



## Mojagua Beach Oceanfront Development Parcel

Offered by Costa Rica Christie's International Real Estate

**COSTA RICA** | **CHRISTIE'S**  
RESORT & ESTATE PROPERTIES | INTERNATIONAL REAL ESTATE



# Welcome to

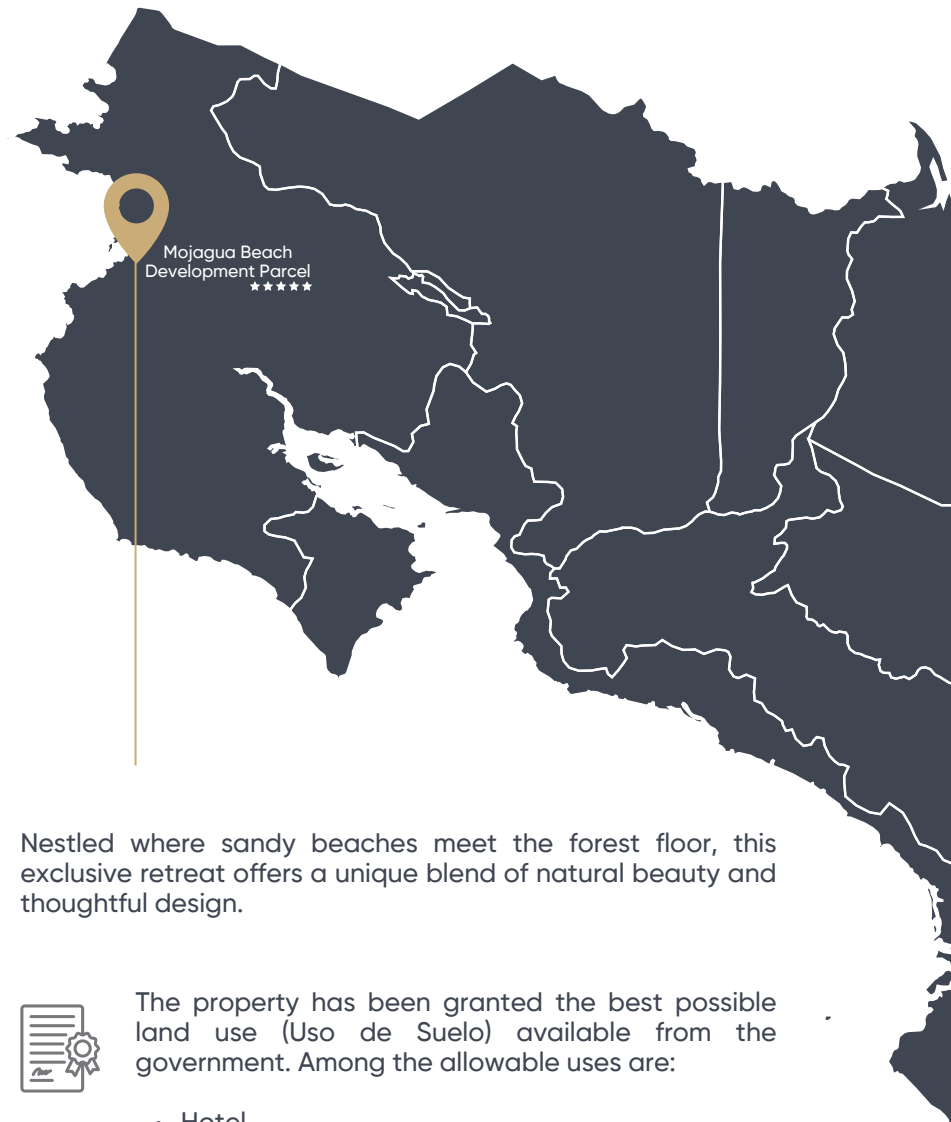
## Mojagua Beach Development Parcel, Where Oceanfront Meets Unparalleled Opportunity

Situated directly on the pristine shores of the Gulf of Papagayo, in the coveted locale of Playa Matapalo, this development parcel is more than just real estate it's an invitation to create something extraordinary.

↖ ↗ 169 acres  
↙ ↘ Lot Area

📍 5 stars  
location

✈ Proximity to  
international  
airport



Nestled where sandy beaches meet the forest floor, this exclusive retreat offers a unique blend of natural beauty and thoughtful design.



The property has been granted the best possible land use (Uso de Suelo) available from the government. Among the allowable uses are:

- Hotel
- Residential / Multi-family Estates
- Touristic and Commercial components



The parcel can be segregated and placed into Condominium Law. This process will give the developer maximum flexibility to design and create a master planned community with various densities in desired areas



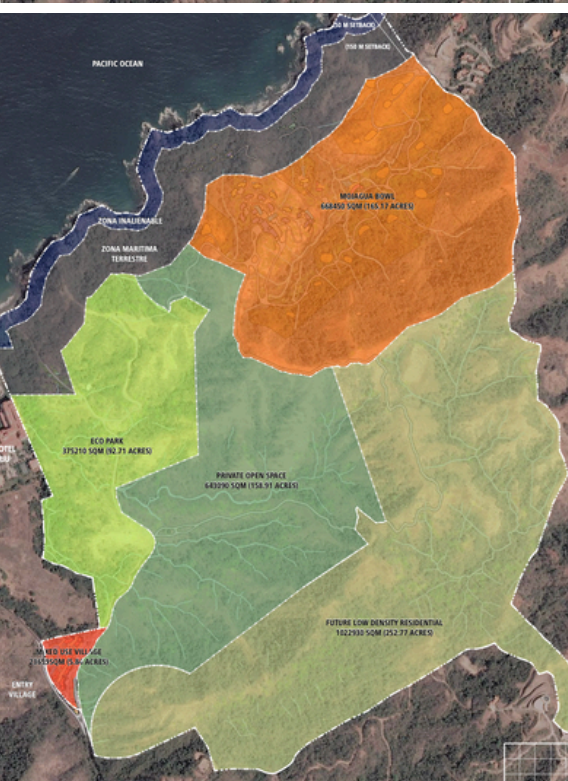


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The first 50 meters of all Costa Rican coastlines are public. The next 150 is designated PNE land. In Costa Rica, PNE land refers to Patrimonio Natural del Estado, which translates to "Natural Heritage of the State." This classification applies to areas that are protected by law and considered vital to the country's environmental conservation efforts. PNE land often includes forests, wetlands, wildlife habitats, and other ecologically significant areas. Here are some key points about PNE land:

- PNE land is owned by the government of Costa Rica and cannot be privately owned. The connecting land owner is considered the conservator. It is managed under strict environmental regulations to ensure its conservation. Activities such as construction, deforestation, or commercial development are typically prohibited but sustainable practices, such as eco-tourism or scientific research, may be allowed under specific conditions and with government approval. Having a wildlife and nature corridor is considered a positive attribute to landowners.
- PNE land plays a critical role in maintaining biodiversity and protecting watersheds.
- The PNE designation is increasingly popular among landowners and developers, as it protects the first 200 meters of coastline while removing the need for planning and permitting oversight from the local municipality. Developers appreciate the added value of ensuring no businesses operate within this zone, preserving its integrity and appeal.





## Next to two extremely successful projects

### *The Hotel RIU Guanacaste*

A 5-star all-inclusive resort surrounded by nature. It features multiple pools, international and specialty restaurants, a spa, gym, casino, and nightclub. Ideal for families and couples, it offers activities such as water sports, daily entertainment, and options for children. Its atmosphere combines comfort and fun in a tropical setting.

### *Diamante Eco Adventure Park*

The most visited eco-adventure park in the country. The Diamante park provides the highest level of adventure tourism and wildlife education in the country. While at the park, tourist can enjoy the longest zip-line in Central America, an impressive animal sanctuary, and other activities such as horseback and ATV tours all while experiencing unforgettable water front views.

## Nature, Adventure, Relaxation Combined

Visiting Guanacaste, especially the Playa Matapalo area, feels like stepping into a natural paradise. Its golden beaches invite you to relax or dive into activities like surfing, snorkeling, or kayaking. Nearby, you'll find enchanting spots like Rincón de la Vieja and Palo Verde National Parks, where you can explore volcanoes, hot springs, and vibrant wildlife. With options like zip-lining through lush forests, horseback riding, and even spotting marine life, this region is perfect for adventure seekers and nature lovers alike, offering endless ways to create unforgettable memories.

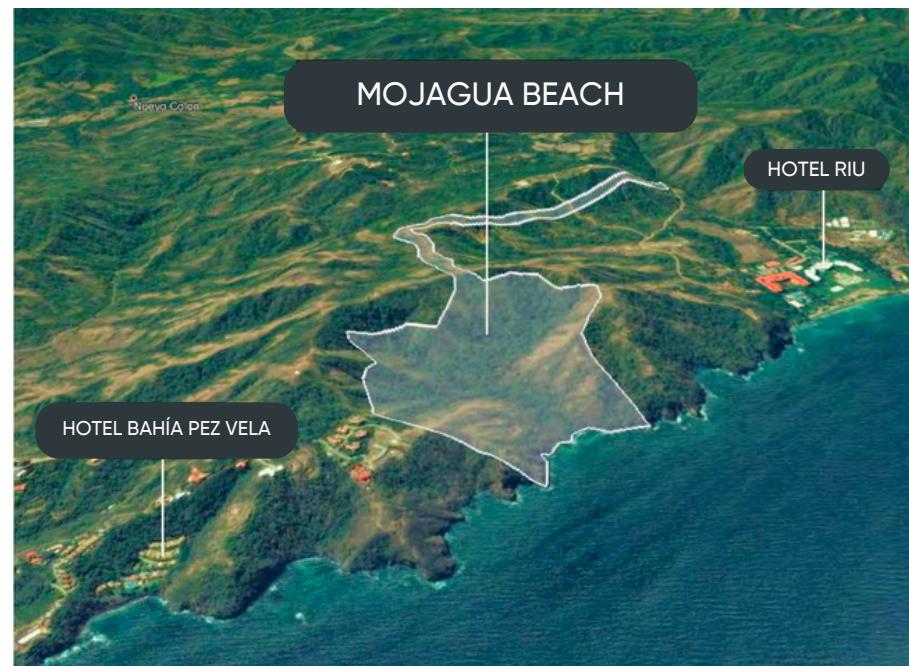






*Seize the opportunity to become a part of the legacy of Mojagua Beach a canvas where dreams meet reality, and where luxury merges seamlessly with opportunity.*

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↖ ↗ 169  
↙ ↘ ACRES  
LOT

Offered at US\$12,200,000

- Ocean Front
- Unique Bowl
- Water Well
- Salt Water Permit
- Broad Use of Land

Costa Rica Resort & Estate Properties

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