



*the*  
**REAL**  
**PACIFIC**

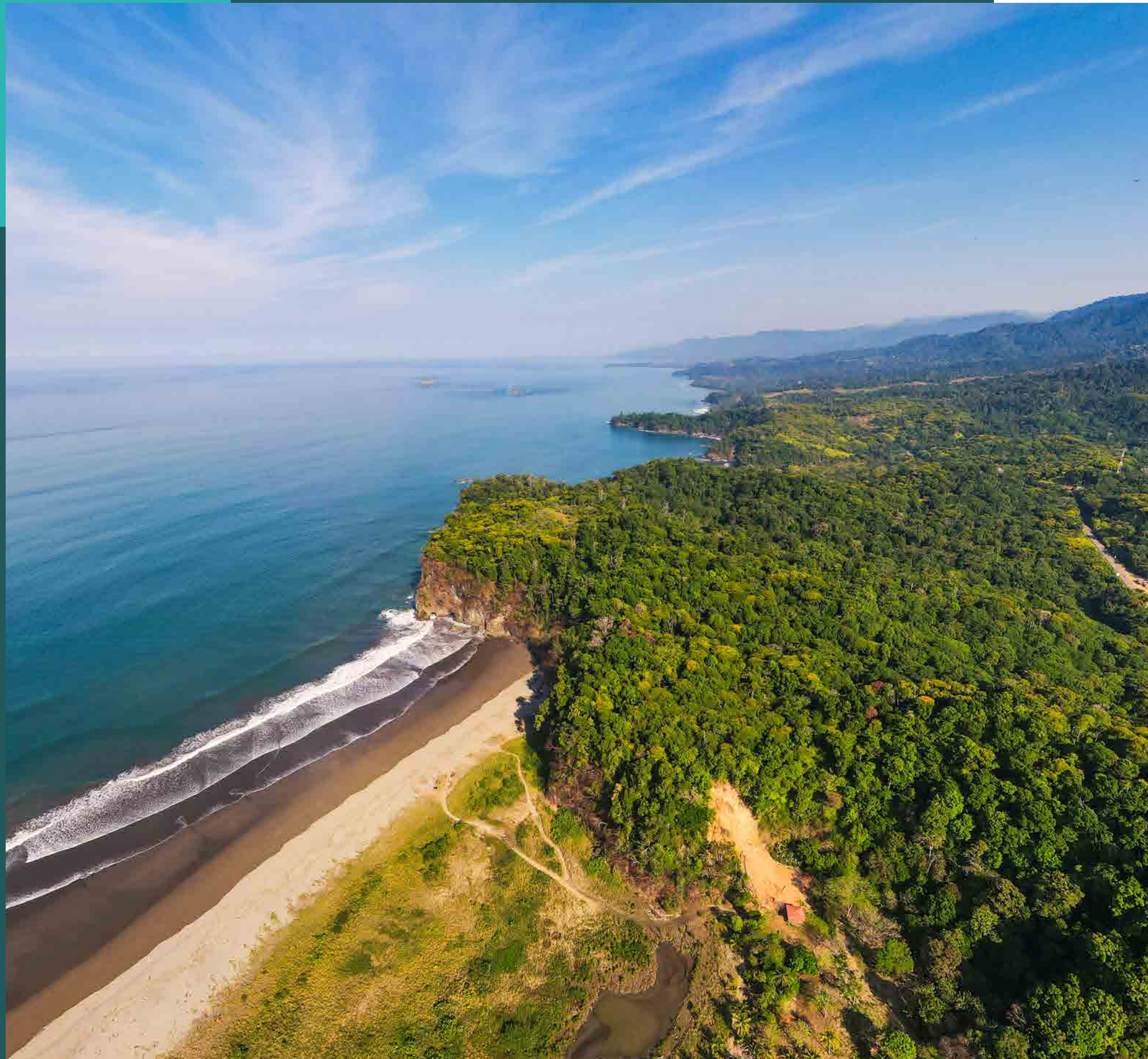
— COSTA RICA

Putting people  
*in harmony*  
with property

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f The Real Pacific

**The Southern Zone**  
Where the Mountains Meet the Ocean

**Tour Guide**



Buying real estate is one of the biggest decisions in most people's lives. And even more so when you are buying in a foreign country.

The Real Pacific wants to help you make a well informed decision.

Much like a personal relationship, you need to get to know the place and the property. You need to understand its culture, its quirks and its charms.

And we want to get to know you, what you need and want, and how you plan to enjoy a tropical lifestyle.

There is no better way to accomplish both of those things than to take you on a tour of this special place we call home – The Southern Zone – Ojochal, Chontales, and Costa Ballena.

With its dramatic coastline, numerous beaches and vibrant communities, the Southern Zone has become the most desirable location in Costa Rica to live, work, and play.

Stretching from the surfing village of Dominical, to Corcovado National Park on the Osa Peninsula, and south to the border with Panama, the area has some of the most spectacular untouched natural beauty linked to the necessary infrastructure for modern living.

For many, Costa Ballena best represents the Southern Zone – amazing beaches, a world-renown National Marine Park, easy access to nature, and all the amenities you need. At the south end of Costa Ballena is its crown jewel, the village of Ojochal. Viewed by many as the gastronomy capital of Costa Rica, Ojochal follows two rivers from the ocean to the base of the mountains. Just south of Ojochal is the mountain community of Chontales. This area is home to the premier real estate developments in Costa Rica.

The possibilities are endless in

# The Southern Zone,

and with multiple developments in Ojochal and Chontales, so is the choice of properties.

The Southern Zone offers the best of peaceful jungle living combined with a modern active lifestyle.

Create a private sanctuary with ocean views and mountain vistas, connected to nature, where howling monkeys are your alarm clock, and the trees are home to toucans and macaws.

At the same time, be minutes away from the beach where you can swim, paddleboard, sun or play volleyball.

Ride an ATV up a mountain path and discover a pristine waterfall or an indigenous community.

Grab lunch at a local soda, or ceviche from a roadside vendor; or dine in world-class restaurants on international fare with a unique tropical sensibility.

Join a yoga class, work out with a personal trainer, volunteer with a community support organization, participate in a book club – there are all sorts of opportunities to create, build and participate in community.

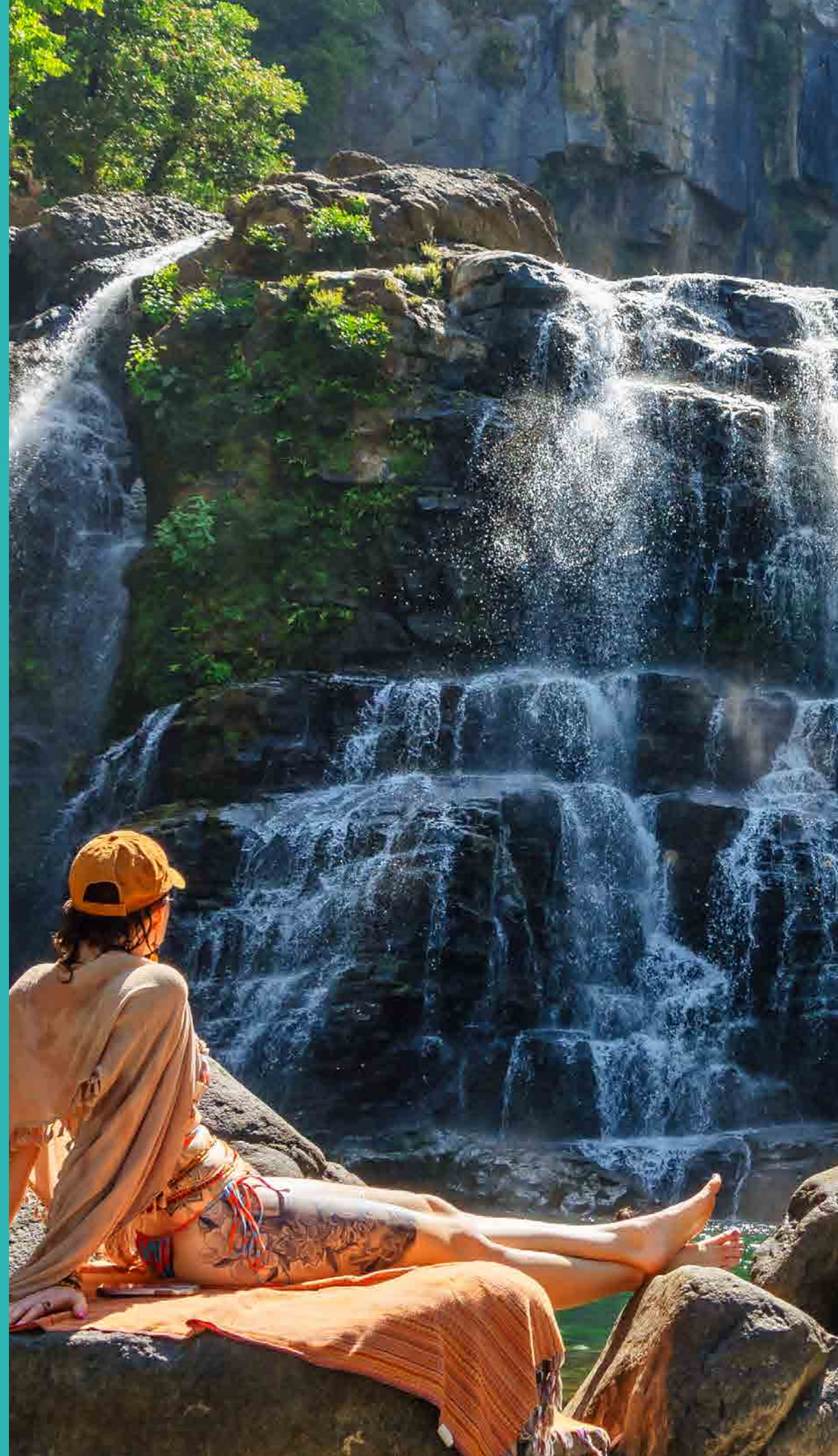
Or, you can lay in your hammock to read or nap!

## All our Projects are

- within 10 minutes of the Southern Coastal Highway which connects to the Pan American Highway
- within 30 minutes of the regional airport
- nearby restaurants, schools, supermarkets, pharmacy, Ciudad Cortés Hospital

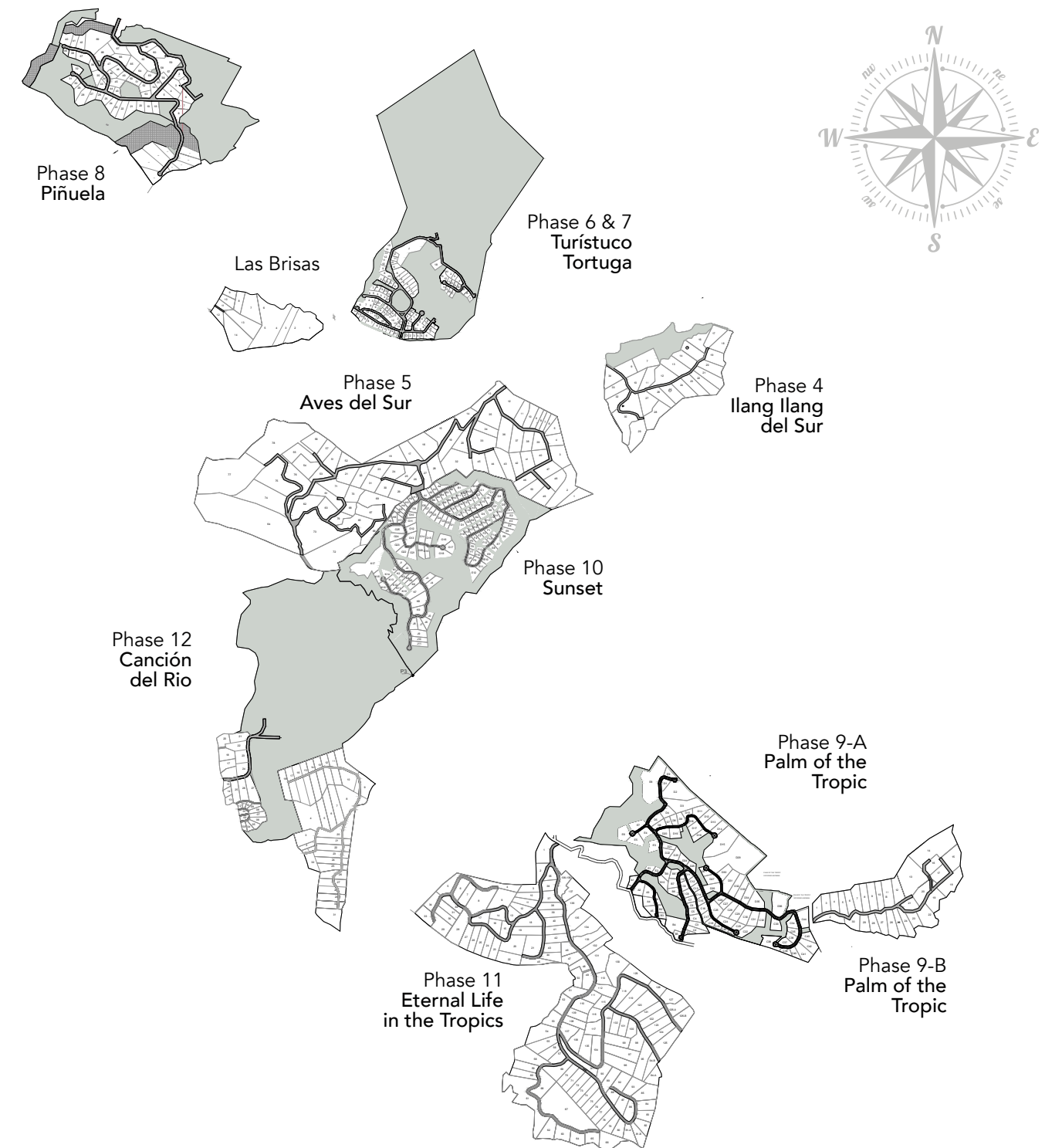
**Nearby beaches include:** Garza, Tortuga, Ventanas, Piñuelas, Arco, Uvita, Hermosa, Dominicalito, Dominical.

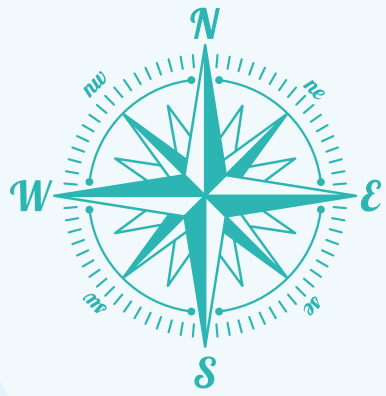
**Natural attractions and activities include:** Ballena National Marine Park, Corcovado National Park, Térraba-Sierpe National Wetland, Caño Island Biological Reserve, Golfo Dulce Forestal Reserve, Uvita Waterfall, Nauyaca Waterfall, surfing, sport fishing, hiking, ecoadventures and more.



# OJOCHAL

Ojochal is the jewel of the Southern Zone. This residential enclave at the southern end of Costa Ballena benefits from all the tourist infrastructure of this popular destination without the hustle and bustle. Home to some of the best restaurants in the country, racquet clubs and boutique hotels, Ojochal attracts people seeking a simpler life without giving up the things they enjoy. Developments have taken place over the past 20 years in pockets nestled at the base of the coastal mountain range, offering wonderful views and comfortable living conditions.





— Route 34

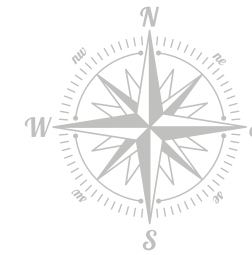
Pacific  
Ocean

# Ojochal

- ① Piñuela
- ② Las Brisas
- ③ Turístico Tortuga
- ④ Ilang Ilang del Sur
- ⑤ Aves del Sur
- ⑥ Sunset
- ⑦ Canción del Río
- ⑧ Eternal Life
- ⑨ Palm of the Tropic - A
- ⑩ Palm of the Tropic - B

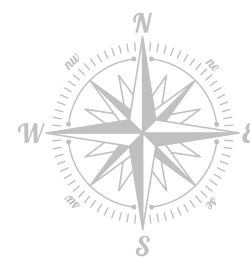


# Phase 10



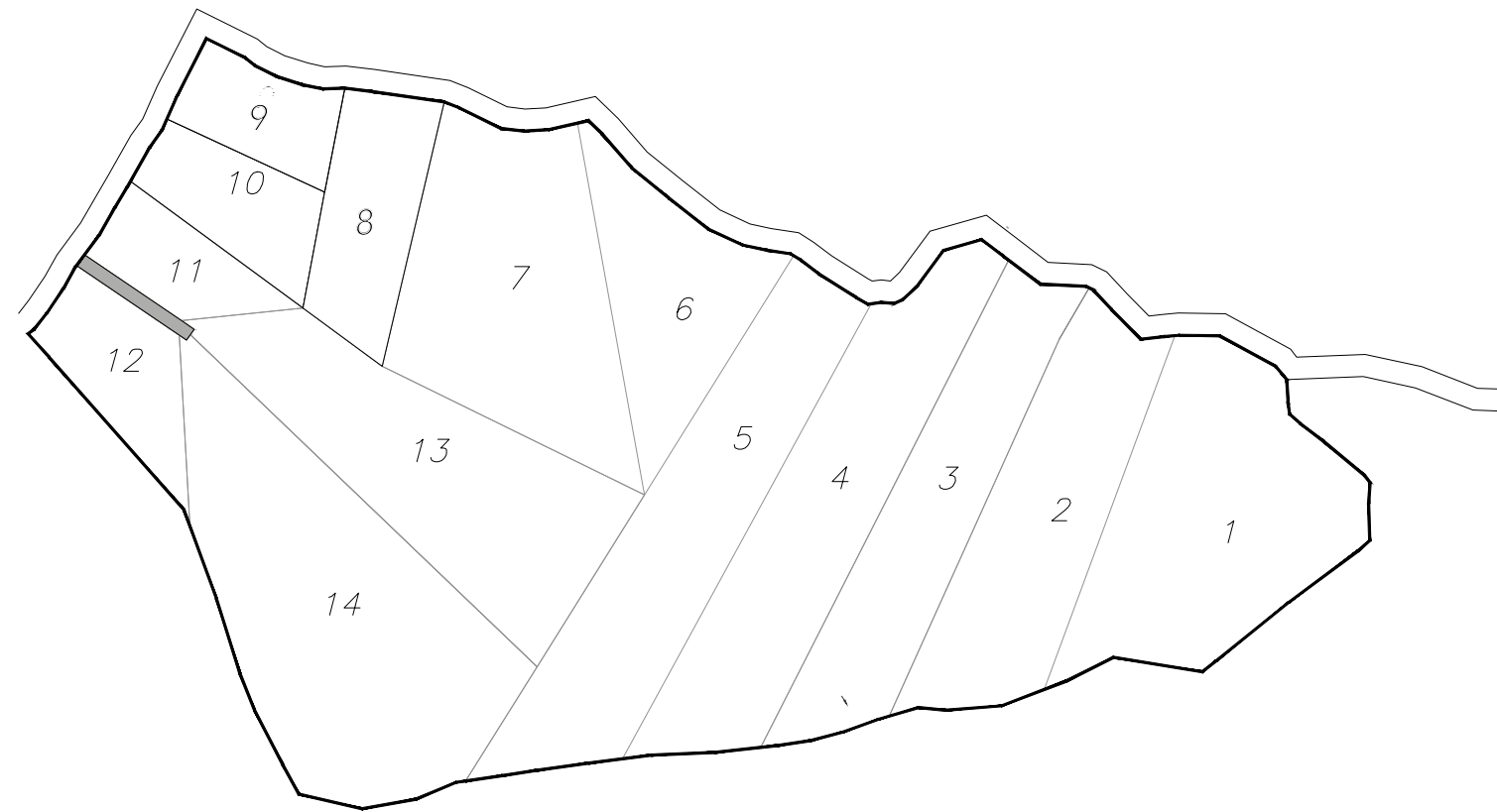
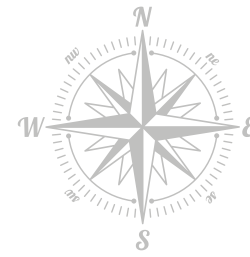
Ojochal Phase 10 is a condominium-based development on the mountain slopes north of the village. These are horizontal condominiums, meaning the lots are free-hold and fully titled to the owner, but there is an obligatory home-owners association fee to maintain common infrastructure like roads, gates and security. Of the 141 lots, approximately 100 have been sold and 20 homes have been built

# Phase 11



Phase 11 is one of the newest developments offered, consisting of 138 lots with 80 sold and 30 homes built.

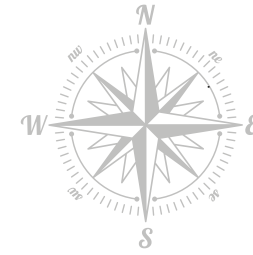
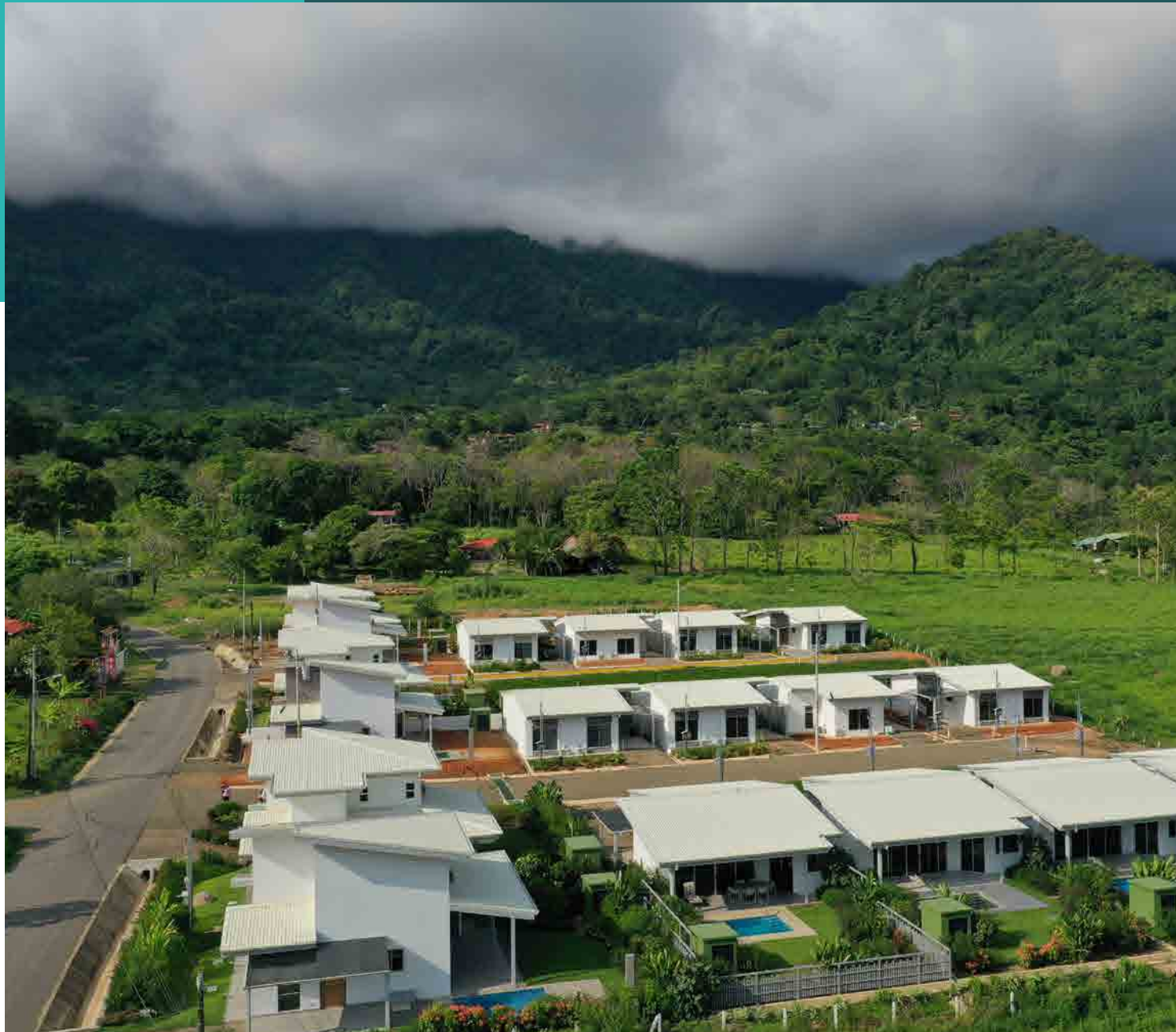
# Las Brisas



Las Brisas is a small development off the main road, consisting of 14 lots.



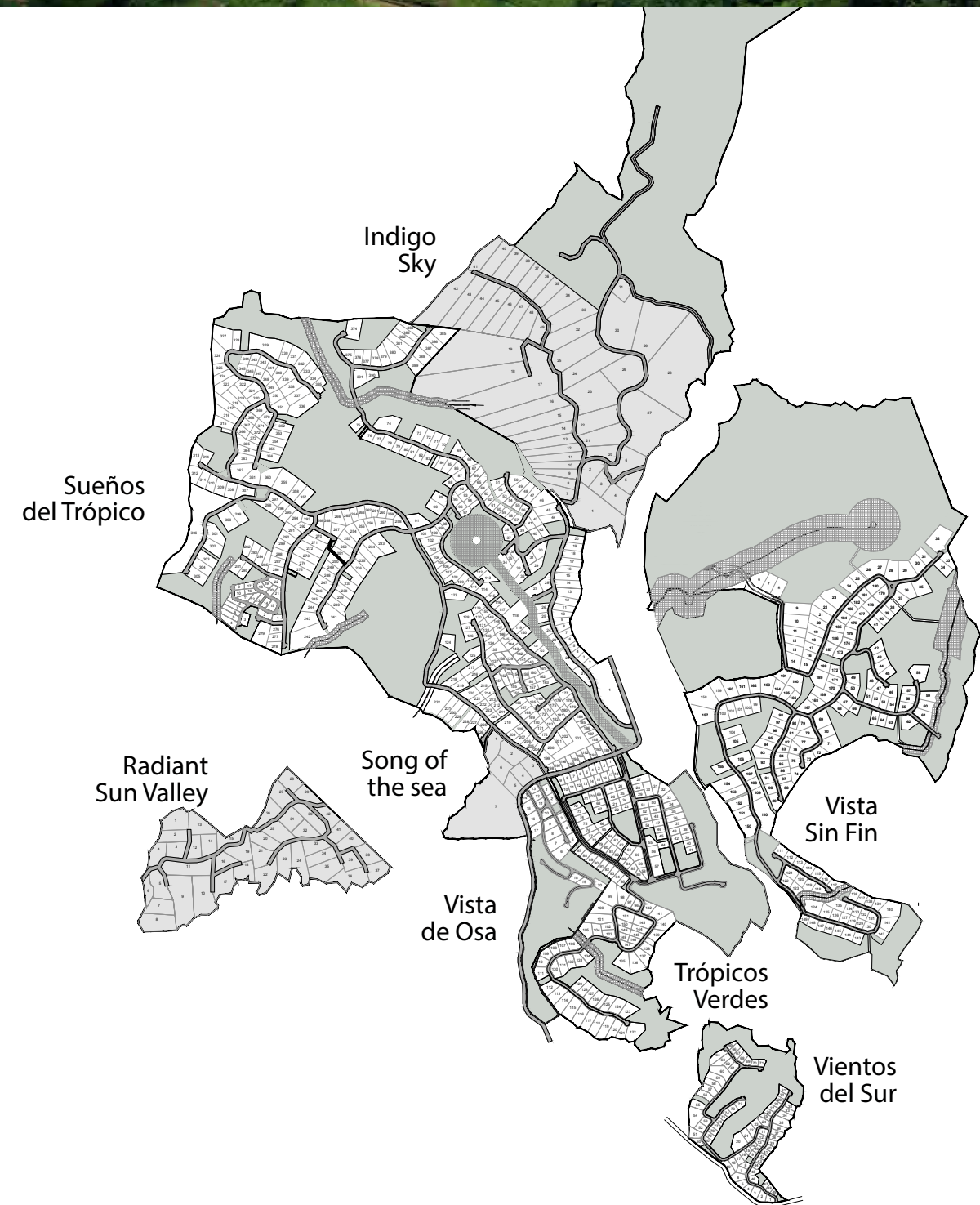
# Villas Vista a la Montaña

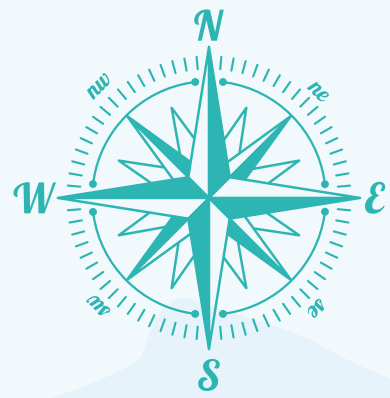


Ventana del Pacifico has recently introduced 'Villa-living'. These developments are smaller in scale and offer turnkey homes on smaller lots near the village center. Accessible on a paved road without the need for a 4x4, easy walking distance to the grocery store, school or café. These 2 and 3-bedroom homes each have a plunge pool. They are free-hold and fully titled without an obligatory home owners' association fee.

# CHONTALES

10 km South of Ojochal, Chontales is a Master Plan Community consisting of nine condominium developments with over 1000 properties, covering 1700 acres. Nestled in the mountains between the local population centers of Cortes and Palmar, banks, hospitals and supermarkets are easily accessed, while beaches, restaurants and tourist activities are only 25 minutes away. Chontales attracts people wanting to step back from the tourists and make a more authentic Tico connection. While some properties have stunning ocean views across the mangroves, most enjoy spectacular vistas of the lush mountain valleys and the coastal mountain range beyond.





— Route 34

Pacific  
Ocean

# Chontales

- ① Indigo Sky
- ② Sueños del Trópico
- ③ Vista Sin Fin
- ④ Radiant Sun Valley
- ⑤ Canción del Mar
- ⑥ Trópicos Verdes
- ⑦ Vista de Osa
- ⑧ Vientos del Sur

16.7 km  
Ojochal to Chontales



# Sueños del Trópico



A spectacular project of 414 ocean and mountain view lots in Chontales.

Lots from 1,000 to 3,000 m<sup>2</sup>  
Prices start from \$ 55,000 USD  
Total area: 179 hectares

Residences built: 34

# Trópicos Verdes

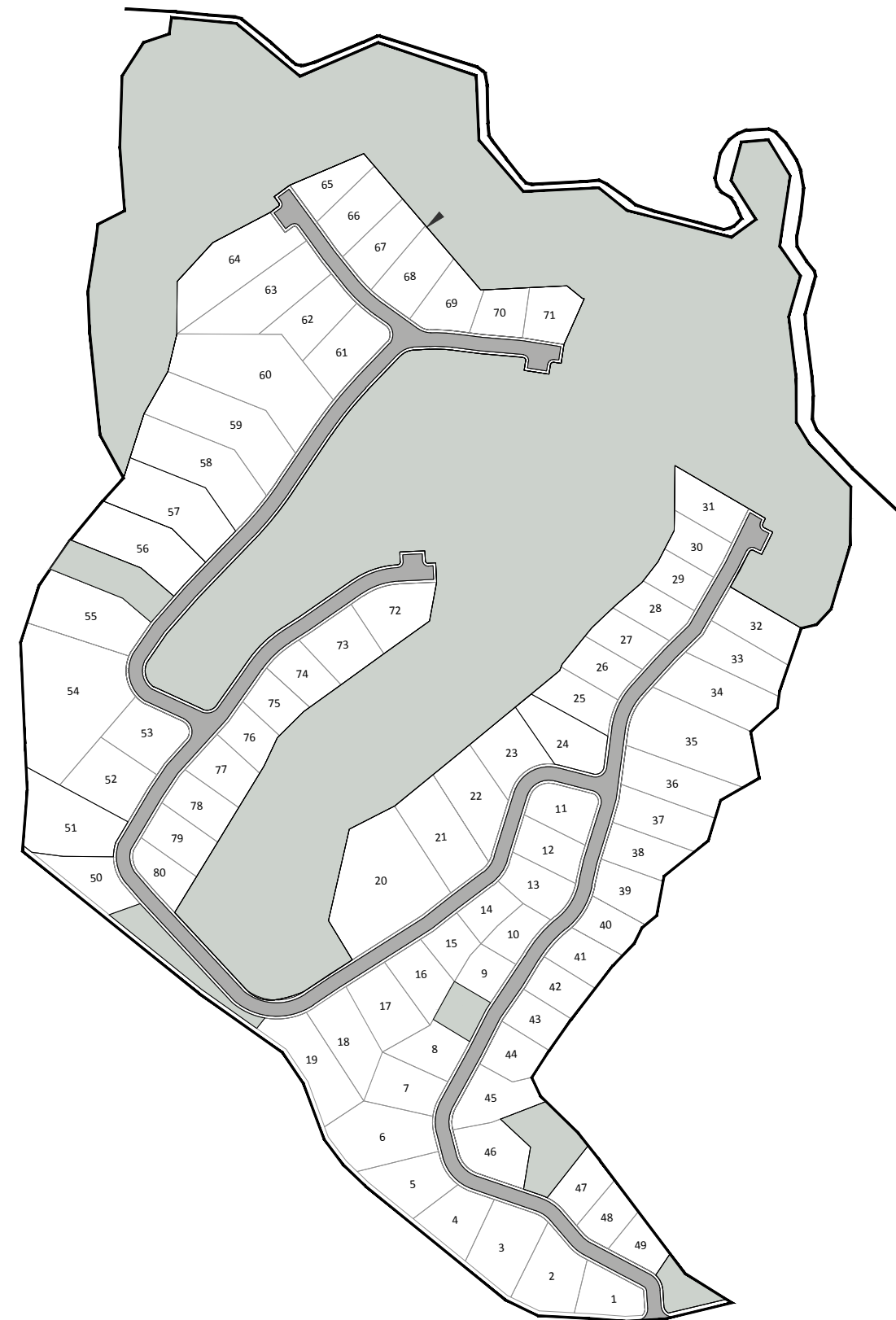


Truly immersed in the nature and biodiversity of Costa Rica.  
A beautiful project of 151 mountain view lots in Chontales.

Lots from 800 to 3,000 m<sup>2</sup>  
Prices start from \$ 40,000 USD  
Total area: 51 hectares

Residences built: 3

# Vientos del Sur



Enjoy the Costa Rica's South Pacific surrounded by nature and biodiversity. An amazing project of 80 ocean and mountain view lots in Chontales.

- Lots from 500 to 2,900 m<sup>2</sup>
- Prices start from \$ 35,000 USD
- Total area: 18 hectares

Residences built: 6

# Vista Sin Fin



Experience the solitude of tropical mountain living. Introducing Vista Sin Fin, a community set in the foothills of the Talamanca mountains, overlooking the Pacific coastline and the vast Osa Peninsula. Wildlife, birds and tropical breezes await.

Lots from 1,100 to 5,000 m<sup>2</sup>  
Prices start from \$ 100,000 USD  
Total area: 140 hectares

Residences built: 4

# Craftsmanship

Costa Ricans pride themselves on craftsmanship. From the quality of construction and design to interior finishes and special touches, you will be awed by what is possible.

All the furniture, wooden doors, kitchen and bathrooms cabinetry, bedroom armoires, closet interiors and ceilings are available from local craftspeople using certified cedar and laurel woods, or specialty woods you might select.

Local skilled craftspeople work with care, love and inspiration to give a special touch to your new home.

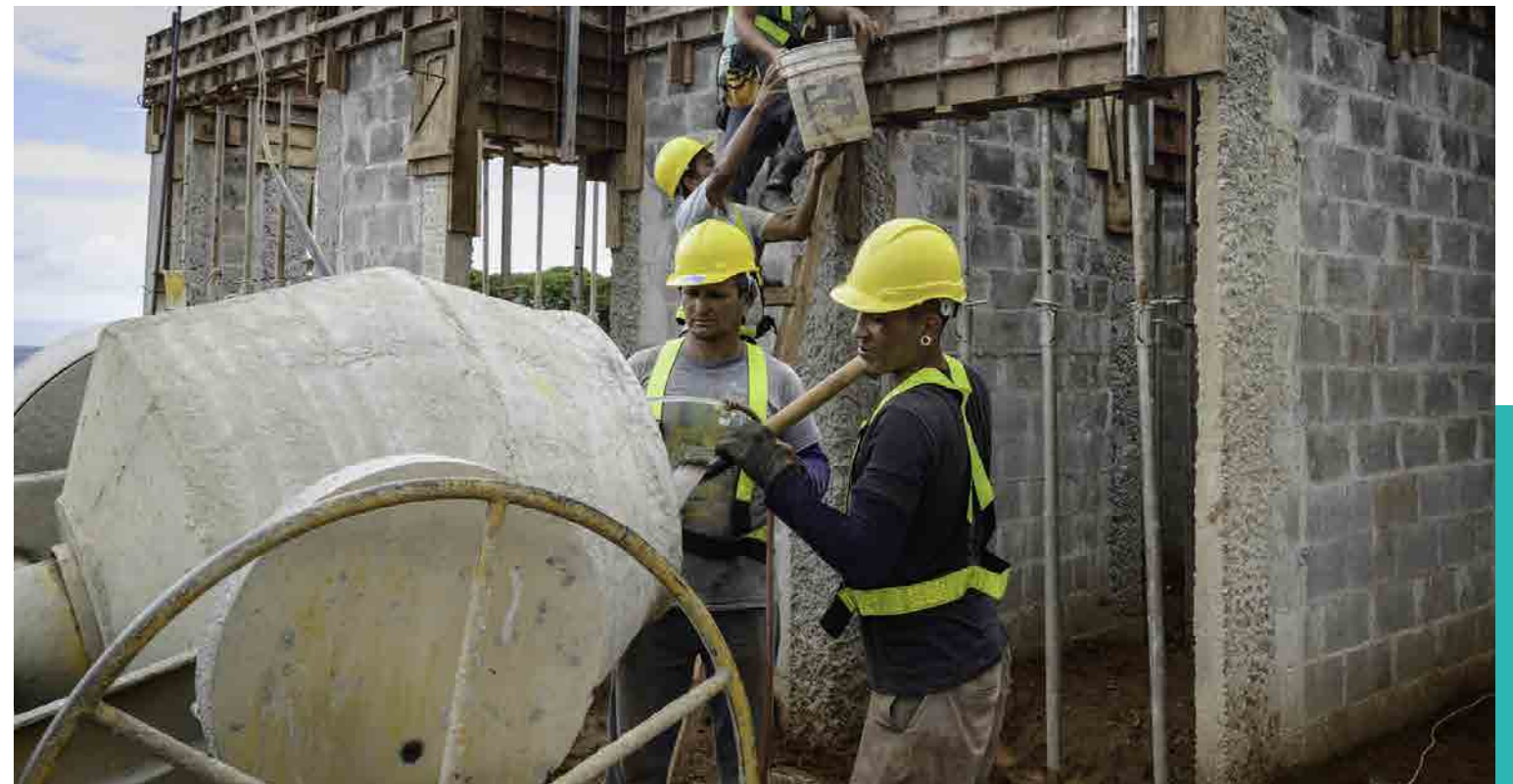


## Talk with homeowners

There is no better way to see the possibilities and understand the pitfalls than to speak with someone who was in your shoes not too long ago. We will visit with a homeowner who has completed the building process and is only too happy to show off the end result. Have your questions ready as this is your chance to tap into great advice on the journey you are just starting.

## Visit construction sites

Construction in the tropics is very different that in most of North America or Europe. We will take you to an active construction site to show you the work that goes into creating your dream home.





# A tour

is the best way to get to know Ojochal and the surrounding area, meet people and see as many properties as possible.

The Real Pacific Tour will offer you more than just a viewing of available properties – of course we will do that, but there are other important things also. We will introduce you to our community. We will show you completed projects and give you the opportunity to speak with Owners who were in your shoes not so long ago.

Tours include a 2-night stay at The Guest House, where you will have meals each day, enjoy free wifi, relax after a busy day with a swim or a nap, debrief with your fellow travelers, and have the opportunity to meet representatives of the developer. The Guest House has seven (7) private air-conditioned rooms with ensuite bathroom, outdoor dining gazebo, a swimming pool, and lounge. A gourmet chef is on staff and all your meals and beverages (including cold beer and wine) are included in your stay.

Local group transportation is included and bottled water is available during the tour.

The tours described on the following page may be altered due to timing, availability, weather or other factors beyond our control. We will do our best to include your specific interests.

Transportation to and from Costa Rica, airport transfer, and accommodation in San Jose are not included.

Cost: \$700 US / person .

## What to pack

- Sturdy walking shoes/boots
- Hat
- Bathing suit
- Water shoes
- Sunglasses
- Sunblock



# 3+Day

## Tour Itinerary

### Day 1

11:00 am  
4:00 pm

Depart from hotel in San José  
Arrival at The Guest House  
Check-in  
Individual discussion about your property needs and wants  
Property tour and sunset viewing  
Dinner at The Guest House

### Day 2

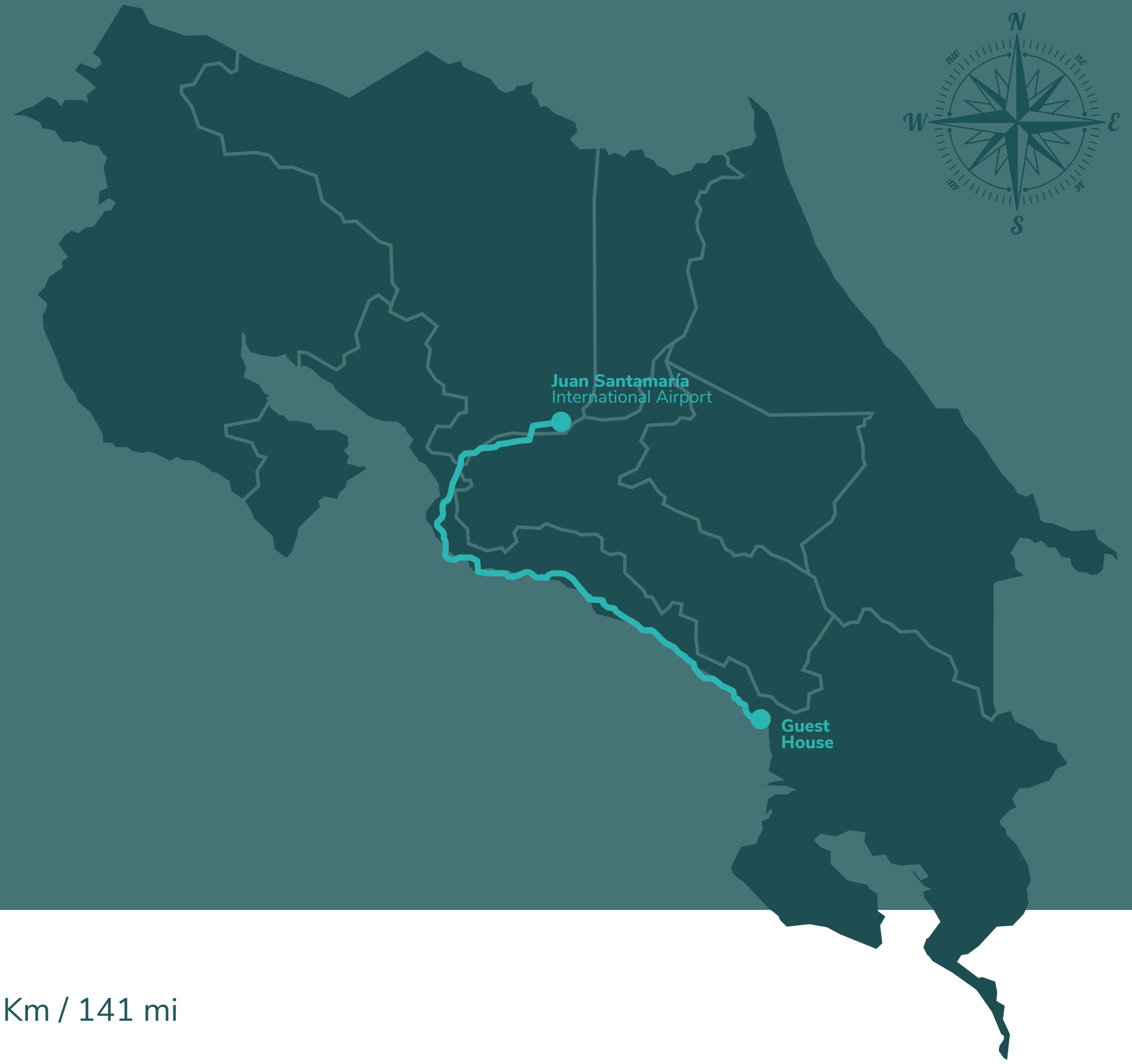
6:00 am  
7:00 am  
8:00 am

Coffee available  
Breakfast at The Guest House  
Property tour: Chontales  
Visit construction sites  
Woodshop visit  
View Cascada El Pavon  
Lunch at The Guest House  
Property tour: Ojochal  
Talk with homeowners – Meet an Ex-Pat and tour their home  
Visit construction sites  
Visit a local beach  
Dinner at The Guest House  
Home Design process – Presentation by Christian Castro

### Day 3

6:00 am  
7:00 am  
8:00 am  
11:00 am

Coffee available  
Breakfast at The Guest House  
Property tour: Preferred lots – site planning conversations  
Depart from The Guest House – return to hotel in San José



Juan Santamaría  
International Airport

Guest  
House

# *the* Tour

 4 hours

 228 Km / 141 mi

# *the* Guest House



Wifi: **3click2**  
Password: **demo0987**

In the event of an emergency please call:  
**+506 8311-0053**