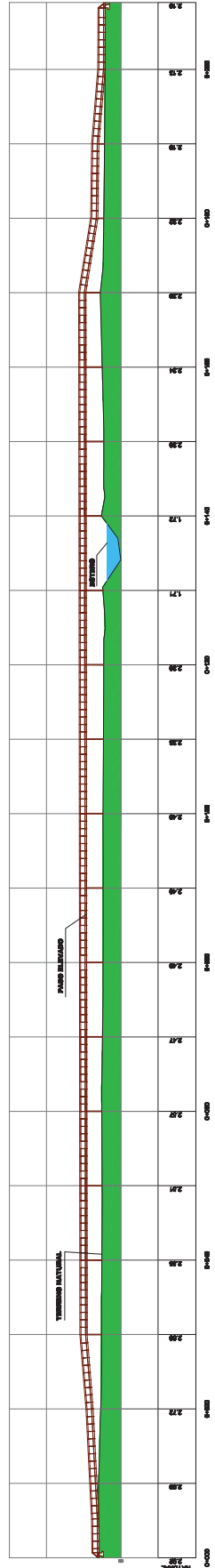




**IMAGENES DEL DESCANSO A LA PLAYA**

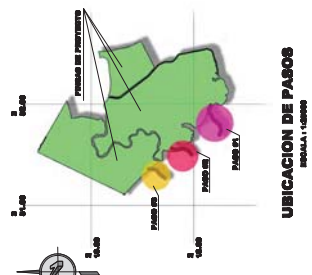
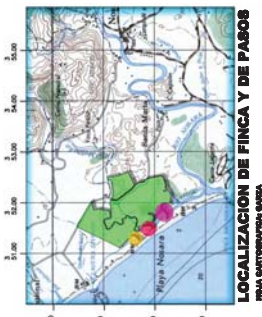


**PLANTA DE PASO 3**



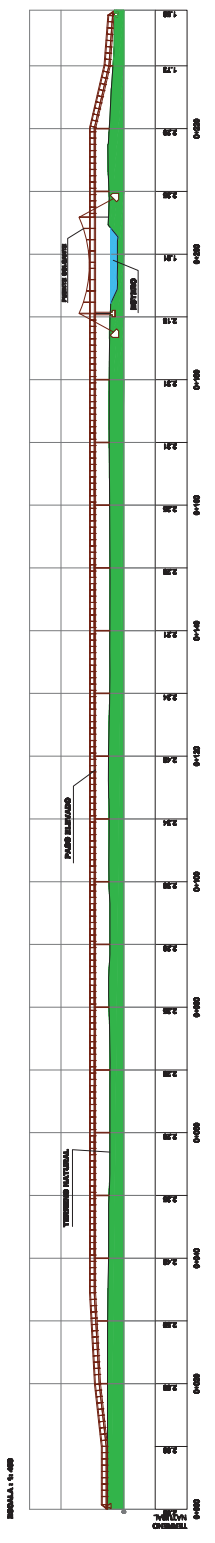
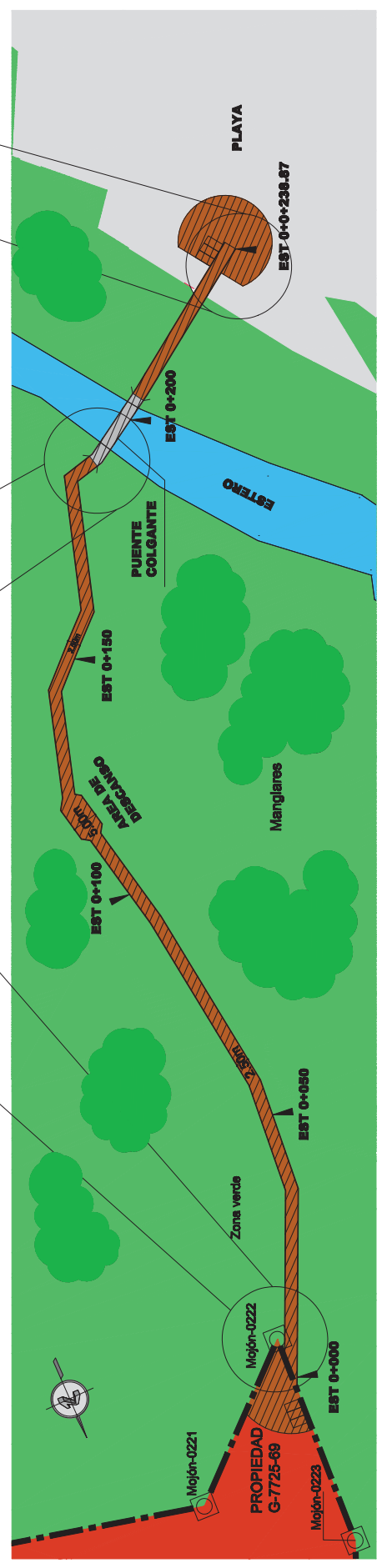
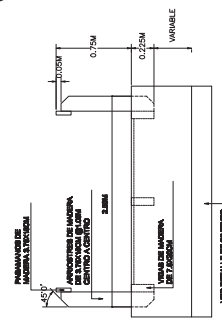
**SECCION DE PASO 3**

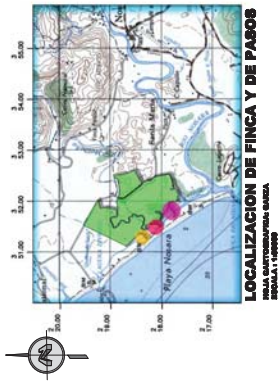




**IMAGENES DEL DESCANSO EN EL PASO 2**  
 ESCALA 1:100

- DETALLE:**
1. LA MADERA EMPLEADA DEBE SER UN MADERO CALIBREADO Y DEBEIR CONFORMAR CON LA APROPIADA TÉCNICA DE MONTAJE DEBENDEIR EN UN ENTORNO SECO Y SIN CONTACTO CON EL SUELO, LA HUMEDAD Y LA CONTAMINACIÓN DEL ENTORNO.
  2. LOS TORNELOS DEBERÁN TENER UN LARGO MINIMO DE 1.4 METROS Y DEBERÁN SER DE ALTA CALIDAD.
  3. LOS ANILAS DEBERÁN SER PROTEGIDAS CON PINTURA ANTIOXIDATIVA LA CUAL DEBE SER DE CALIDAD Y DEBE SER DE COLOR VERDE.

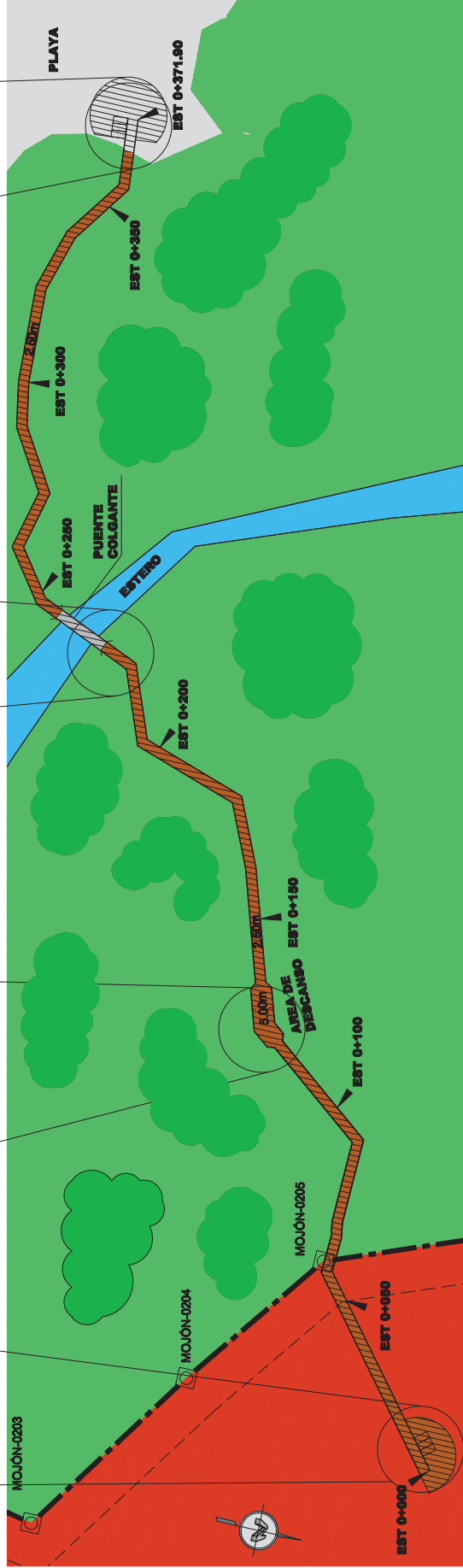




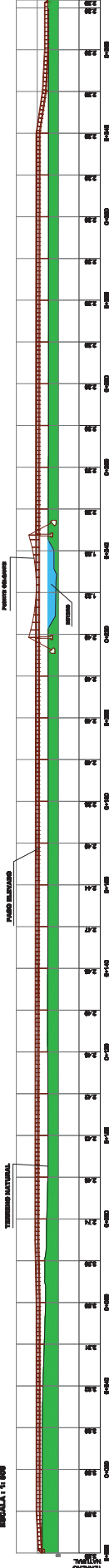
**UBICACION DE PASOS**  
 ESCALA 1:10000



**IMAGENES DEL DESCANSO EN EL PASO 1**  
 ESCALA 1:10000



**PLANTA DE PASO 1**  
 ESCALA 1:10000



**SECCION DE PASO 1**  
 ESCALA 1:10000

