

OCEAN VIEW TÁRCOLES

162-Acre Development Opportunity

Central Pacific Coast | Costa Rica

Executive Summary

Ocean View Tárcles is a 162-acre (65.8 hectare) titled development property strategically located along Costa Rica's Central Pacific Coast between Jacó Beach and Orotina, with direct access from the Pacific Coast Highway (Route 34) via Calle La Barca.

The property combines panoramic ocean and mountain views, legally secured water rights, existing infrastructure groundwork, and a prime location within one of Costa Rica's established eco-tourism and residential growth corridors. With two registered high-capacity water wells, internal road and drainage systems already established, and four existing residential structures, the property offers a significant head start over comparable raw land opportunities.

The site is being offered in its current condition, providing a buyer the opportunity to capture additional value through vegetation clearing and phased development. Much of the internal road network is accessible and drivable, while additional clearing will further open view corridors and showcase the property's full ocean-view potential. Seller financing is available for qualified buyers.

Key Investment Highlights

- 162 acres (65.8 hectares) of titled development land.
- Ocean, mountain, and forest views with significant view-enhancement potential through selective clearing.
- Two legally registered high-capacity water wells providing approximately 9 liters per second combined.
- Existing internal road network with portions recently reopened and currently drivable.
- Established drainage infrastructure and site grading from prior development work.
- Four existing residential structures suitable for renovation, caretaker housing, rental income, or phased development support.
- Dual public road frontage with direct access from Pacific Coast Highway (Route 34) and Calle La Barca.
- Owner financing available for qualified purchasers.

Strategic Location

Ocean View Tárcoles occupies a highly desirable position within Costa Rica's Central Pacific corridor:

- Approximately 45-50 minutes from Juan Santamaría International Airport (SJO).
- Approximately 20 minutes from Los Sueños Marina and Golf Resort.
- Approximately 9 minutes from Lagunillas Beach.
- Approximately 1.5 kilometers from the boundary of Carara National Park.
- Direct access from the Pacific Coast Highway via Calle La Barca.

The property is situated along a well-established eco-tourism corridor that includes respected hospitality operators such as Cerro Lodge and Tárcoles Birding Lodge, reinforcing the area's long-term appeal for nature-based tourism and residential development.

Water & Existing Infrastructure

Water availability remains one of the primary constraints affecting large-scale development opportunities throughout Costa Rica. Ocean View Tárcoles benefits from two legally registered water wells, with prior engineering and water approval documentation available for review.

The property also benefits from substantial prior infrastructure groundwork, including internal road alignments, grading, drainage improvements, and installed catch basins. Portions of the internal road system have been recently reopened and are currently drivable. Existing drainage systems continue to function, and additional site clearing will further improve access and visibility throughout the property.

Unlike raw land requiring complete infrastructure installation, the property offers an existing framework upon which future development plans can be built.

Site Characteristics

The property's varied topography includes elevated ridgelines, natural terraces, and expansive view corridors overlooking the Gulf of Nicoya, surrounding mountains, and tropical forests. The Tárcoles River lies approximately one mile away, enhancing the area's ecological appeal without creating direct riverfront development constraints.

Four existing homes, while requiring renovation, provide immediate utility for caretaker accommodations, temporary project offices, short-term rentals, or future resale opportunities.

As with many larger tropical land holdings in Costa Rica, portions of the property are currently overgrown. Selective vegetation clearing will improve visibility, maximize ocean views, and help fully showcase future building sites and development layouts.

Development Potential

The property is well suited for a variety of development concepts, including:

- Eco-tourism resorts and boutique hospitality projects.
- Nature-focused residential communities.
- Wellness and retreat destinations.
- Branded residential or mixed-use developments.
- Conservation-oriented or phased master-planned communities.

Preliminary engineering and conceptual planning support a range of development approaches, subject to purchaser design objectives, environmental studies, and applicable regulatory approvals.

The combination of secured water rights, existing infrastructure groundwork, strategic location, and attractive acquisition basis creates a compelling opportunity for developers and investors seeking a scalable project within Costa Rica's growing Central Pacific market.

Due Diligence Materials Available Upon Request

- Topographic survey.
 - Conceptual master plan.
 - AutoCAD engineering and infrastructure files.2008-2016
 - Water well registrations and pumping tests.
 - Prior water approval documentation.
 - Site photographs and drone video.2026
 - Title information and supporting development materials.
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Schedule a confidential discussion or property tour to learn more about this unique Central Pacific development opportunity.