

OCEAN VIEW TÁRCOLES

162-Acre Development Opportunity

Central Pacific Coast | Costa Rica

Executive Summary

Ocean View Tárcoles is a prime 162-acre (65.8 hectare) development property located between Jacó Beach and Orotina, with direct access off the Pacific Coast Highway (Route 34) via Calle La Barca. The land features elevated terrain offering stunning ocean and mountain views, pre-cut and graveled internal roads (partially cleared and reopened), **four existing houses with strong renovation/resale potential (estimated \$1.1M+ combined value)**, and two legally registered high-capacity water wells delivering approximately 9 liters per second combined—significantly lowering development barriers, accelerating timelines, and providing immediate utility advantages.

Owner financing is available for qualified buyers with substantial down payment, offering flexible terms to help bring your vision to life in this proven eco-tourism corridor.

Nestled in a thriving eco-tourism and residential growth area, the property sits just 1.5 kilometers (one-minute drive) from the edge of Carara National Park and nine minutes from the serene Lagunillas Beach, accessible straight from Pacific Coast Hwy.

Strategic Location

- Direct access from the Pacific Coast Highway (Route 34 – Costanera Sur) via Calle La Barca
- Situated on Calle La Barca, already home to established eco-tourism successes like Tárcoles Birdwatching Lodge & Cerro Lodge Hotel—validating the area's appeal near Carara National Park
- Positioned between vibrant Jacó Beach and growing Orotina
- Approximately 45–50 minutes to Juan Santamaría International Airport (SJO)
- Just 20 minutes to Los Sueños Marina & Golf Resort
- One-minute drive to Carara National Park boundary
- Nine-minute drive to Lagunillas Beach
- Restaurant at the entrance to Calle La Barca, confirming established daily traffic and accessibility

Eco-Tourism Corridor Validation

The property lies along a road supporting thriving eco-tourism businesses, including internationally recognized Tárcoles Birdwatching Lodge and Cerro Lodge Hotel. Their success underscores the corridor's proven demand for birdwatching, nature experiences, and proximity to Carara National Park—reinforcing strong potential for eco-resorts, retreats, or residential communities.

Water Secured

Two legally registered high-capacity wells (combined ~9 L/s) eliminate one of the biggest hurdles in Costa Rican development. This secured water supply supports immediate use, permitting, and phased projects—whether for the existing structures or large-scale builds.

Access & Existing Infrastructure

The property fronts two public roads, with internal access corridors previously cut and graveled (over one mile recently cleared and reopened—rehabilitation is straightforward via vegetation clearing rather than full re-engineering). The remainder requires standard tropical land clearing, typical for large parcels.

Bonus existing improvements include four houses ready for renovation or immediate occupancy—offering potential short-term rental income, caretaker housing, or resale value while larger development plans progress.

Site Condition & Natural Setting

Elevated sections deliver panoramic ocean views toward the Gulf of Nicoya, plus mountain and forest vistas throughout. The Tárcoles River is about one mile away, adding ecological draw without floodplain or riverfront restrictions.

The four existing houses (in need of renovation) provide a foundation for quick value-add opportunities amid the natural setting. As with most undeveloped tropical land in Costa Rica, vegetation clearing is required in portions prior to major development. No active construction permits are currently in place.

Development Potential

Ideal for:

- Eco-tourism resorts
- Nature-focused residential communities
- Wellness or retreat developments
- Mixed-use tourism or conservation-based projects

Conceptual planning supports 200–300+ residential or hospitality lots (subject to final design, environmental studies, and approvals). The secured water, pre-existing roads, four houses, and owner financing option offer a significant head start—enabling phased development, immediate cash flow from renovations/rentals, or hybrid use (e.g., boutique lodge incorporating the homes).

Contact

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