

Lebe Deine Träume!

Live your dreams

Vive su sueños



*Dream-Property
in Costa Rica*

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Wolf Zemp & Heidy Märchy
Casa Lobo, Mata de Caña
50807 Nuevo Arenal, Tilaran, Gte
Costa Rica
+41 510 0525 / +506 8681 8782
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Where is the property located:



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The property is located in Central America, in Costa Rica. North of the capital San Jose is the Province Guanacaste. Guanacaste is the most northwestern province of Costa Rica. The province covers an area of 10,141 km² and has a population of 326,953. The capital of the province is Liberia. [Wikipedia](#)



The village of Nuevo Arenal in the canton of Tilarán is located on the northeastern shore of the eponymous Lake Arenal. Lake Arenal is a reservoir in Costa Rica and with its area of 80 km² the largest inland lake in the country. It is located at the foot of the Arenal Volcano and near the Monteverde Cloud Forest. [Wikipedia](#)

The town of Nuevo Arenal was founded in 1973, when work began on Lake Arenal.

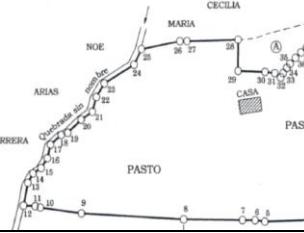
At that time, the population of Arenal was relocated to what is now Nuevo Arenal because of the flooding of the reservoir. This is where the name Nuevo Arenal - New Arenal comes from. This is the largest town on the route from Tilarán to La Fortuna.

Fahrzeiten und Entfernungen

- Distance from San Jose to Nuevo Arenal: 175.7 kilometers.
- Travel time from San Jose to Nuevo Arenal: 4 hours.
- Distance from Liberia to Nuevo Arenal: 97.4 kilometers.
- Travel time from Liberia to Nuevo Arenal: 2 hours.



Casa Lobo

Total property: 	29'5575 square meters ~ 3 hectares (~ 7 acres), divided and measured in 4 subdivisions from 1079 to 21539 m ² size. Completely fenced, separated from the access road by a 2.3 meters high natural stone privacy wall and an automatic gate.
Parzelle 1: 	1078 m ² plot directly after entrance gate existing and prepared building site with 180 degree panoramic view of Lake Arenal and Tenorio Volcano. Subsoil excavated over 1m deep, filled with seepage material and compacted. So ideal subsoil preparation. All connections water, strong, internet directly developed. Street front separated by natural stone wall.
Parzelle 2: 	5577 m ² plot with horse pasture and horse stable. Permaculture with over 60 fruit trees and plants. Over 35 different species. Many Fruit trees (biriba, lemon, santol, coffee, loquat, fig, caimito, blue berry, mangosteen, zapote, all spices, mimbro, mabolo, orange, avocado, fig, cocoa, banana, apple, katuk, banana, jack fruit, noni, soursop, mulberry, lemon caviar, sugar cane, mimbro, miracle fruit, yuval, mandarin, pitanga, star fruit, coconuts, noni, water apple, acerola, lemon, Abiu, black peppers, nutmeg). Natural Jungel Rainforest Own Spring
Parzelle 3: 	No: 00055311-00 21'520 m ² plot with 2 guest houses, small pool, panoramic terrace, workshop, large 3 meter high double garage, sauna with wellness area. tool shed and chicken coop, pasture with fish pond and clear stream as border. Prepared with another level building lot
Parzelle 4: 	1358 m ² plot to reach after 65 meters driveway and electric gate. Main house with about 150m ² living space, 2 garages, forecourt and panoramic terrace with 180 degree panoramic view of Lake Arenal and Tenorio Volcano. Whole house wired 100V and 220 Volt, American and European power outlets available everywhere



Total property:

Immediately generate income with guest houses and safe storage, enough land for self-catering. Situated in the middle of nature. 2 km from the center of the village via a well maintained road 500 meters to the nearest school.

Without exaggerating this property has one of the most beautiful views of all Arenal; this is also confirmed by the locals! A 180 ° lake view and unobstructed view of the Tenorio volcano, at the spectacular sunsets you sit in the evening on the terrace on the first seats!



A regular weak breeze from the lake drives away pesky mosquitoes, so you don't have to use chemicals to enjoy the evenings outside!

Likewise, you do not need air conditioning here, warm days and pleasant cooling at night provide a pleasant climate and restful sleep. If you want more heat, in 1 ½ hours you are at the most beautiful beaches of Costa Rica. Our experience has been that this is an ideal day trip, but we were always glad to be back in more temperate climates.



Main House / Haupthaus:

The main house was built by a Swiss architect and a Swiss builder. It was built entirely according to European standards and with high quality materials. It is not - as usual in the American continent - a "sandwich

construction" of wooden framework covered with panels. The walls are made entirely of 15 cm thick concrete blocks and high quality plaster. Therefore, it would be possible without any problems and relatively inexpensive to build another floor on top of the existing first floor to expand the living space (and the view).



The infrastructure is up to date, water supply in the house is piped with Sanipex, so a replacement lecker pipes is easy to manage.

Electricity wiring throughout the house in both 110V and 220 volts available. Sockets according to American, German and Swiss standards.

Hot water supply by instantaneous water heater and solar panel. Central sewage disposal by septic tank was newly built last year.

Internet and telephone is of course also hardwired. A satellite dish for TV reception is mounted on the roof.

2 bathrooms, one with a huge shower cabin and one with shower and whirlpool bath.

In addition, there is a separate room for an employee(s) with sleeping facilities, kitchenette, shower and toilet. So you can accommodate a gardener / guard according to local standards.

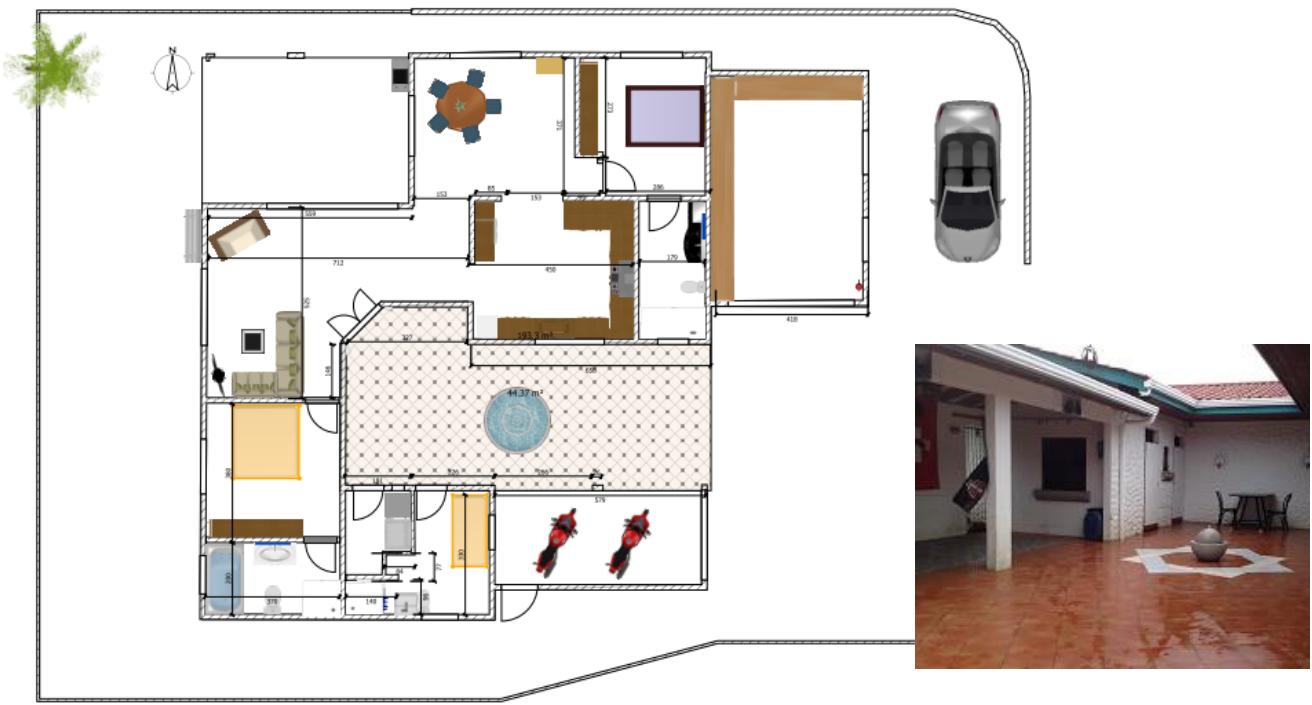
A laundry room is equipped with new and high quality machines such as washing machine and dryer.

A large garage and 2 covered car shelters provide sufficient sheltered space for your vehicles or hobby.

The main house is separately fenced and therefore ideal for dogs. A large beautiful radio controlled gate separates it from the rest of the property. Access is via the approximately 70 meter paved road from the main entrance.

The floor plan is ideal for a couple or small family. Since life here in Costa Rica is mostly outdoors, a covered sitting area, viewing terrace and atrium at the entrance is likely to be the center of life during the day.

On the rare cooler days in December, you'll appreciate the built-in fireplace.

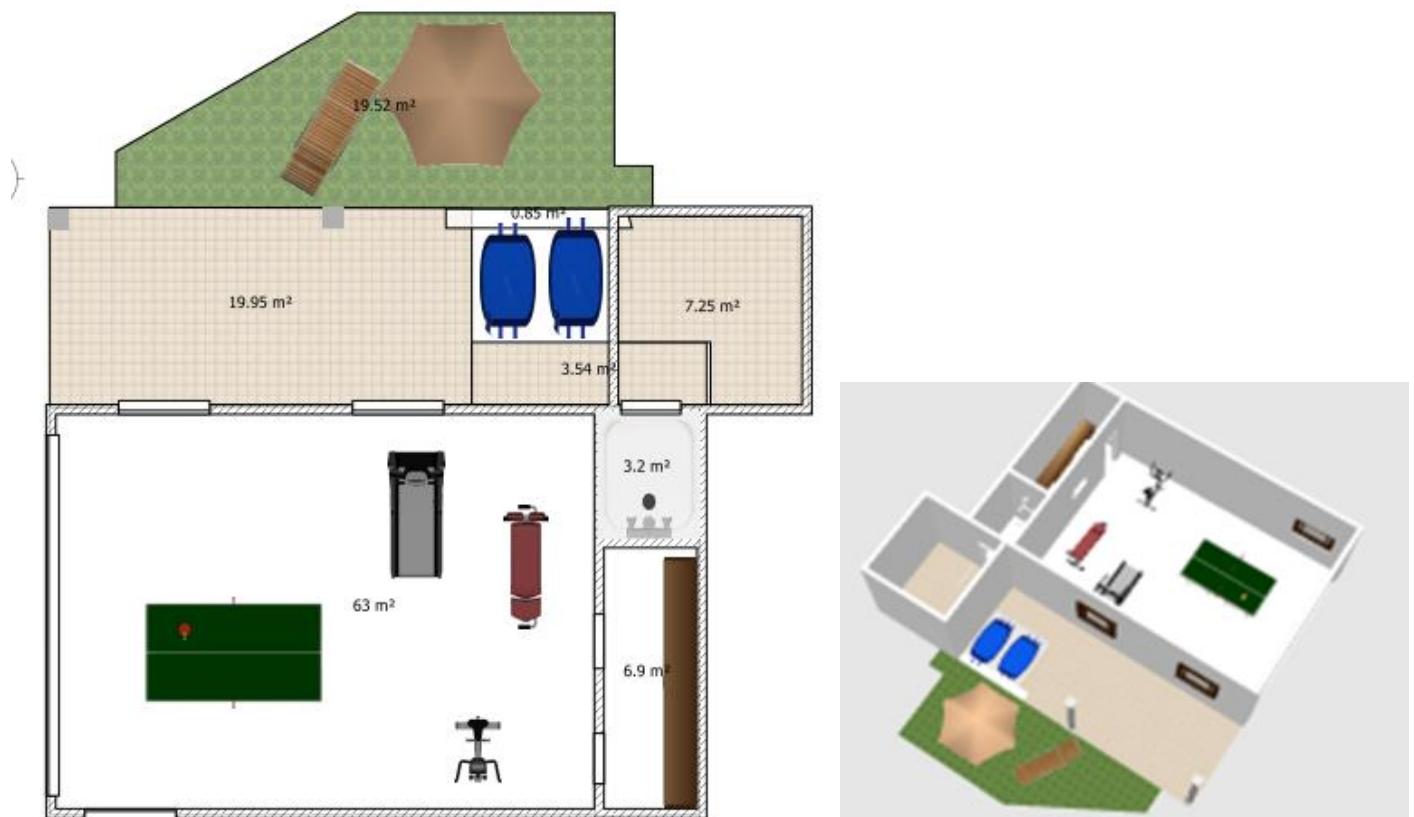


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Casita Suizo (Guesthouse 1)

The Casita Suizo is - like the main house - completely made of stone. However, it has 2 floors and has built in the lower floor, in addition to a large and high universal room of over 60 m², a small wellness oasis. Sun deck with sand, a relaxation zone covered, a Finnish sauna and a cold as well as a hot water pool and a rainforest shower are not missing here.

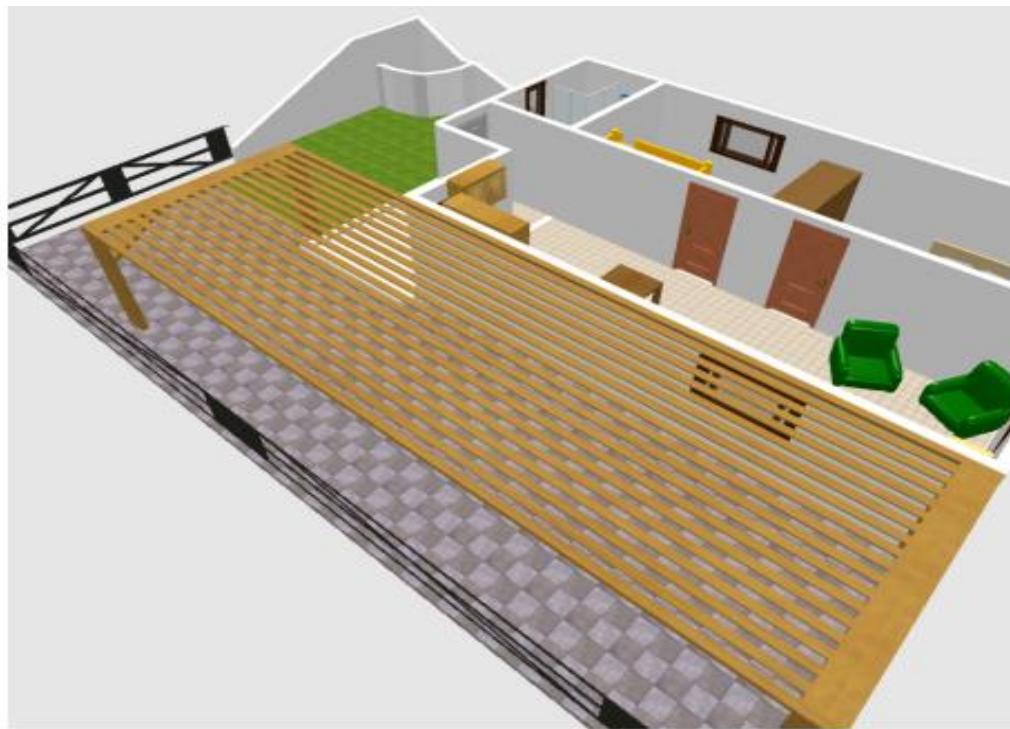


On the upper floor a small family will find comfortable space in the 2 bedrooms. A fully equipped kitchen, a small bathroom with shower / toilet and a cozy living room invite guests to stay here.



But also outside the Casito has a lot to offer: A covered panoramic terrace of more than 50 m² with BBQ oven, a sunbathing lawn and even a small pool bar with waterfall will definitely give you that pura vida feeling.





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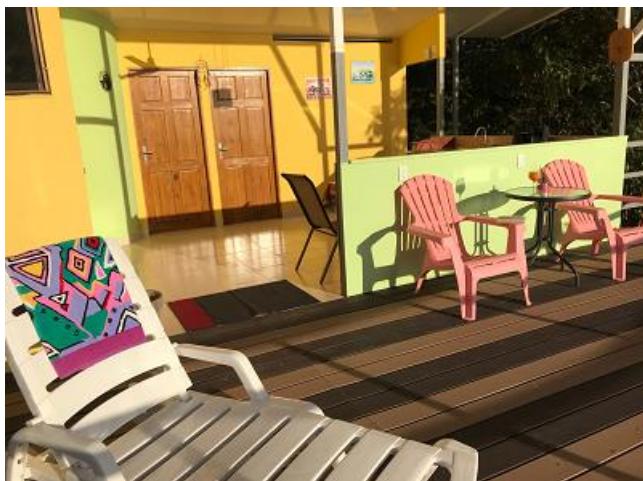
Casito Tico (Guesthouse 2)



The Casita Tico is very popular with our guests. It reflects the local way of life through its colorfulness, through the open kitchen, its large sun terrace and also impresses with the "Million-Dollar-View!"

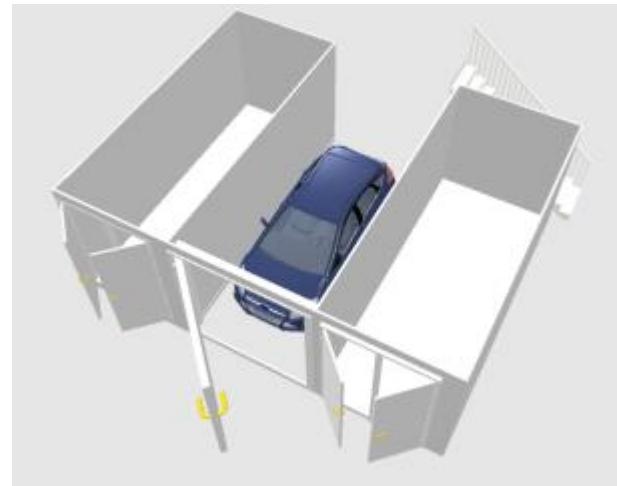
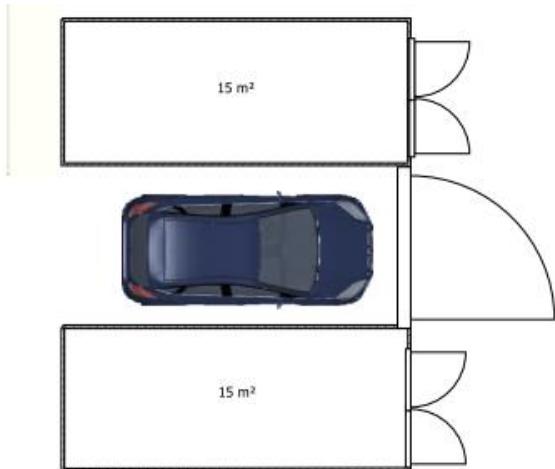


At night in bed you feel like you are right in the jungle. Through the room-sized windows you see nothing but nature from the bed.



If you are lucky, you will be woken up in the morning by the monkeys outside the window.





The first floor contains 2 air-conditioned and burglar-proof drying rooms; the most important thing in Costa Rica if you don't want to be there all the time and don't want to renew your electronic equipment every 6 months.



There is also a small wood store, a chicken coop with enclosure, a garden shed workshop.

This guest house is also ideal for hobby or amateur radio operators, as it has a fixed antenna mast that can be extended to 10 meters.

Surroundings and Garden

Fully developed property with endless potential

The whole complex covers 3 hectares, completely fenced and divided by fences into different zones for horse keeping.

A horse stable with rancho offers enough space for 2 horses, which can also move and romp sufficiently on the spacious pasture.

The access is secured by an electric gate from the road. The main house also has another electric gate.

The access roads to the houses and the stable are all paved with concrete. An idyllic palm avenue leads to the houses.

All supply lines (electricity, water, internet) are newly laid and designed with control and maintenance shafts so that individual lines can be replaced or repaired.

A small pool bar invites you to linger on hot days, while a sauna helps you get over the rainy season.

A fish or swimming pond in the lower part of the property is fed with fresh water from the border stream and can certainly be used for fish farming.

2 ais-leveled and compacted platforms are laid out (including natural access road) and ready to be cultivated.

A foodforest with over 40 fruit and fruit trees is laid out as permaculture. Over 30 different foodstuffs grow here, from various fruits and vegetables to cocoa and coffee.



Split of property as an Option

<http://arenal.cr>



1	249'000.-	<i>Owner-Financing: 50%</i>	
1 + 2	399'000.-	1 + 2 + 3 + 4	549'000.-
1 + 2 + 3	449'000.-	1 + 2 + 3 + 4 + 5	685'000.-

Splited pieces can be purchased in recommended Order. Eg only #1, #1 and #2 etc. Not for sale is for example just #4 or just #5. Exact survey will be done as negotiated before closing.

Price and financing

Sales Price

The property can be purchased in whole or in part (individual lots). The appraisal, which is based on a price of US\$ 1600.00 for developed living space and US\$ 15.00 for developed land, totals over US\$ 1 million. We are motivated to sell because we still want to spend our retirement traveling. Therefore, pretty much everything is negotiable and we will sell well below this estimate..

Our negotiable price is CHF. 850'000.-, **Reduced to CHF 685'000.-**

The proceeds from the sale are to support our pension, so we do not rely on a cash sale (see funding)

**Pack your bags - emigrate - earn your own living
- enjoy life!**

Funding

Financing by current owner possible, down payment approx. 35% of the selling price negotiable. Anonymity of your investment is also guaranteed as there is no information exchange agreement between Costa Rica and the rest of the world.

- Swiss occupational pension (2nd pillar) or American / Canadian IRS can be triggered for financing!
- Income can be generated immediately through the 2 guest houses, safe storage and parking lot rental!
- The large property also allows self-sufficiency to a large extent Owner-Financing
 - Interest rate 4.75% per annum
 - Financing period: flexible
 - Maximum financing: 50%

Financing of other construction projects on the property up to 50%.



Appendices

1. Steuern

<p>MUNICIPALIDAD DE TILARAN ADMINISTRACION TRIBUTARIA</p> <p>HACE CONSTAR</p> <p>Que el (la) señor (a) (ita):</p> <p>WOLFDEN LIMITADA CEDULA No.: 3-102-662063 3KM ESTE DEL GIMNASIO DE NUEVO ARENAL, CASA LOBO</p> <p>1- De acuerdo con los registros del Impuesto Sobre Bienes Inmuebles:</p> <p>* ES contribuyente según Ley No. 7729</p> <table border="1"><thead><tr><th>NO. FINCA</th><th>IMPONIBLE</th><th>NO. FINCA</th><th>IMPONIBLE</th></tr></thead><tbody><tr><td>00055311-000</td><td>6,832,074</td><td>00196499-000</td><td>34,783,078</td></tr><tr><td>00196497-000</td><td>134,337,075</td><td>00196498-000</td><td>20,833,624</td></tr></tbody></table> <p>Se encuentra al día al IV trimestre del año 2018.</p> <p>2- Con respecto a los registros de los demás tributos municipales:</p> <p>* Se encuentra al día al IV trimestre del año 2018.</p> <p>Se extiende la presente constancia a solicitud del interesado a las 10:55:49 horas del día 5 de FEBRERO de 2018.</p> <p> RESPONSABLE DEL ESTUDIO</p> <p>NOTA: Esta constancia carece de validez legal, si no constan las firmas y sellos de ley correspondientes.</p> <p></p>				NO. FINCA	IMPONIBLE	NO. FINCA	IMPONIBLE	00055311-000	6,832,074	00196499-000	34,783,078	00196497-000	134,337,075	00196498-000	20,833,624
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2. Parzelle 2

REPUBLICA DE COSTA RICA
REGISTRO NACIONAL
NUMERO DE CERTIFICACION: RNPDIGITAL-8532481-2018

Piano(s) Catastrado(s)

PLANO: 5-1607738-2012

INSCRIPCION 5-1607738-2012

Fecha 01/09/2012 10:21:31
Propietario MANOLO J MENEZ FERNANDEZ
IDC-07F19891E79C4BE865DACE0

Catastro Nacional
1-2763209
27/09/2012 10:21:31
Raiingreso

Página 1 de 3 Plano: 5 1607738 2012



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<p>Folio: 0110773812133225 Registrante: MARCO JIMENEZ FERNANDEZ IAC: 0111989PE5CH485856 (RECEO)</p> <p>Catastro Nacional 3 - 1 - 2 - 2 - 7 - 6 - 3 - 2 - 0 - 9 15/08/2012 ENTERO BCR # 136984126</p>	<table border="1"> <thead> <tr> <th>LÍNEA</th> <th>ACIMUT</th> <th>DIST (m)</th> </tr> </thead> <tbody> <tr><td>1 - 2</td><td>035° 16.8'</td><td>116.79</td></tr> <tr><td>2 - 3</td><td>033° 42.7'</td><td>36.55</td></tr> <tr><td>3 - 4</td><td>053° 03.0'</td><td>3.84</td></tr> <tr><td>4 - 5</td><td>298° 03.8'</td><td>46.89</td></tr> <tr><td>5 - 6</td><td>257° 10.2'</td><td>15.82</td></tr> <tr><td>6 - 7</td><td>257° 51.2'</td><td>59.92</td></tr> <tr><td>7 - 8</td><td>257° 13.3'</td><td>30.74</td></tr> <tr><td>8 - 9</td><td>251° 09.3'</td><td>7.33</td></tr> <tr><td>9 - 10</td><td>261° 54.9'</td><td>7.03</td></tr> <tr><td>10 - 11</td><td>267° 59.2'</td><td>6.61</td></tr> <tr><td>11 - 12</td><td>268° 37.8'</td><td>37.34</td></tr> <tr><td>12 - 13</td><td>269° 36.5'</td><td>5.20</td></tr> <tr><td>13 - 14</td><td>259° 38.2'</td><td>28.38</td></tr> <tr><td>14 - 15</td><td>208° 44.4'</td><td>11.39</td></tr> <tr><td>15 - 16</td><td>241° 02.4'</td><td>24.87</td></tr> <tr><td>16 - 17</td><td>213° 53.4'</td><td>10.46</td></tr> <tr><td>17 - 18</td><td>197° 43.4'</td><td>9.91</td></tr> <tr><td>18 - 19</td><td>238° 34.3'</td><td>9.67</td></tr> <tr><td>19 - 20</td><td>228° 45.8'</td><td>12.98</td></tr> <tr><td>20 - 21</td><td>253° 08.2'</td><td>5.00</td></tr> <tr><td>21 - 22</td><td>232° 00.0'</td><td>9.97</td></tr> <tr><td>22 - 23</td><td>194° 30.2'</td><td>8.97</td></tr> <tr><td>23 - 24</td><td>215° 38.3'</td><td>7.79</td></tr> <tr><td>24 - 25</td><td>239° 48.4'</td><td>6.80</td></tr> <tr><td>25 - 26</td><td>212° 08.3'</td><td>7.14</td></tr> <tr><td>26 - 27</td><td>191° 42.4'</td><td>14.91</td></tr> <tr><td>27 - 28</td><td>092° 42.8'</td><td>8.32</td></tr> <tr><td>28 - 29</td><td>102° 26.2'</td><td>3.91</td></tr> <tr><td>29 - 30</td><td>097° 48.3'</td><td>26.33</td></tr> <tr><td>30 - 31</td><td>092° 26.5'</td><td>3.84</td></tr> <tr><td>31 - 32</td><td>093° 06.9'</td><td>74.54</td></tr> <tr><td>32 - 33</td><td>090° 47.0'</td><td>20.82</td></tr> <tr><td>33 - 34</td><td>090° 47.0'</td><td>22.03</td></tr> <tr><td>34 - 35</td><td>090° 40.1'</td><td>9.22</td></tr> <tr><td>35 - 36</td><td>096° 42.2'</td><td>7.18</td></tr> <tr><td>36 - 1</td><td>088° 26.4'</td><td>61.35</td></tr> </tbody> </table>	LÍNEA	ACIMUT	DIST (m)	1 - 2	035° 16.8'	116.79	2 - 3	033° 42.7'	36.55	3 - 4	053° 03.0'	3.84	4 - 5	298° 03.8'	46.89	5 - 6	257° 10.2'	15.82	6 - 7	257° 51.2'	59.92	7 - 8	257° 13.3'	30.74	8 - 9	251° 09.3'	7.33	9 - 10	261° 54.9'	7.03	10 - 11	267° 59.2'	6.61	11 - 12	268° 37.8'	37.34	12 - 13	269° 36.5'	5.20	13 - 14	259° 38.2'	28.38	14 - 15	208° 44.4'	11.39	15 - 16	241° 02.4'	24.87	16 - 17	213° 53.4'	10.46	17 - 18	197° 43.4'	9.91	18 - 19	238° 34.3'	9.67	19 - 20	228° 45.8'	12.98	20 - 21	253° 08.2'	5.00	21 - 22	232° 00.0'	9.97	22 - 23	194° 30.2'	8.97	23 - 24	215° 38.3'	7.79	24 - 25	239° 48.4'	6.80	25 - 26	212° 08.3'	7.14	26 - 27	191° 42.4'	14.91	27 - 28	092° 42.8'	8.32	28 - 29	102° 26.2'	3.91	29 - 30	097° 48.3'	26.33	30 - 31	092° 26.5'	3.84	31 - 32	093° 06.9'	74.54	32 - 33	090° 47.0'	20.82	33 - 34	090° 47.0'	22.03	34 - 35	090° 40.1'	9.22	35 - 36	096° 42.2'	7.18	36 - 1	088° 26.4'	61.35
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Anotaciones

Código Provincia Número Año Observaciones Estado

No tiene movimientos en Bienes Inmuebles

El Registro Nacional advierte que las anotaciones registrales antes del 25 de mayo del 2011 no están disponibles para ser consultadas por este medio.

La fecha de Inscripción del plano se visualiza a todos los planos que fueron inscritos a partir del 28 de Junio del 2003, antes no se disponía de esa información.

DE ACUERDO AL ARTICULO 71 DEL REGLAMENTO A LA LEY DEL CATASTRO NACIONAL, ESTA CERTIFICACION NO INDICA SI EL PLANO ESTA CADUCO.



ESTA CERTIFICACION, CUYOS DERECHOS ARANCELARIOS FUERON DEBIDAMENTE CANCELADOS, CONSTITUYE DOCUMENTO PUBLICO CONFORME LO ESTABLECEN LOS ARTICULOS 369 DEL CODIGO PROCESAL CIVIL, 5 INCISO D) DE LA LEY DE CERTIFICADOS, FIRMAS DIGITALES Y DOCUMENTOS ELECTRONICOS N.8454, Y EL DECRETO EJECUTIVO N. 35488-J, PUBLICADO EN LA GACETA N. 196, DEL 8 DE OCTUBRE DE 2009. EN DICHO MARCO LEGAL SE ESTABLECE LA OBLIGATORIEDAD DE RECIBIR ESTE DOCUMENTO POR PARTE DE LOS ENTES PUBLICOS Y PRIVADOS, ASI COMO PARA LOS PARTICULARS, EN CASO DE QUE SE LE PRESENTEN PROBLEMAS PARA LA RECEPCION DE ESTE DOCUMENTO Y APLICACION DE SUS EFECTOS LEGALES, SIRVASE COMUNICARLO AL CENTRO DE ASISTENCIA AL USUARIO, TELEFONO. 2202-0888.

ESTIMADO USUARIO, EL REGISTRO NACIONAL LE INDICA QUE EL VALOR DE LA PRESENTE CERTIFICACION FUE ESTABLECIDO POR LA JUNTA ADMINISTRATIVA EN LA SUMA DE DOS MIL CUATROCIENTOS OCHENTA Y DOS COLONES CON CINCUENTA CENTIMOS MAS LOS TIMBRES RESPECTIVOS; NINGUNA PERSONA FISICA O JURIDICA PUEDE VARIAR ESE VALOR.

EMITIDA A TRAVES DEL PORTAL DE SERVICIOS DIGITALES Y CON DATOS CONSULTADOS A UNA REPIICA OFICIAL DE LA BASE DE DATOS DEL REGISTRO NACIONAL, A LAS 10 HORAS 57 MINUTOS Y 14 SEGUNDOS, DEL 05 DE FEBRERO DE 2018.
PODRA SER VERIFICADA EN EL SITIO www.mpdigital.com DENTRO DE LOS SIGUIENTES 15 DIAS NATURALES.
SI LA CERTIFICACION CONTIENE ALGUNA INCONSISTENCIA EN LA INFORMACION, FAVOR DE CONTACTAR A mpdigital@rnp.go.cr, PARA DETERMINAR EL ORIGEN DE LA INCONSISTENCIA Y COMPETENCIA DE LA RESOLUCION.

MUNICIPALIDAD DE TILARAN
Certificadores Auxiliares del
REGISTRO NACIONAL



Why Costa Rica

Costa Rica is a small country in Central America that has a lot to offer. Mountains up to 4000 meters high, two oceans (Pacific and Caribbean) volcanoes and beautiful beaches are just some of the many attractions to see here. The Pacific side of Costa Rica has over 1000 km of coastline.



With an area of 51,100 km² and about 4,200,000 inhabitants, Costa Rica is often called "the Switzerland of Central America". The country is located between the 8th and 11th northern latitude and is thus in the tropics. The Costa Rican climate is very good, according to the WHO, parts of the country even have the healthiest climate in the world.

The army was abolished in 1948 and the funds freed up were invested in health and education programs instead.

The country is one of the world's pioneers in ecotourism. But Costa Rica is also very ecologically minded in other ways. Costa Rica obtains all of its electricity from renewable sources, and about 27% of the country's land is protected nature reserves.

Furthermore, the political situation in Costa Rica is very stable. Civil wars, dictatorships and social unrest have not occurred in Costa Rica since 1950, thanks to various socio-political measures, and the country boasts active and permanent unarmed neutrality, which makes it one of the safest countries in Latin America.

The climate in Costa Rica is initially unfamiliar to Europeans, as there are no four seasons and no real winters. There is a rainy season from May to November and a dry season from December to April. Depending on the region, there are different weather systems and many microclimates.