

PROPERTY FOR SALE BY OWNER

PRICED TO SELL @
\$220,000

ABOUT LOT 24

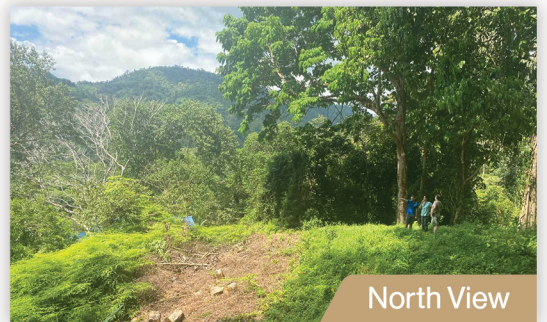
Tucked deep within the lush rainforest of Portalón, Lot 24 is one of the most private parcels in the exclusive Portasol community. Spanning over **8,323 m²** (just above 2 acres), this rare resale lot is accessible by a **long private driveway** that opens to a flat, build-ready terrace surrounded by tropical greenery. With only 15% of the land permitted for development, the property strikes a perfect balance between space and conservation.

Framed by mountain views and the shimmer of the ocean on the horizon, this lot offers a tranquil setting ideal for a private residence or a rental revenue stream.

PROPERTY BENEFITS

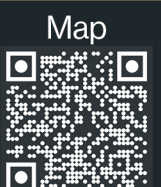
These are just a few of the benefits of owning property in this community.

- ✓ Gated Eco-Community
- ✓ Mountain & Partial Ocean View
- ✓ Utilities Ready
- ✓ Abundant Wildlife & Nature
- ✓ Extremely Private
- ✓ Walk to Waterfalls | River
- ✓ Walk to Waterfall | River
- ✓ Savegre Biosphere Reserve
- ✓ All Original Lots Sold - Rare Resell Opportunity
- ✓ Great for Vacation Rental or Permanent Home



ENID VALVERDE
+506 8397-1749

 **LOT 24 LOCATION**
Portasol | Portalón de Quepos
Savegre, Quepos 60602





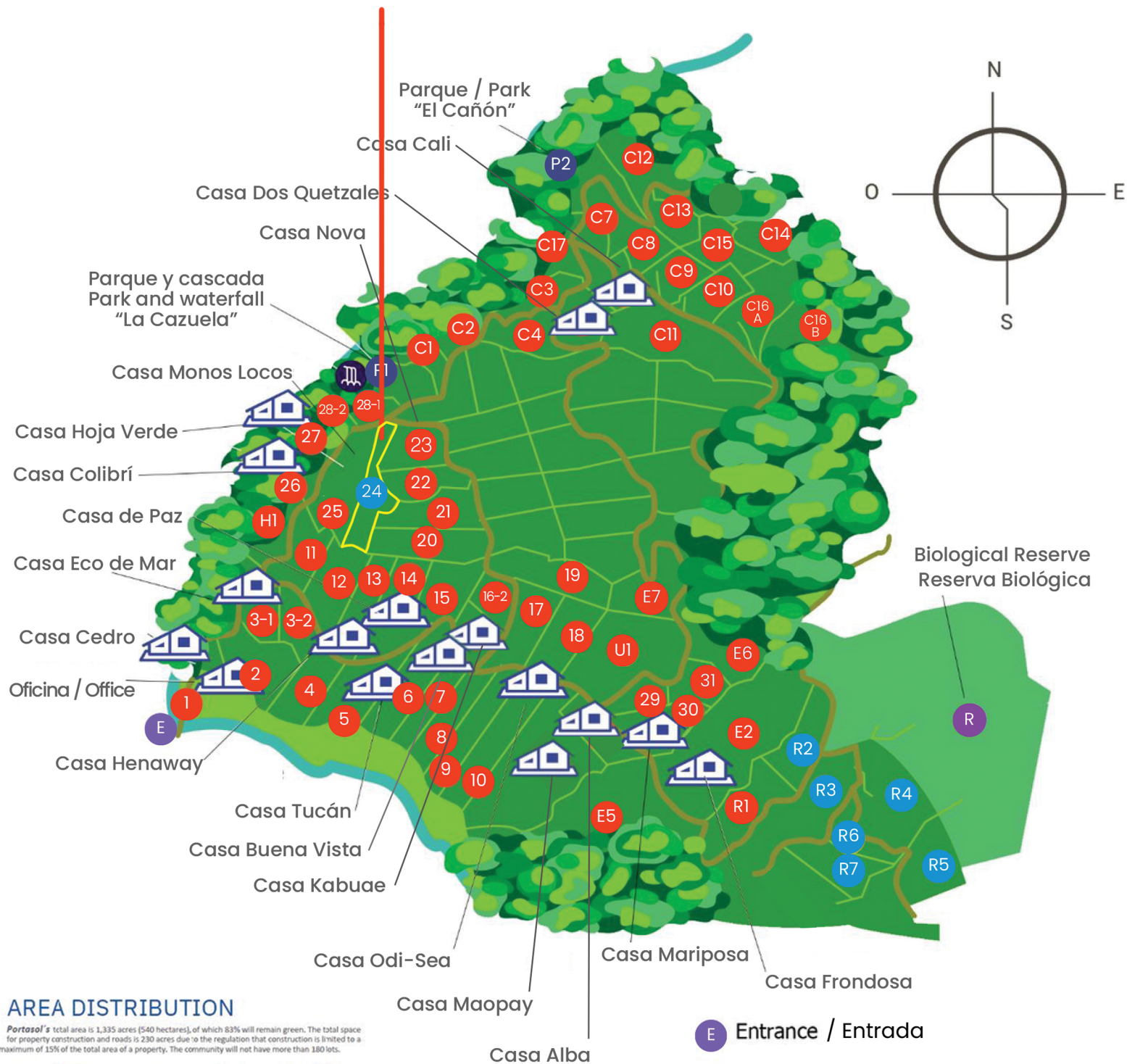
LOCATION,
LOCATION,
LOCATION!

COSTA RICA



MAP

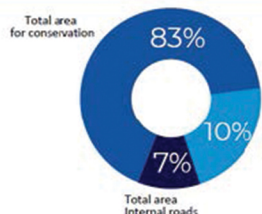




AREA DISTRIBUTION

Portasol's total area is 1,335 acres (540 hectares), of which 83% will remain green. The total space for property construction and roads is 230 acres due to the regulation that construction is limited to a maximum of 15% of the total area of a property. The community will not have more than 180 lots.

Area	Acre	Percentage
Common green areas	61.8	4.6 %
Conservation area	123.5	9.3 %
Biological reserve	173	13 %
Required 85 % conservation area of each of the 180 lots	746.2	55.9 %
Total conservation area	1104.5	82.8 %
Construction total area	131	9.8 %
Total internal roads	98.8	7.4 %
Total construction area	229.8	17.2 %
Total area	1334.3	100.0 %



Total area to build in the 180 lots



E Entrance / Entrada

P1 Cazuela Park

P2 Canyon Park

R Biological Reserve / Reserva Biológica

Re-Sale / Re-venta

Sold / Vendido



Portasol
RAINFOREST & OCEANVIEW LIVING

Portasol: Investment Opportunity in the Heart of Costa Rica's Savegre Biosphere Reserve

Portasol is proud to be nestled in one of Costa Rica's most naturally stunning regions, an area that continues to attract both national and international investors who share a passion for nature and a commitment to social responsibility.

Lot #24 is a secluded and private parcel within the exclusive Portasol community, a rare gem spanning 8,323 m² (just over 2 acres).

The region is currently experiencing notable growth in infrastructure, including improved roadways, a nearby marina, along with emerging tourism projects that further enhance the value of local investments.

Ideally positioned between the iconic Manuel Antonio National Park and the laid-back surf haven of Dominical, Portasol offers a harmonious blend of pristine nature, adventure, and serenity.

Lot #24 offers exceptional privacy, set well back from the main road and accessed by a long private driveway.

The entrance winds through lush greenery before opening up to a spacious terrace, creating a natural sense of seclusion. From the main road, the home site is completely hidden, offering total visual privacy surrounded by nature.





Portasol

RAINFOREST & OCEANVIEW LIVING

With only 15% of the land permitted for construction under community guidelines, this expansive lot offers both space and natural preservation in perfect harmony.

The private driveway opens up to a pristine lot ideal for home construction. From here, you'll enjoy serene mountain views and partial views of the Pacific Ocean. The gentle sound of a nearby creek and a short 5-minute walk to the La Cazuela waterfall create a peaceful, immersive connection to nature.

Portasol itself is a gated community spread across 1,334 acres of untouched rainforest and rolling hills. It offers essential infrastructure including electricity and reliable water from a private on-site well. Residents enjoy access to rivers, waterfalls, hiking trails, and a secure environment rich in biodiversity.

With all original developer lots in Portasol now sold, this is **a rare resale opportunity**. Whether you're dreaming of a tranquil vacation retreat, an income-generating rental property, or a long-term residence in one of the world's top retirement destinations, **Lot #24 is a sound investment in a truly extraordinary setting.**

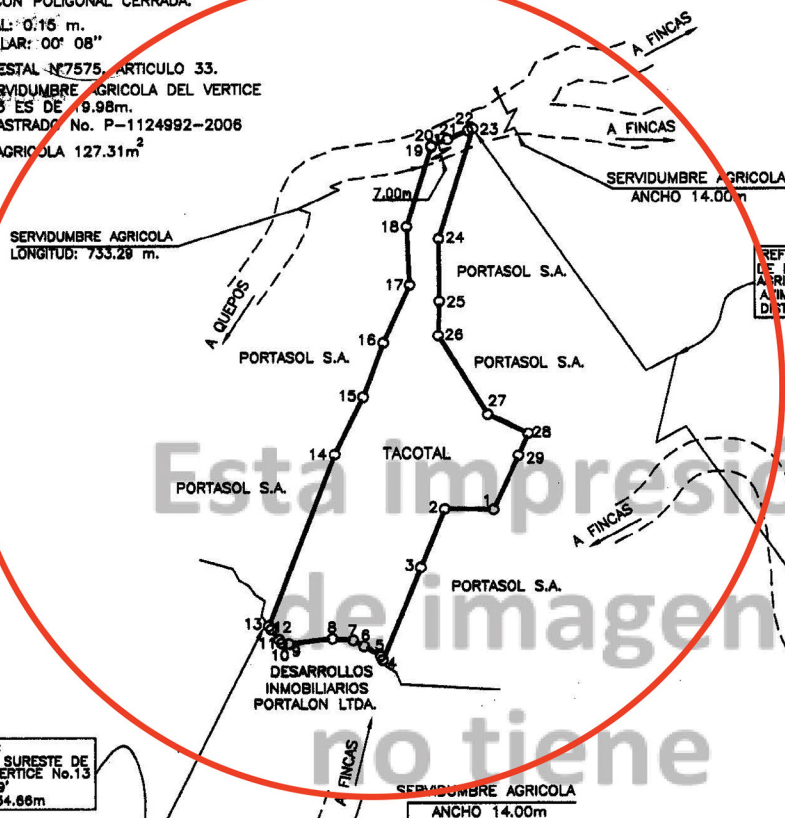
Portasol also offers a full suite of services to support your vision, including vacation rental management, architectural design, construction, concierge services, and property maintenance.



Catastro Nacional
1-2169533
28/02/2007 11:10:45
Reingreso [Apelación]



- LINDEROS EXISTENTES
- LEVANTAMIENTO POLAR CON POLIGONAL CERRADA.
- ERROR DE CIERRE LINEAL: 0.15 m.
- ERROR DE CIERRE ANGULAR: 00° 08"
- AFECTADO POR LEY FORESTAL N°7575, ARTICULO 33.
- DISTANCIA FRENTE A SERVIDUMBRE AGRICOLA DEL VERTICE No.18 AL VERTICE No.23 ES DE 19.98m.
- MODIFICA AL PLANO CATASTRO No. P-1124992-2006
- AREA DE SERVIDUMBRE AGRICOLA 127.31m²



LINEA	A C I M U T	DIST. (m)
1-2	270°41'03"	19.68
2-3	201°32'01"	26.69
3-4	201°31'59"	42.18
4-5	333°20'04"	2.01
5-6	300°53'31"	7.86
6-7	299°35'06"	5.01
7-8	274°54'41"	8.43
8-9	263°11'14"	17.74
9-10	274°30'13"	2.98
10-11	323°48'21"	1.89
11-12	323°48'42"	5.34
12-13	325°53'41"	1.70
13-14	20°15'29"	77.66
14-15	28°35'59"	26.91
15-16	19°47'35"	24.47
16-17	23°27'54"	26.82
17-18	357°19'33"	24.83
18-19	16°33'24"	35.28
19-20	16°37'50"	0.42
20-21	67°32'50"	7.10
21-22	85°29'24"	9.07
22-23	67°40'59"	2.10
23-24	196°41'49"	48.66
24-25	179°31'10"	26.61
25-26	181°53'04"	14.62
26-27	149°13'57"	39.02
27-28	115°51'24"	18.37
28-29	202°46'01"	10.10
29-1	204°27'10"	25.20

REFERENCIA :
DEL BASTION SURESTE DE
PUENTE AL VERTICE No.13
AZIMUT: 45°18'
DISTANCIA: 434.88m

CALLE PUBLICA
ANCHO 10.00m

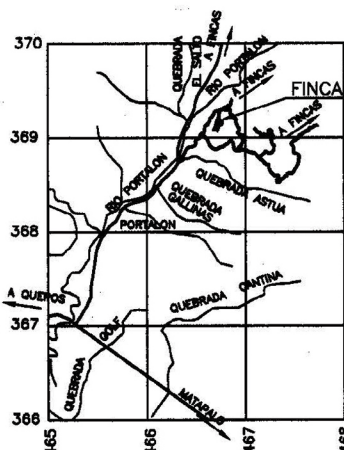
REFERENCIA :
DEL PUNTO AUXILIAR (A)
A BASTION SURESTE DE
PUENTE:
AZIMUT: 344°15'
DISTANCIA: 53.41m

SERVIDUMBRE AGRICOLA
ANCHO 14.00m

SERVIDUMBRE AGRICOLA
ANCHO 14.00m
PUNTO AUXILIAR (A)
LÍNEA DE CALLE PUBLICA
INICIO DE SERVIDUMBRE

REFERENCIA
DEL BASTION SURESTE
DE PUENTE A ESQUINA
DE CALLE PUBLICA
AZIMUT 137°34'
DISTANCIA 34.63m.

REFERENCIA: DE LA ESQUINA
DE CALLE PUBLICA A
INICIO DE SERVIDUMBRE
AGRICOLA
AZIMUT 58°27'
DISTANCIA 2008.12m



UBICACION GEOGRAFICA
HOJA SAVEGRE-3444-III
I.G.N.- ESCALA 1:50000

COLEGIO FEDERADO DE INGENIEROS
Y DE ARQUITECTOS DE COSTA RICA
* 21 FEB. 2007 *
ANOTADO

DIRECCION DE URBANISMO
I. N. V. U.

14 FEB. 2007

APROBADO

FARMACIA DE CATASTRO

ARCHIVO No. :
LOTE 24.DWG