

PRIVATE ISLANDS INC.

Punta Loros

BAJAMAR - PUNTARENAS - COSTA RICA

Punta Loros is a 460-acre titled beachfront estate on Costa Rica's Central Pacific coast — the closest oceanfront to San José, and one of the only large coastal holdings in the country fully exempt from the 200-meter Maritime Zone. Over a mile of Pacific beachfront, dramatic bluffs, hidden coves, and bordering mangrove forests rise on a gentle slope, so nearly every future residence commands an ocean view. Environmental studies and initial permitting are complete for a landmark 5,000-residence, 500-room, 18-hole golf community — a shovel-ready canvas for a legacy destination.

USD 10,900,000

460 ACRES - 1+ MILE OF BEACHFRONT - FREEHOLD - SHOVEL-READY

THE ESTATE

At a Glance

PRICE	USD 10,900,000
LOCATION	Bajamar, Puntarenas, Central Pacific, Costa Rica
ACREAGE	460 acres (titled)
BEACHFRONT	1+ mile of Pacific beachfront
TENURE	Freehold — fee-simple to the high-tide line
MARITIME ZONE	Complete ZMT exemption (grandfathered)
PERMITTING	Environmental studies + initial SETENA approvals
CAPACITY	Up to 5,000 residences, 500 hotel rooms
GOLF	18-hole championship course permitted
TOPOGRAPHY	Gentle slope; bluffs, coves, grottos
BORDERS	Protected mangroves + two rivers
STATUS	Available

ISLAND VITALS

ELEVATION	COORDINATES
Beach to bluffs	9.852°N, 84.676°W
SHORELINE	WATERS
Pacific beachfront	Pacific Ocean





THE PROPERTY

The Closest Beach to the Capital

On the Central Pacific coast of Costa Rica, forty-five minutes from the capital, Punta Loros holds a position no other large beachfront parcel can claim: it is the closest beach to San José's two million residents, and one of a handful of coastal titles in the country exempt from the Maritime Zone — fee-simple ownership to the high-tide line. Four hundred sixty acres of titled, buildable oceanfront unfold across gentle slopes, dramatic bluffs, and intimate coves, bordered by protected mangroves and two rivers.

DISTINCTION

A Legal Rarity

Costa Rica's 200-meter Maritime Zone places the first 200 meters of coastline under state concession — except for a small number of pre-existing titles grandfathered from an earlier era. Punta Loros is one of them. This complete ZMT exemption means true fee-simple ownership directly to the high-tide line, a legal distinction that cannot be created today at any price. Combined with completed environmental studies and initial SETENA permitting, it stands among the most administratively advanced large beachfront offerings in Central America.

VISION

A Master-Planned Canvas

The approved vision supports up to 5,000 residences, 500 hotel rooms, and a professional 18-hole golf course — yet the architectural style and land plan remain entirely flexible for the buyer's concept. The gentle slope delivers ocean views to nearly 100% of future units. A comprehensive data room is available to qualified buyers, documenting the completed studies and permits.

LIFESTYLE

Surf, Sand & Sanctuary

Beach: over a mile of Pacific beachfront with calm swimming waters. Surf: the Central Pacific's world-class breaks minutes away. Nature: scarlet macaws and white-faced monkeys in bordering Carara National Park; mangrove forests and two rivers as permanent green borders. Ocean: sportfishing from nearby marinas, sailing the Gulf of Nicoya, sunset grottos along the bluffs.





TERRAIN

Land and Water

The estate's 460 acres blend deep tropical greenery with over a mile of pristine Pacific frontage. Vast protected mangrove forests and two picturesque rivers form permanent natural borders — privacy written into the landscape itself. The shoreline alternates between calm swimming beaches, dramatic bluffs, intimate coves, and natural grottos carved by the surf.

KNOWN FOR

The closest beach to San José — 460 titled acres on the Central Pacific, fully exempt from Costa Rica's Maritime Zone, with permitting in place for 5,000 residences, 500 hotel rooms, and championship golf.



OPPORTUNITY

The Investment Case

Costa Rica's Central Pacific is the country's primary tourism and second-home corridor, and large titled beachfront parcels are effectively irreplaceable. With 65% of the national population within a 90-minute drive, Punta Loros serves the capital's most affluent demographic as its natural weekend coast. The completed groundwork — environmental studies, initial permitting, a full data room — compresses years from the development timeline and de-risks the path to construction.

ARRIVAL

Access

Forty-five minutes from Juan Santamaría International Airport and ten minutes from the San José-Caldera highway, Punta Loros sits at the center of the country's most vital infrastructure. High-capacity power and fiber-optic connectivity serve the corridor, and the proposed Orotina airport would add a second global gateway minutes away.

OWNERSHIP

Pura Vida, At Scale

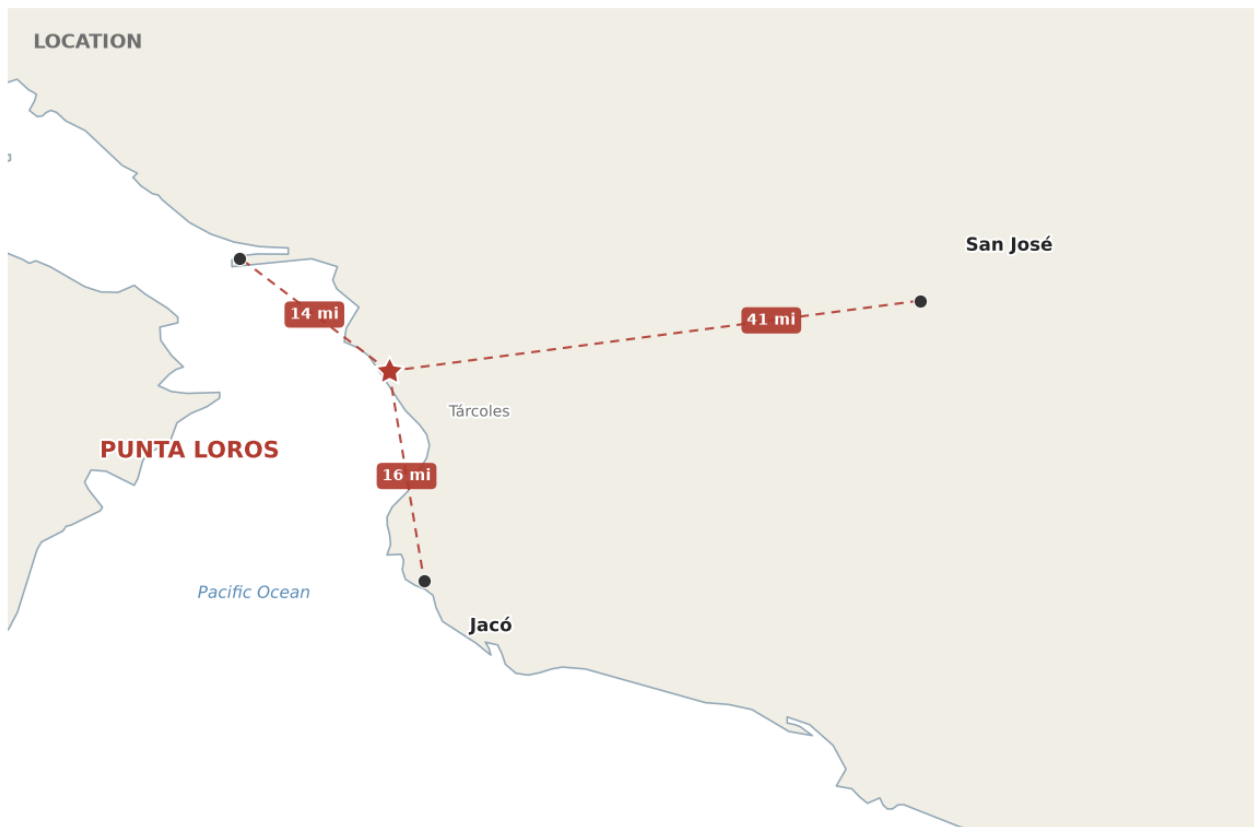
This is a first-mover asset in a market defined by scarcity: titled beachfront, ZMT-exempt, shovel-ready, forty-five minutes from a capital of two million people. Whether envisioned as a landmark resort destination or a private family domain held for generations, Punta Loros is the rarest kind of holding — one that cannot be replicated.

460 ACRES · 1+ MILE OF BEACHFRONT · 45 MIN FROM SAN JOSÉ

LOCATION

On the Map

BAJAMAR - PUNTARENAS - COSTA RICA



Straight-line distances, approximate • Coastline: Natural Earth

PUNTA LOROS

Bajamar, Puntarenas • 9.852°N, 84.676°W

DISTANCES

San José	41 mi
Puntarenas	14 mi
Jacó	16 mi

ELEVATION & CLIMATE

Dry-season high (Mar avg)	90°F
Night-time low	72°F
Pacific water temp	81-86°F

ACCESS

- 45-min drive from San José — the closest beach to the capital
- 45-min drive from Juan Santamaría International Airport (SJO)
- 10-min drive from the San José-Caldera highway

Straight-line distances, approximate.
Sources: geocoded places, weather2travel.com,
seatemperature.org (see sources.txt).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Punta Loros

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