

PRIVATE ISLANDS INC.

PUNTA LOROS

CENTRAL PACIFIC, COSTA RICA



THE ISLAND — TERRAIN

460 ACRES · FREEHOLD
1+ MILE OF PACIFIC FRONTAGE

9.857°N 84.692°W

ELEVATION — HILLTOP 108 FT



THE ESTATE

At a Glance

LOCATION	Bajamar-Tivives shore, Garabito
TITLE	Freehold — ZMT-exempt
LAND AREA	460 acres
FRONTAGE	Over 1 mile of beachfront
STATUS	Non-developed
HILLTOP	108 ft

ACRES OF TITLED OCEANFRONT

One titled landmass running from the Punta Loros bluffs to the Estero Loros mangroves — fee-simple to the high-tide line.

ISLAND VITALS

PRICE	ACREAGE
NOT PRINTED	460 acres
TITLE	HILLTOP
Freehold, ZMT-exempt	108 ft
FRONTAGE	DISTRICT
1+ mile Pacific	Garabito, Puntarenas

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REGION — COSTA RICA'S CENTRAL PACIFIC

The Central Pacific is the capital's coast — the first Pacific shore reached from San José, running from the port of Caldera past the Jesús María and Tárcoles river mouths to Jacó. Carara National Park guards the transition forest just inland, and scarlet macaws work this shoreline daily.





THE LAND

A Headland of One's Own

Punta Loros runs to 460 acres of titled oceanfront on the Garabito shore — a green headland of dramatic bluffs, intimate coves and natural grottos above more than a mile of Pacific beach. The land slopes gently, so nearly every part of it looks out over the water.

THE TITLE

Fee-Simple to the Waterline

The estate holds a complete exemption from the 200-metre Maritime Zone (ZMT) restrictions — a distinction reserved for a handful of colonial-era titles. Ownership and development run directly to the high-tide line, in fee simple, where almost every other Costa Rican beach property is concession land.

THE PERMITTING

Shovel-Ready Groundwork

The administrative and environmental groundwork is already done: initial permitting and SETENA environmental studies support a master-planned community of up to 5,000 residences and 500 hotel rooms, with a professional 18-hole golf course. A comprehensive data room is available to qualified buyers.

THE ECOSYSTEM

Two Rivers and a Mangrove Shore

Protected mangrove forests and two rivers border the estate, screening it permanently from its neighbours. The Estero Loros winds behind the headland, and the property sits near Carara National Park — a corridor for scarlet macaws, white-faced monkeys and a wealth of tropical birdlife.

A NOTE ON IMAGERY

The listing's gallery leads with a still taken from an AI-generated video clip. That frame is excluded from this brochure; every photograph shown here comes from the listing's own photographic gallery of the property itself.





LAND AND WATER

Bluffs, Coves and Dark Sand

The property commands over a mile of Pacific frontage — calm water suited to swimming and maritime recreation below bluffs, coves and grottos cut into the point. Behind the beach the ground rises gently through open grass and dry forest, while the Estero Loros and the Jesús María mangroves close off the northern shore: water on three sides of the headland, and a protected green wall behind it.

KNOWN FOR

Scale and title — 460 ZMT-exempt acres with over a mile of frontage, the closest beach land to San José.

DAYTIME HIGH $\pm 90^{\circ}\text{F}$ • NIGHT LOW $\pm 75^{\circ}\text{F}$



BY ROAD

Forty-Five Minutes from the Capital

Punta Loros is the closest beach to San José — 41 miles straight-line, and a 45-minute drive from Juan Santamaría International Airport (34 miles) on the listing's figures. The San José–Caldera highway (Route 27) passes 7 kilometres inland: a 10-minute drive from the property gate to the country's main Pacific corridor.

THE CORRIDOR

Caldera, Carara and Jacó

The port of Caldera lies 4 miles north along the coast, Puntarenas 13, and the surf town of Jacó 17 miles south, with Carara National Park about 9 miles inland. On the listing's figures, 65 percent of Costa Rica's population lives within a 1.5-hour drive — the property is the natural weekend shore for the capital's two million residents.

DISTANCES — STRAIGHT LINE

Caldera 4 mi · Puntarenas 13 mi · Jacó 17 mi

460 ACRES • ONE TITLE • 1+ MILE OF FRONTAGE

LOCATION

On the Map

GARABITO, PUNTARENAS • COSTA RICA



GALLERY

The Estate in Frames



The point from above — surf on two sides



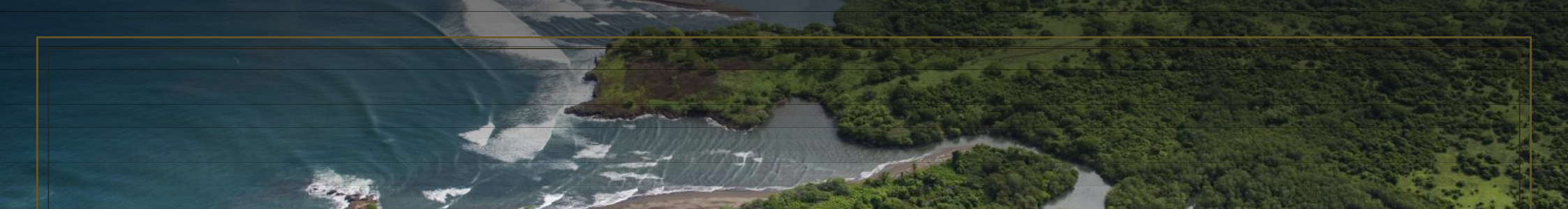
Waves breaking under the bluffs



Still water behind the mangrove shore



The dark-sand beach running south



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

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CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.



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