

\$1,500,000 - Pristine Land For Development Opportunity, Alajuela

MLS® #costa_rica_458

\$1,500,000

0 Bedroom, Bathroom,
Lots and Land on 20.20 Sqm

Atenas, Alajuela, Alajuela

This beautiful 200,901 m² multiple-lot property is located on the western slope of the Cerros de Atenas in Escobal, Costa Rica. Finca Milogo is divided into two major parcels. The first parcel of 38,667 m² comprises eight fully prepared and publicly registered lots located closest to the public road connecting the small town of Escobal and Highway 27 to the commercially important town of Atenas. The second parcel comprises two pristine and buildable fincas ("farms") measuring 163,865 m².

Cerros de Atenas is commonly referred to as the "Lungs of Atenas" as it is the birthplace of several important freshwater springs that supply drinking water to Atenas, Escobal, and neighboring communities. Bordering Finca Milogo to the north are the peaks of Cerro Atenas. The stunning mountaintops are a vast swath of wildland that is protected perpetually to ensure the health of the Atenas aquifer. The farm's limit to the west is a naturally formed river valley, Quebrada Chiquero, that flows from beneath the Cerro year-round. Future proprietors of Finca Milogo's farms can rest assured that their property will remain forever enclosed within these two natural corridors. The Finca Miloga parcels are unique in several ways. The entire property occupies the highest buildable

acreage on the western slope of the Cerros de Atenas, guaranteeing that the Cerro's peaks



bordering its confines will remain an untouched natural corridor providing fresh water, clean air, wildlife, and stunning vistas. Milogo's vantage point offers views of the verdant Tarcoles River and Escobal Valleys, the Gulf of Nicoya, and the Pacific Ocean. Its proximity to Highway 27 (Autopista Jose Maria Castro Madriz) makes Finca Milogo a 40-minute drive to the Capital City of San Jose, 40 minutes to the Central Pacific Coast beaches of Jaco and Herradura, and a 40-minute drive to Puntarenas and the ferry access to the Nicoya Peninsula.

The towns of Atenas and Escobal are increasingly attractive to foreign investors and retirees looking for safe and friendly communities to build retirement and second homes. The Escobal climate is favored as one of Costa Rica's best for its altitude and refreshing mountain breezes. Finca Milogo's proximity to Highway 27, San Jose, and the famous beach communities on the Central Pacific Coast ensure that the property's value will steadily increase while Costa Rica's fame as Central America's greenest and safest democracy grows.

Parcel 1 – Eight lots 100% registered and ready to build

Parcel 1 is divided into eight (8) lots located at the property entrance. All lots have ocean views except for lot 4 . Each lot is priced depending on its size and position (see map). All lots are fully surveyed and inscribed in the National Registry and have newly installed (drinking) water networks & meters, electricity with public lighting, a compacted ballast street, and a rainwater drainage system. Lots 1 through 5 border the public road permitting a construction area of 75% with a height of three stories.

Lots 6 through 8 permit a construction area of 300 m² + 15%, with a height of three stories.

Parcel 2 – Two pristine buildable properties "farms" The farm—comprised of two large

parcels—is located on the innermost part of Finca Milogo, bordering the northern boundaries of lots 7 and 8. It has a total area of 163,865 m² (16.39 hectares) and comprises two properties. The first measures 71,418 m², and the second measures 92,447 m². Both properties are fully surveyed and inscribed in the National Registry with permission for up to 11 parcels and 11 water meters with a minimum of 7,000 m² available for construction. Drinking water is available as the Atenas aquifer springs, catchment, and purification tanks are located within the property. Both lots have access to electricity at the entrance bordering lots 7 & 8 but will need to install the necessary powerlines.

The Escobal aquifer springs, catchment, and purification tanks are the property of the Asada, which guarantees the upkeep and maintenance of the aquifer in addition to maintaining road access. The same applies to Parcel 1's electricity and public lighting infrastructure, which belongs to the national energy supplier, who in turn is responsible for the system's function, upkeep, and maintenance. Finca Miloga S.A. Permits and Registries

1. Spring Water Concession and Easement Contract: Asada de Escobal. This includes all works and necessary infrastructure for the maintenance and proper functioning of the capture, purification, and distribution of drinking water.
2. All land use permits
3. All lots are surveyed and inscribed in the National Registry
4. Lots 1 through 8 have: full (drinking) water infrastructure, electricity with public lighting, a compacted ballast street (access way), and a rainwater drainage system.
5. The two farms have direct access to electricity and water and only require the necessary infrastructure.

Essential Information

MLS® #	costa_rica_458
Price	\$1,500,000
Bathrooms	0.00
Lot Sqm	20.20
Type	Lots and Land
Status	Active

Community Information

Address	Pristine Land For Development Opportunity
Subdivision	Atenas
City	Alajuela
County	Atenas
State	Alajuela
Postal Code	20508

Additional Information

Date Listed	July 26th, 2023
-------------	-----------------