
Portasol
RAINFOREST & OCEAN VIEW LIVING
PORTFOLIO

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Thank you for your interest in ***Portasol Rainforest & Ocean View Living,*** an excellent property investment opportunity in Costa Rica.

Portasol is a gated residential and vacation home community, perfectly positioned in between beaches, mountains, waterfalls, and an incredible tropical rainforest. It is located between Manuel Antonio National Park and Marino Ballena National Park in Portalón, Quepos, in the Central Pacific region. Only seven kilometers from beautiful Matapalo/Linda Beach, Portasol has short access from the southern coastal highway (Route 34) – called the Costanera Sur.

In this brochure, you will find general information about Portasol's available properties, along with the facilities and services offered by the community.
We pride ourselves on our environmental practices and hold many national ecological certificates.

Thank you again for your interest. Please contact us for further information and to answer any questions. We hope you can visit us in the near future, allowing us to share with you our friendly hospitality that is part of our lifestyle.

Kind Regards,

PORTASOL TEAM

ABOUT PORTASOL

Portasol is a sustainable and socially responsible eco-community located in a rainforest river valley by Portalón, Quepos, in Costa Rica's Central Pacific region (province of Puntarenas). Just off the Costanera Sur Highway (CR-34), Portasol is 7 km from Matapalo/Linda Beach.

The community has a biological reserve, protected green areas, lookouts, waterfalls, a stunning river and creeks on its 540 hectares (1,335 acres). Properties for sale have spectacular ocean, mountain and rainforest views.

Portasol also offers a variety of services such as vacation lodging, an outdoor natural massage area, outdoor recreation areas, concierge, house design and construction, property management, and all services related to vacation rentals.





Portasol is privileged to be located in a beautiful area of Costa Rica that has the attention of national and international investors who are nature lovers with a sense of social responsibility.

The region is experiencing an increase in infrastructure development with better roads, a nearby marina and a port, along with tourism projects that add greater value to investments. Portasol is inside the Savegre Biosphere Reserve.

At Portasol we are deeply committed to social responsibility practices based on conservation and preservation of the environment, human development, and small business development. Our social work and environmental initiatives focus mainly around our village of Portalón, as well as in several nearby communities.





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COSTA RICA



Northwest

Portasol

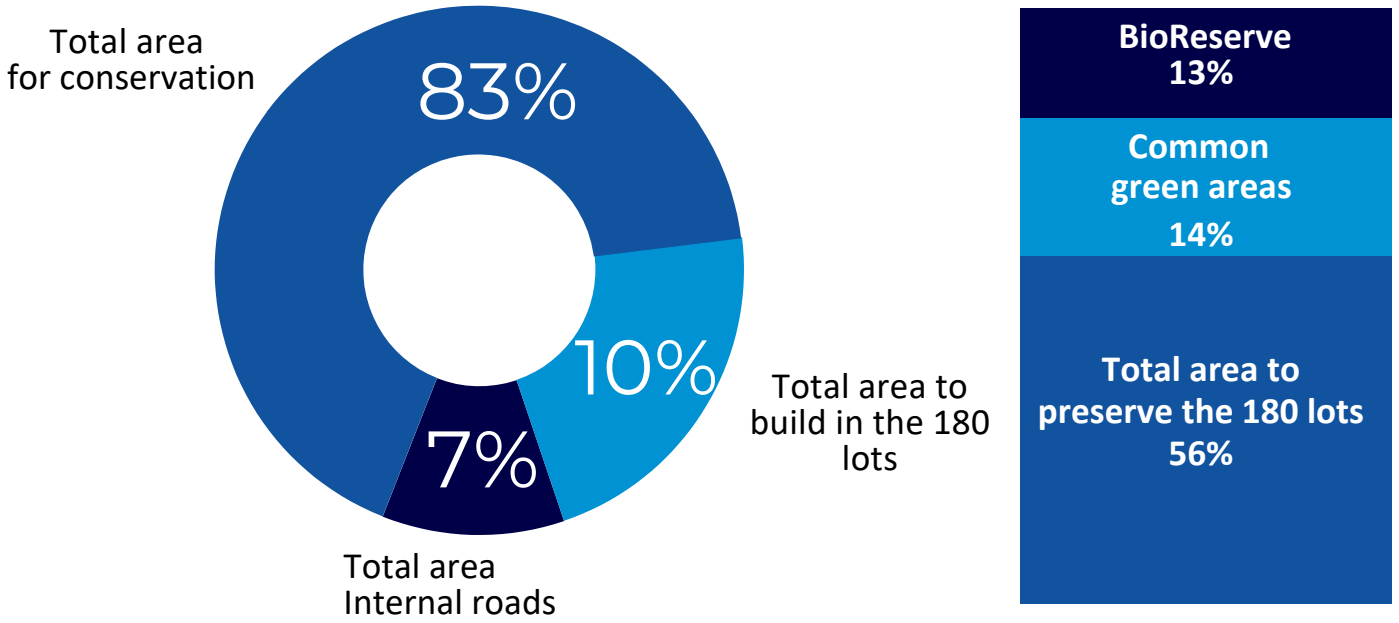
Southeast

1. Manuel Antonio National Park (22 miles)
2. Quepos Marine (18 miles)
3. Quepos Downtown (17 miles)
4. Quepos Airport (14 miles)
5. Quepos Hospital (14 miles)
6. Portalon Village (0.6 miles)
7. Matapalo Village (3 miles)
8. Matapalo Beach (4 miles)
9. Dominical Beach (12 miles)
10. Marino Ballena National Park (21 miles)

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	*Acres*	*Percentage*
Common green areas	61.8	4.6 %
Conservation area	123.5	9.3 %
Biological reserve	173	13 %
Requiered 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 %**



LOTS FOR SALE

As a green gated community, lots in Portasol range from 1.2 acres (5,000 m2) to 10 acres (43,000 m2) on forested mountain terrain with elevations from 250 to 700 feet above sea level. Properties vary in views (ocean, mountain, or both) and other features – adjoining the Portalón River or Creeks, nature trails and access to waterfalls, swimming holes, among many others.

All lots are titled and ready to build, with basic utilities service to the property line. Well-maintained gravel roads and drainage throughout the development allow you to easily move about in a 4×4 vehicle. The project also has a site reserved for a riverfront eco-lodge with a small commercial area.

Lot Nº	Lot features	Acres	Price US$
E4-2	Cozy property partially overlooking the Pacific Ocean, surrounded by tropical rainforest. Easy access and moderate topography are two of the main features of this property, in addition to the internal forest surrounding the property.	1.23	SOLD
E4-3	Large homesite with extraordinary views of the Pacific Ocean. This property offers privacy, comfort, and spectacular sunsets. An amazing hiking trail leads you to the protected area of the Astúa creek, where refreshing swimming holes waits for you.	2.79	SOLD
E4-5	Privacy in a tranquility atmosphere is what surrounds this property, there is a natural homesite perfect for tropical architecture taking advantage of ocean views. You can build a hiking trail to the Astúa creek protection zone, where there are incredibly refreshing and private swimming holes and waterfalls.	1.89	SOLD
C6	Panoramic views of the Pacific Ocean and the primary forest in the Portasol Biological Reserve are the perfect combination for a place to build your dream home.	1.46	SOLD
C13	Mountain views and two homesites interconnected by a natural trail. Partial ocean view from the upper level. Private, wooded lot with a large splendid homesites and beautiful mountain views. Located in an area with lots of wildlife.	1.8	Under contract
C14	This property has a homesite with mountain views, bordered by a creek. The area has a wide range of flora and fauna.	3.92	Under contract
C15	Very nice lot with a middle size home site, scenic wooded area inside the property, secluded and private, nice forest coverage keeping a nice temperature inside the lot.	1.6	Under contract
C18	Unique property totally immersed in the rainforest. bordering a small creek and the Portasol Canyon Park, lots of trees and vegetation, cozy homesite in place, short access to the Canyon Park and Portalón River.	1.33	Under contract

MASTER PLAN

This map doesn't represent the 100 % of the total area at Portasol.



AWARDS

Portasol has received many awards, which add value to the community and its properties.



Ecological Green Flag

•Sanitary Quality Seal Program guarantying potable water.



Ecological Blue Flag

•Recognition for preserving a healthy environment and watershed protection.

•Recognition for a social responsibility commitment to Costa Rican society.



René Frank

•Corporate Social Responsibility.

•Ecologically sustainable development.

René Frank International

•Ecological Development & Tourism Destination.

Setena

Portasol holds an Environmental Viability Certificate from the National Environmental Office (SETENA).

FINANCING

Portasol offers its own financing program, with interest rates ranging from **0%** to **8%** for terms from one to **10 years.** We help make dreams possible.



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