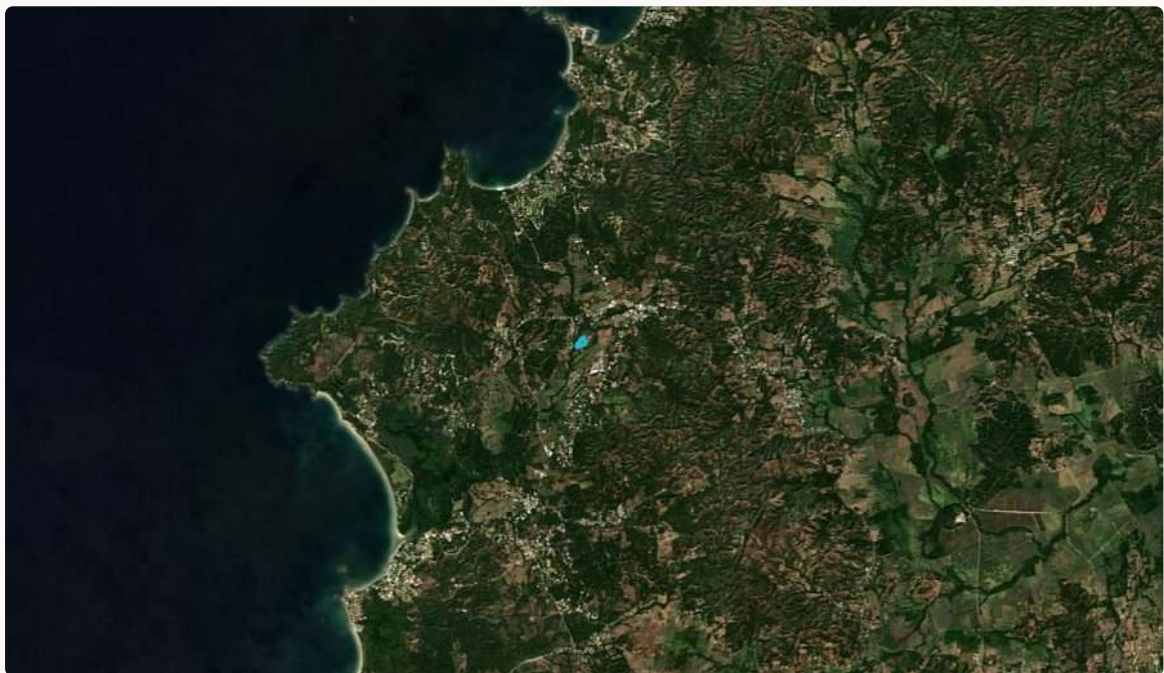


## Sentinel-2 Imagery (2023, 10 m)

Recent European Space Agency cloudless imagery — current vegetation, coastline and development at 10 m resolution, independent of the aerial basemap above.

|            |                                |
|------------|--------------------------------|
| Source     | ESA Sentinel-2 (EOX cloudless) |
| Resolution | 10 m                           |
| Year       | 2023                           |



ESA Sentinel-2 cloudless mosaic · 10 m · 2023

# Location & Setting

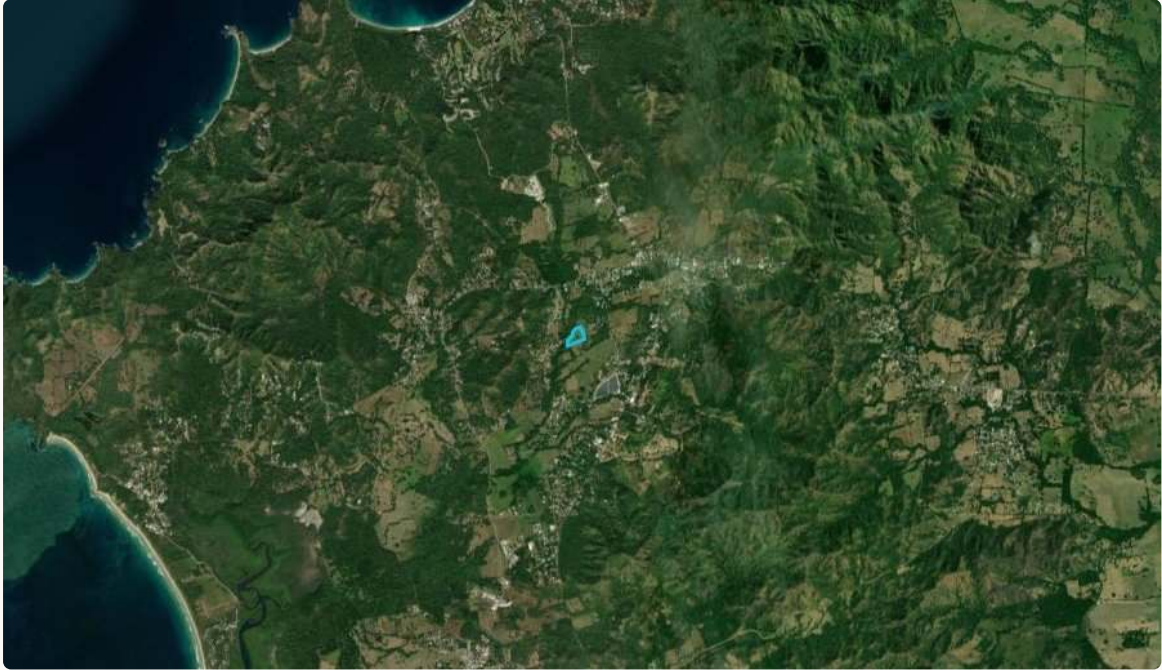
Where the parcel sits in its surroundings — the context a photograph of the lot alone cannot give you.

Distance to coast

**5.00 km**

Nearest airport

**Aeropuerto Internacional Daniel Oduber Quirós**



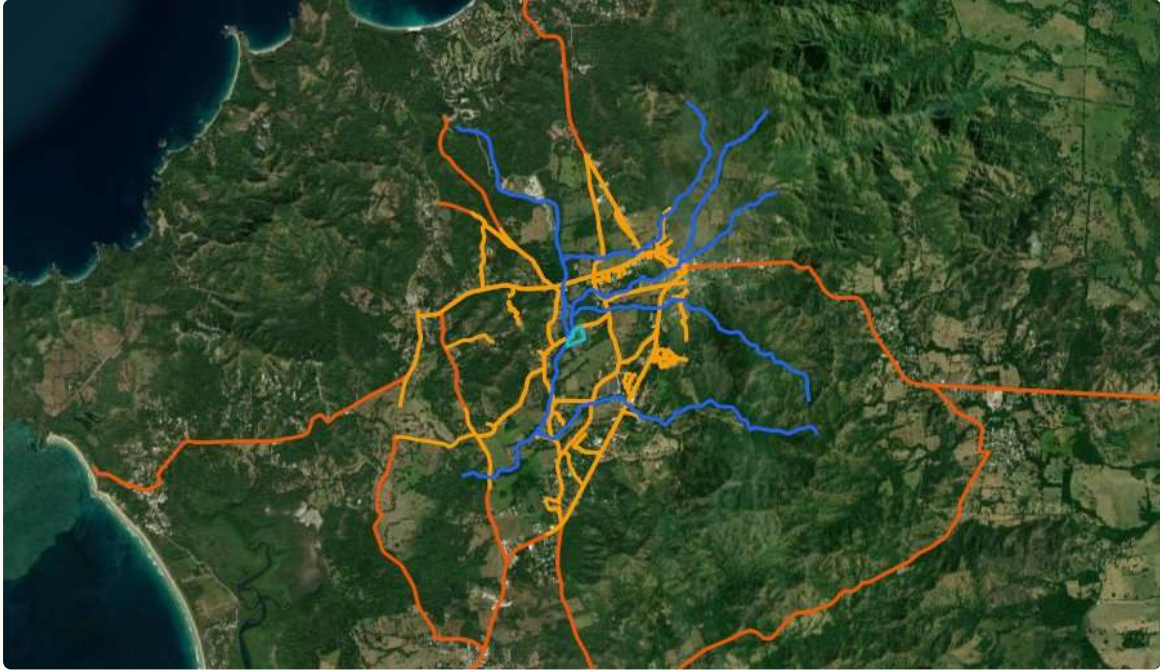
Esri World Imagery

# Roads & Rivers

Road access and watercourses. Rivers matter legally as well as practically — they trigger the Ley Forestal riparian setback.

Nearest national road     **12.9 km**

Nearest river                **2.52 km**



SNIT / IGN road and hydrology layers over Esri World Imagery

# Land Use

Existing cover as mapped by SNIT at 1:5,000 — buildings, crops and pastures around the parcel.

Dominant class

**UNKNOWN**



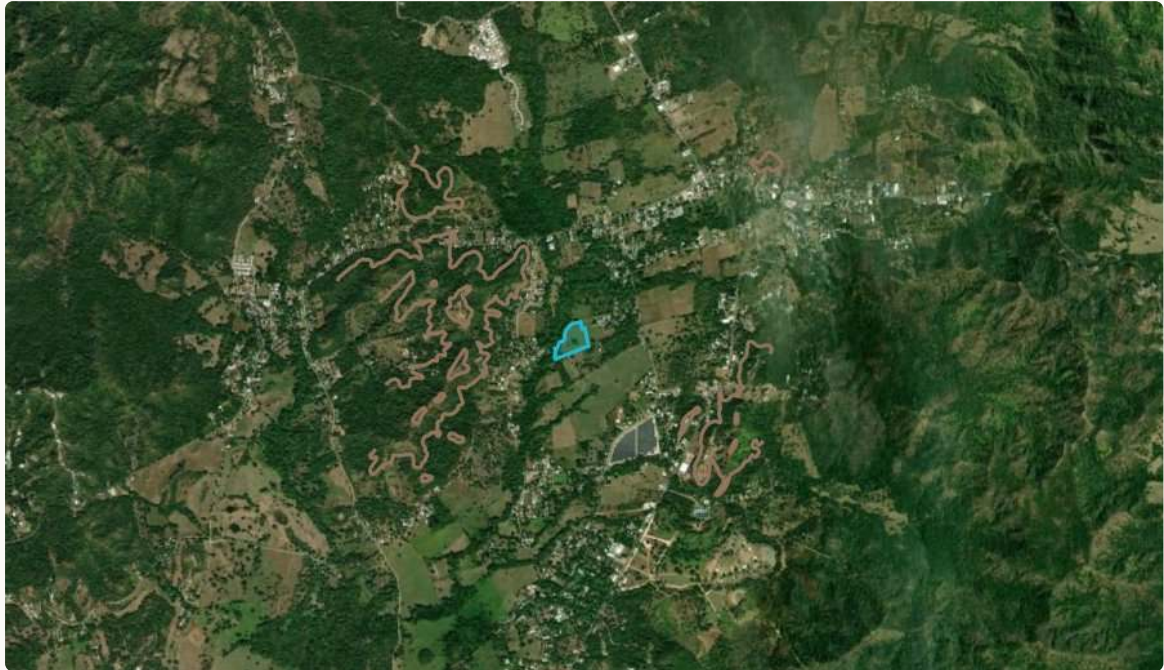
SNIT 1:5,000 land-cover layers over Esri World Imagery

# Terrain & Contours

Elevation and slope with 10 m contour lines. Slope above 15% brings a CFIA-required stability study.

Elevation **27 m**

Slope **6%**



IGN 10 m contours over Esri World Imagery

# Coastal & Maritime Zone (ZMT)

The first 200 m inland from the high-tide line is the public Zona Marítimo Terrestre — it cannot be owned outright, only concessioned.

Distance to coast      **5.00 km**

Within 200 m ZMT      **No**



SNIT coastal and ZMT layers over Esri World Imagery

# Forest Cover 2023

Mapped forest cover from SIREFOR/MINAE. Clearing mapped forest requires MINAE permission, so this page decides what you may legally do with the trees.

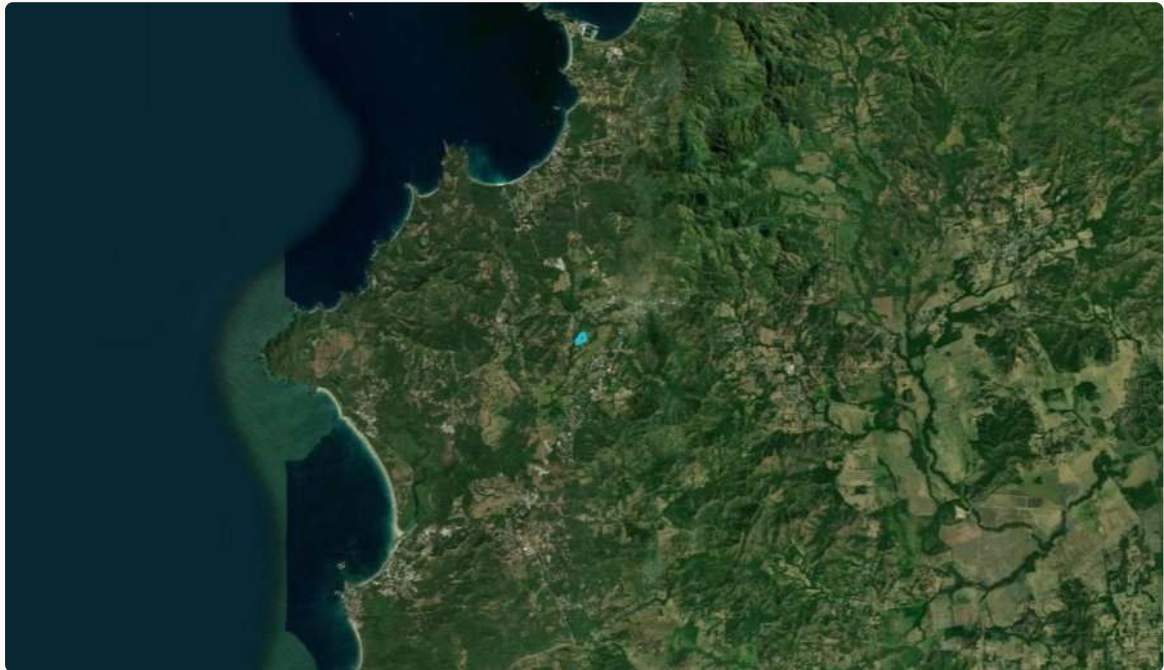


SIREFOR/MINAE forest cover 2023 over Esri World Imagery

# Seismic Context

USGS earthquake history within 200 km. Costa Rica sits on an active margin — every structure here must meet the Código Sísmico, and this page is why.

|                 |                  |
|-----------------|------------------|
| Risk level      | <b>VERY_HIGH</b> |
| Quakes (200 km) | <b>311</b>       |
| Max magnitude   | <b>7.6</b>       |



USGS earthquake catalogue · 200 km radius

# Protected & Conservation Areas

SINAC protected areas and conservation regions. Proximity alone can bring height, lighting and setback rules even when the parcel sits outside the boundary.



SINAC protected-area layers over Esri World Imagery



|              |         |           |            |            |
|--------------|---------|-----------|------------|------------|
| PLANO        | FINCA   | ÁREA      | CANTÓN     | PROVINCIA  |
| 516786442013 | 0237489 | 3.6310 ha | Santa Cruz | Guanacaste |

SCORES ACROSS ALL USES

|                                |                              |                                      |                                    |                                |
|--------------------------------|------------------------------|--------------------------------------|------------------------------------|--------------------------------|
| GENERAL<br>86/100<br>EXCELLENT | SOLAR<br>89/100<br>EXCELLENT | AGRICULTURAL<br>100/100<br>EXCELLENT | DEVELOPMENT<br>87/100<br>EXCELLENT | CONSERVATION<br>67/100<br>GOOD |
|--------------------------------|------------------------------|--------------------------------------|------------------------------------|--------------------------------|

**ESTIMATED** — no mapped landcover data at this location (common in rural Costa Rica). That pillar is unscored in the breakdown below, but the scoring engine still substitutes a placeholder value when computing these totals.

## PARCEL

|          |              |
|----------|--------------|
| Plano #  | 516786442013 |
| Finca #  | 0237489      |
| Province | Guanacaste   |
| Canton   | Santa Cruz   |
| Area     | 3.63 ha      |



### Your free plano catastrado

Sign up free to see the drawn cadastral plan for this parcel — just your email to start.

[Get my free plano](#)

## INFRASTRUCTURE & ACCESS

### **[X] Power: Off-grid likely (18.3 km)**

The nearest ICE grid infrastructure found is about 18.3 km away — a grid connection here would likely be costly. Most buyers this far out plan for solar/off-grid power.

Ask ICE what a connection would cost: [www.grupoice.com/wps/portal/ICE/contactenos](http://www.grupoice.com/wps/portal/ICE/contactenos)

### **[X] Water: No registered source found nearby**

No registered water concessions were found within about 1.5 km of this parcel. That doesn't rule out water access — it may mean the area is served by a community ASADA or simply isn't in this register — but plan to confirm water access before relying on it, likely via a well or ASADA connection.

Ask AyA / your local ASADA: [www.aya.go.cr/servicioCliente/SitePages/Inicio.aspx](http://www.aya.go.cr/servicioCliente/SitePages/Inicio.aspx)

|                  |                        |
|------------------|------------------------|
| Nearest town     | Los Mangos · 0.3 km    |
| Nearest hospital | Villa Sueno · 10.9 km  |
| Nearest beach    | Playa Conchal · 5.1 km |
| Road class       | SECONDARY              |

## CLIMATE

95/100 · EXCELLENT 20%

|                  |                 |
|------------------|-----------------|
| Annual rainfall  | 2401 mm         |
| Avg high temp    | 30.5 °C         |
| Solar irradiance | 5.25 kWh/m²/day |

## TERRAIN

100/100 · EXCELLENT 15%

|           |       |
|-----------|-------|
| Elevation | 27 m  |
| Slope     | 6.0 % |

## SEISMIC RISK

|                 |           |
|-----------------|-----------|
| Risk level      | VERY_HIGH |
| Quakes (200 km) | 311       |

## SOIL

93/100 · EXCELLENT 15%

|                       |           |
|-----------------------|-----------|
| Texture               | Clay loam |
| Quality rating        | 93 / 100  |
| pH (H <sub>2</sub> O) | 6.3       |
| Organic carbon        | 31 g/kg   |

## LAND COVER

|                                                                        |                                              |
|------------------------------------------------------------------------|----------------------------------------------|
| Land use                                                               | Pasture / grassland ((unnamed))              |
| On mapped forest (SIREFOR 2023)                                        | ⚠ Could not verify — data source unavailable |
| SINAC conservation area                                                | ⚠ Could not verify — data source unavailable |
| Source: SNIT IGN 1:5,000 · SIREFOR/MINAE — Costa Rica national mapping |                                              |

## LOCATION INTELLIGENCE

|                         |                                                         |
|-------------------------|---------------------------------------------------------|
| Current land use        | Pasture / grassland                                     |
| Development level       | Built-up                                                |
| Buildings within 500 m  | 125                                                     |
| SINAC conservation area | ⚠ Could not verify — data source unavailable            |
| Protected area          | ⚠ Could not verify — data source unavailable            |
| Bio-corridor            | ⚠ Could not verify — data source unavailable            |
| Wetland                 | ⚠ Could not verify — data source unavailable            |
| Lake / reservoir        | LAGO/LAGUNA · 2.5 km                                    |
| Forest cover (mapped)   | ⚠ Could not verify — data source unavailable            |
| Distance to coast       | 5.00 km                                                 |
| Maritime zone (ZMT)     | Outside 200 m                                           |
| Nearest airport         | Aeropuerto Internacional Daniel Oduber Quirós · 37.5 km |
| Nearest river           | 2.52 km                                                 |
| Nearest national road   | 12.9 km                                                 |
| Species recorded nearby | 182 distinct species                                    |

## AMENITIES & LIFESTYLE

Mapped points of interest within 2 km (OpenStreetMap). Community-mapped, so a low count in a rural area can mean unmapped as easily as absent.

| SCORE  | SHOPS | RESTAURANTS, | HEALTH | SCHOOLS | BANKS |
|--------|-------|--------------|--------|---------|-------|
| 83/100 | 36    | 13           | 4      | 2       | 1     |

56 mapped within 2 km: 36 shops & retail, 13 restaurants, cafés & bars, 4 health services, 2 schools, 1 banks & atms.

## Biodiversity & Ecology

Distinct species recorded within roughly 2 km of this parcel (GBIF, the Global Biodiversity Information Facility). Relevant both to eco-tourism value and to the conservation constraints that can come with it.

Species recorded nearby      **182 distinct species**

Biological corridor      **Not in a corridor**

High recorded biodiversity beside a protected area can add real eco-tourism value, and can equally bring lighting, noise and construction constraints. Confirm any wildlife-related building restrictions with SINAC before design.

# Legal & Regulatory Flags

Costa Rica land-law checks for this parcel, most serious first. For your abogado or notario público — this is not legal advice.

## **[WARNING] Seismic risk: VERY\_HIGH (311 quakes within 200 km, max M7.6)**

Código Sísmico de Costa Rica — CSCR-2010 (revisión 2014)

All construction in Costa Rica must comply with the Código Sísmico 2010 (revised 2014).

This area shows very high seismic activity — a structural engineer is required.

Seismic Zone III-IV requires reinforced concrete or engineered wood-frame construction.

Foundation design must account for local soil conditions (liquefaction risk near rivers and coast).

Submit structural plans with an engineer's stamp to the municipality — the permit will not issue without it.

Obtain a soil study (estudio de suelos) from a geotechnical engineer before foundation design.

## **[INFO] Property has significant agricultural use (Pasture / grassland, per IGN 1:5,000 land-use mapping)**

Ley de Conservación de Suelos — 7779 de 1998

Agricultural use must comply with soil-conservation regulations (Ley 7779).

Obtain a Capacidad de Uso del Suelo classification from INTA or MAG.

Changing land use from agriculture to residential/commercial requires a SETENA EIA.

A soil-conservation plan is required for slopes over 15% in agricultural zones.

Register crop/livestock activity with MAG (Ministerio de Agricultura) if at commercial scale.

## **[INFO] Construction permitting requirements (always applicable)**

Ley de Construcciones — 833 de 1949

Hire a licensed topographer to prepare or update the plano catastrado.

Obtain an Informe de Uso del Suelo from the municipality (INVU or local planning office).

Commission architectural and structural plans from CFIA-registered professionals.

Submit the permit application (Form D-1) to the municipality with: plano catastrado, structural plans, CFIA stamps, AyA water-availability letter, and SETENA evaluation if over threshold.

Pay municipal construction taxes (0.75% of construction value, per Ley 833).

After permit approval: post the permit at the construction site; a SETENA inspector may visit.

On completion: obtain the Certificado de Habitación (occupancy certificate) from the municipality.

### **[INFO] Water supply requirements for construction**

Ley de Aguas / SENARA — 276 Art. 156 / SENARA 6877

An AyA (Acueductos y Alcantarillados) or ASADA water-availability letter is required for the building permit.

If there is no municipal water service: apply to SENARA for a well-drilling permit (concesión de agua subterránea).

A well must sit at least 100 m from any septic system (tanque séptico).

A water-quality test (análisis físico-químico y bacteriológico) is required by AyA / Ministry of Health.

Register water use with MINAE if extraction exceeds the domestic threshold (1.5 L/s).

### **[INFO] Title and cadastre due diligence (always required for purchase)**

Ley del Catastro Nacional — 6545 de 1981

Verify title at the Registro Nacional (rnpdigital.com) — confirm folio real, owner, liens, mortgages and encumbrances. NOTHING IN THIS REPORT CHECKS ANY OF THAT.

Obtain a Certificación Registral Literal from the Registro Inmobiliario to see the full chain of title.

Cross-check the plano catastrado number against the physical boundaries on site.

Verify the property is not subject to a Precario (squatter occupation) or Posesión Decenal claim.

If buying from a corporation (SA or SRL): verify the entity is in good standing at RNPJ and with Hacienda.

Commission a topographic boundary survey to confirm cadastral limits match physical fences and markers.

Confirm the property is not subject to INDER (Agrarian Institute) restrictions if it is agricultural land.

# Boundary & Survey

Cadastral geometry for a topographer, in WGS-84 (EPSG:4326) as held by the SNIT cadastre. Reconcile the registered area against the cadastral polygon and the field survey — a discrepancy needs a CFIA-licensed rectification.

| PLANO                    | ÁREA                     | PERÍMETRO                | VÉRTICES |
|--------------------------|--------------------------|--------------------------|----------|
| 516786442013             | 3.6310 ha                | 849 m                    | 22       |
| 01 10.360507, -85.789254 | 02 10.360074, -85.789151 | 03 10.360111, -85.788978 |          |
| 04 10.358947, -85.788716 | 05 10.358076, -85.790920 | 06 10.358175, -85.790948 |          |
| 07 10.358202, -85.790930 | 08 10.358238, -85.790985 | 09 10.358329, -85.790949 |          |
| 10 10.358473, -85.790940 | 11 10.358762, -85.790960 | 12 10.358736, -85.790851 |          |
| 13 10.359171, -85.790671 | 14 10.359253, -85.790488 | 15 10.359253, -85.790434 |          |
| 16 10.359344, -85.790343 | 17 10.359453, -85.790307 | 18 10.359688, -85.790318 |          |
| 19 10.359978, -85.790219 | 20 10.360241, -85.789992 | 21 10.360350, -85.789856 |          |
| 22 10.360414, -85.789701 |                          |                          |          |

## MAP LAYERS

Every government data layer available on the interactive map (forests, protected areas, rivers, roads, buildings, and more), shown over this parcel — only where something was actually found on or near it.

### FORESTS



11% of the parcel overlaps forests.

### ROADS



Roads runs through the parcel.

## BUILDINGS



Nearest buildings is ~202m away.

## CROPS



Nearest crops is ~340m away.

## PASTURES



89% of the parcel overlaps pastures.

## CONTOUR LINES 10M



Nearest contour lines 10m is ~512m away.

#### NATIONAL ROADS



National roads runs through the parcel.

#### COASTLINE



Nearest coastline is ~5.0km away.

#### PROVINCE LIMITS



Province limits runs through the parcel.

#### BIOLOGICAL CORRIDORS



100% of the parcel overlaps biological corridors.

Mirrored, as of 2026-07-28

#### URBAN FOOTPRINT



Nearest urban footprint is ~210m away.

#### DRAINAGE CHANNELS



Drainage channels runs through the parcel.

#### ROAD INFRASTRUCTURE



Nearest road infrastructure is ~125m away.

#### PROMINENT BUILDINGS



Nearest prominent buildings is ~1.1km away.

#### NATIONAL ROAD NETWORK



National road network runs through the parcel.

#### RIVERS (NATIONAL)



Rivers (national) runs through the parcel.

#### FOREST COVER 2023



16% of the parcel overlaps forest cover 2023.

#### FOREST COVER 2021



10% of the parcel overlaps forest cover 2021.

#### CONSERVATION AREAS (SINAC)



100% of the parcel overlaps conservation areas (sinac).

[Mirrored, as of 2026-07-23](#)

#### RIVERS & STREAMS (HYDROSHEDS)



Rivers & streams (HydroSHEDS) runs through the parcel.

## AI DUE-DILIGENCE CHECKLIST

The 6.5 ha parcel in Santa Cruz, Guanacaste offers excellent infrastructure, climate, and terrain for development or agriculture, with strong soil quality and renewable energy potential. However, the location falls within a VERY\_HIGH seismic risk zone with documented major earthquake activity, requiring specialized structural design and risk mitigation as a critical precondition for investment.

**[OK]** Title Registration & SIRI Availability — SIRI (Sistema de Registro Inmobiliario) is available for this parcel, confirming digital land registry access. Plano 516786442013 and Finca 0237489 are registered in Santa Cruz, Guanacaste.

**⚠ [RISK]** Seismic Risk Level — Parcel is in a VERY\_HIGH seismic risk zone with 311 recorded earthquakes, average magnitude 4.48, and maximum recorded magnitude 7.6. Nearest recorded seismic event is 5.4 km away.

**[OK]** Terrain Slope & Stability — Gentle slope class (6% gradient) at low elevation (27 m) indicates stable terrain suitable for construction. Slope characteristics support standard development practices.

**⚠ [WARNING]** Annual Rainfall & Water Exposure — Annual rainfall of 2,401 mm is moderate-to-high, typical for Guanacaste's Pacific slope. Drainage planning required for rainy season management.

**[OK]** Solar & Renewable Energy Potential — Strong solar resource with 5.25 kWh/m<sup>2</sup>/day and 1,534 kWh/kWp/year output makes solar development viable. Sunshine hours average 3,624 annually.

**[OK]** Wind Resource Assessment — Wind speeds of 3.96 m/s at 10 m and 5.38 m/s at 50 m are moderate. Resource is present but marginal for commercial wind generation.

**[OK]** Temperature & Growing Conditions — Average temperatures range 24.4–30.5°C, supporting year-round tropical agriculture and livestock operations with minimal frost risk.

**[UNKNOWN]** Land Cover Status — Current land cover classification is unknown; forest, agriculture, urban, and water percentages are not available. Field survey required to confirm existing vegetation and use.

**[OK]** Elevation & Slope Data — Elevation (27 m) and slope class (GENTLE) confirmed via SRTM 30 m digital elevation model. Parcel coordinates are precisely documented.

**[OK]** Infrastructure Score & Access — General infrastructure assessment scores 100/100, indicating good access and connectivity. Location in Santa Cruz canton supports road and utility availability.

**[OK]** Soil Quality & Fertility — Soil assessment scores 93/100, indicating excellent soil conditions. Regional geology supports agricultural and development uses.

**⚠ [WARNING]** Overall Due-Diligence Grade — General score is EXCELLENT (85.8/100) with strong climate, terrain, and infrastructure ratings, but seismic risk (VERY\_HIGH) significantly offsets positive factors and requires structural engineering review.

## AI BUYER'S GUIDE

We did the research phase — organizing what Costa Rica law requires and who to contact, so your own notary, attorney, and topographer can review and sign off faster and for less than starting from scratch.

**⚠ NOT LEGAL ADVICE — VERIFY EVERY STEP WITH A LICENSED COSTA RICA ATTORNEY/NOTARY BEFORE ACTING OR PAYING ANYTHING.**

This 6.5-hectare parcel (Plano 516786442013, Finca 0237489) is located in Santa Cruz canton, Guanacaste, at approximately 27 metres elevation with gentle slopes (~6%), about 0.3 km from Los Mangos and 5.1 km from Playa Conchal. The parcel scores 'EXCELLENT' overall, but the buyer must address VERY HIGH seismic risk (311 recorded quakes nearby, max magnitude 7.6) and the fact that both power and water connections are currently classified as REMOTE, meaning off-grid or unconfirmed grid access. Landcover data is unavailable, so forest cover and potential Forestry Law restrictions cannot be ruled out and must be independently verified before any land-use change or construction.

### RED FLAGS

- VERY HIGH seismic risk: 311 earthquakes recorded in the area, average magnitude 4.48, maximum 7.6, nearest event only 5.4 km away — structural engineering to seismic code is essential for any construction.
- Power status is REMOTE and no power-line distance is recorded — grid connection is unconfirmed and may require significant infrastructure investment.
- Water status is REMOTE and no water-main distance is recorded — potable water availability and connection rights must be confirmed before closing.
- Landcover data is UNKNOWN — the presence of forest cover triggering Forestry Law 7575 restrictions cannot be ruled out and requires a physical site inspection and possible MINAE/SINAC review.
- River-setback risk score is recorded as 9 (high) even though no river name or distance is provided — proximity to a watercourse and associated INVU/MINAE setback restrictions must be verified on the ground and with the Municipal Planning Office.
- Infrastructure data is flagged as 'degraded' — road, utility, and service data may be incomplete or outdated and must be confirmed with local authorities.

### TITLE & LEGAL VERIFICATION

- 1 Pull and verify the registered title (Finca 0237489)** (Before signing any offer or paying any deposit) — Request a full certified extract (certificación literal) from the Registro Nacional for Finca 0237489, confirming ownership, recorded area matching the 6.4985 ha in the data, any liens, encumbrances, annotations, or ongoing legal proceedings. Discrepancies between the registered area and the physical survey plano (516786442013) must be resolved before any offer is finalised. *Contact: Registro Nacional / RNP (title verification) · Código Civil de Costa Rica; Registro Nacional property registry — all property rights are constituted and opposed through registration; an unregistered right is generally unenforceable against third parties.*
- 2 Verify the cadastral plano (Plano 516786442013) and confirm it matches the finca** (Before signing any offer or paying any deposit) — Confirm that Plano 516786442013 is duly registered with the Catastro Nacional, that it corresponds to Finca 0237489, and that the plan's boundaries are consistent with actual physical possession on the ground. Any mismatch between the cadastral plan and the registry finca must be corrected via a CFIA-licensed topographer before closing. *Contact: CFIA-licensed topographer · Ley de Catastro Nacional No. 6545; all survey plans used in property transactions must be produced or verified by a CFIA-licensed professional topographer.*
- 3 Engage a Costa Rica attorney-notary to conduct full due diligence** (Before signing any offer or paying any deposit) — Only a licensed Notario Público in Costa Rica can execute the property-transfer deed (escritura pública) required to legally convey title. Engage one early to review the title chain, any recorded mortgages, easements, or judicial annotations, and to advise on the purchase structure. Do not pay any sum beyond a nominal good-faith amount without your notary's review. *Contact: Notario Público (Costa Rica attorney-notary — required to execute any property transfer deed) · Código Notarial de Costa Rica; property transfers must be executed before a licensed Notario Público and registered with the Registro Nacional to be legally effective.*

### LAND USE, PERMITS & MUNICIPAL APPROVALS

- 4 **Obtain a Certificado de Uso de Suelo from the Santa Cruz Municipal Planning Office** (Before signing any offer, and certainly before any construction planning) — Request a formal uso de suelo certificate from the Santa Cruz municipality confirming the permitted uses for this parcel (e.g. agricultural, residential, mixed). This certificate determines what can legally be built or developed and is a prerequisite for any construction permit. Do not assume any use is permitted based on current appearance of the land. *Contact: Municipal Planning Office (uso de suelo certificate) · Ley de Planificación Urbana No. 4240; municipalities issue uso de suelo certificates that define allowable land uses; construction without conforming use is subject to demolition orders.*
- 5 **Investigate the high river-setback risk score** (Before signing any offer or committing to any construction plan) — The data records a river-setback risk score of 9 (high) for this parcel, but no river name or specific distance is provided. You must conduct a physical site inspection and consult the Municipal Planning Office and MINAE/SINAC to determine whether a watercourse runs near or through the parcel, and what mandatory setback applies. Building within a protected setback zone from rivers or streams is prohibited under Costa Rica law (confirm the exact current setback distance with your notary and the relevant authority). *Contact: Municipal Planning Office (uso de suelo certificate) · Ley de Aguas No. 276 and INVU/MOPT regulations establish setback zones along rivers and streams; construction within these zones is generally restricted or prohibited (confirm exact distances with your notary).*
- 6 **Assess forest cover on the ground and confirm Forestry Law applicability** (Before signing any offer, and before any site clearing or construction) — Landcover data for this parcel is classified as UNKNOWN — forest percentage is not available. Before any land-use change, clearing, or construction, a site inspection is needed to determine whether forest cover exists. If forest is present, Forestry Law 7575 restrictions may apply, potentially prohibiting land-use change without MINAE/SINAC authorisation. Engage MINAE/SINAC and your notary to clarify obligations before clearing any vegetation. *Contact: MINAE/SINAC (if protected area or forest cover applies) · Ley Forestal No. 7575 prohibits changes to forest land use without prior authorisation; penalties include restoration orders and fines. The State Heritage (Patrimonio Natural del Estado) does not overlap this parcel per available data, but forest cover status remains unknown and should be confirmed.*

#### ENVIRONMENTAL REVIEW & CONSTRUCTION VIABILITY

- 7 **File for SETENA environmental viability if construction is planned** (Before applying for any construction permit) — If you intend to build on this parcel, an environmental viability declaration or study through SETENA will likely be required depending on the type and scale of project. The parcel is approximately 6.5 hectares in Guanacaste; confirm with your notary and SETENA which category of environmental review applies to your intended project before submitting any construction permit application. *Contact: SETENA (environmental viability, if construction is planned) · Ley Orgánica del Ambiente No. 7554 and SETENA regulations require environmental viability approval prior to construction permits for projects meeting applicable thresholds (confirm the exact threshold and category with your notary and SETENA).*
- 8 **Commission a seismic-risk structural engineering assessment** (Before finalising any construction design or applying for building permits) — This parcel carries a VERY HIGH seismic risk rating: 311 earthquakes have been recorded in the surrounding area, with an average magnitude of 4.48, a maximum of 7.6, and the nearest recorded event only 5.4 km away. Any structure built on this parcel must be designed and certified by a structural engineer to comply with Costa Rica's seismic construction code (CSCR). Failure to do so creates serious safety and legal liability. *Contact: CFIA-licensed topographer · Código Sísmico de Costa Rica (CSCR); all construction must comply with seismic design standards enforced by CFIA-licensed professionals; the municipality will require seismic-code-compliant plans for any building permit.*

#### UTILITIES & INFRASTRUCTURE

- 9 **Confirm potable water availability and rights** (Before closing; ideally before signing any binding purchase agreement) — Water status for this parcel is classified as REMOTE, and no distance to a water main is recorded. Before closing, obtain a formal letter from AyA or the relevant local ASADA confirming whether a water connection is available, at what cost, and under what conditions. If no public supply exists, alternative sources (well, water rights) must be investigated and legally secured. Do not assume water access based on proximity to Los Mangos. *Contact: AyA or local ASADA (water availability letter) · Ley General de Agua Potable and AyA concession regulations; proof of potable water access is generally required for residential construction permits and habitability certification.*

- 10 Confirm electricity connection availability and cost** (Before closing; ideally before signing any binding purchase agreement) — Power status is classified as REMOTE, and no power-line distance is recorded. Contact the local electricity distribution cooperative or ICE (confirm which entity serves this district of Santa Cruz canton with the municipality or AyA) to obtain a written confirmation of connection availability, estimated connection cost, and timeline. Off-grid solar is technically feasible given the strong solar resource (5.25 kWh/m<sup>2</sup>/day, 1,534 kWh/kWp/year) but grid connection rights should still be clarified. *Contact: local electricity distribution cooperative or ICE (regional utility — confirm which one with the municipality)* · Ley General de Electricidad No. 8345 and ARESEP regulations govern electricity service obligations and connection rights in Costa Rica.

## CLOSING & TRANSFER

- 11 Execute the transfer deed before a Notario Público and register it** (After all due diligence steps are completed and all conditions are met) — Once all due diligence is complete and satisfactory, the property transfer must be executed as an escritura pública before a licensed Notario Público. The notary will calculate and withhold applicable transfer taxes. The signed deed must then be presented to the Registro Nacional for registration; the buyer's title is only legally effective against third parties once registration is complete. *Contact: Notario Público (Costa Rica attorney-notary — required to execute any property transfer deed)* · Código Notarial de Costa Rica; Ley del Impuesto de Traspaso de Bienes Inmuebles; property transfer tax and stamp duties are payable at closing (confirm current rates with your notary); registration at the Registro Nacional perfects title.
- 12 Register the new title and update the municipal property tax declaration** (Immediately after registration of the transfer at the Registro Nacional) — After the escritura is registered at the Registro Nacional, file an updated property tax declaration (declaración de bienes inmuebles) with the Santa Cruz municipality reflecting the new ownership and agreed purchase value. Failure to update this declaration can result in penalties and complications with future transactions. *Contact: Municipal Planning Office (uso de suelo certificate)* · Ley del Impuesto sobre Bienes Inmuebles No. 7509; property owners must file value declarations with the municipality; municipalities rely on these for annual property tax assessments.

**⚠ This guide is AI-generated from public parcel data and general legal knowledge about Costa Rica property law. It is NOT legal advice, it may be incomplete, outdated, or incorrect, and it does not account for all facts, exceptions, or recent legal changes that may affect this specific parcel or transaction. Every step described here must be independently verified with a licensed Costa Rica attorney and Notario Público before you act on any of it, sign any document, or pay any money. Do not rely on this guide alone to make any purchase decision.**

## WHO TO CONTACT

The offices behind the steps in this report. Read from each agency's own website and subject to change; where no number is shown, one could not be confirmed from the source — use the site listed.

### Registro Nacional

[www.rnpdigital.com](http://www.rnpdigital.com)

Title study (estudio registral), ownership, liens and annotations on the finca.

2202-0777 · 2202-0888 · 2202-0999 · 2202-0902 · [CSRN@rnp.go.cr](mailto:CSRN@rnp.go.cr)

### Catastro Nacional

[www.rnpdigital.com](http://www.rnpdigital.com)

The cadastral plano on file, and any boundary rectification.

### SINAC / MINAE

[www.sinac.go.cr](http://www.sinac.go.cr)

Whether the parcel sits in or beside a protected area, and Patrimonio Natural del Estado status.

2522-6500 · [info@sinac.go.cr](mailto:info@sinac.go.cr)

### SETENA

[www.setena.go.cr](http://www.setena.go.cr)

Environmental viability (viabilidad ambiental), required for many building projects.

2234-3420

### ICE

[www.grupoice.com](http://www.grupoice.com)

Electricity connection feasibility and cost.

800-ENERGIA (8003637442) · 2000-7720 · [contactenos@ice.go.cr](mailto:contactenos@ice.go.cr)

### AyA (or the local ASADA)

[www.aya.go.cr](http://www.aya.go.cr)

Water availability letter (disponibilidad de agua) — usually required before a construction permit.

### Your municipality

[www.ifam.go.cr](http://www.ifam.go.cr)

Uso de suelo certificate, the plan regulador, and the construction permit.

### CFIA

[www.cfia.or.cr](http://www.cfia.or.cr)

Finding a licensed topographer or engineer, and verifying that one is in good standing.

### CNE

[www.cne.go.cr](http://www.cne.go.cr)

Official flood, landslide and seismic hazard maps.

## For the Buyer

What matters most before you commit.

### WHY IT'S ATTRACTIVE

- 3.63 ha, by Los Mangos.
- Land Score 85.8 / 100 — EXCELLENT.
- Strong solar: 5.25 kWh/m<sup>2</sup>/day.
- Good soil: quality rating 93 / 100.
- Gentle ground — slope 6.0%, which keeps earthworks cheap.
- Los Mangos is 0.3 km away.
- Paved road within 0.2 km.

### DO YOUR DUE DILIGENCE ON

- Title — this report does NOT check ownership, liens, mortgages or court annotations. Only a lawyer pulling the RNP folio real can.
- VERY HIGH seismic risk (311 quakes within 200 km, max M7.6) — build to the Código Sísmico and get a geotechnical study.
- Utilities read water REMOTE — confirm availability and connection cost with ICE and AyA/ASADA before you sign.
- Uso de suelo — the municipality decides what this land may be used for, and that is not in any dataset here.

# For the Seller

Prepare these to sell faster and defend your price.

## SELLING POINTS

- 3.63 ha, by Los Mangos.
- An independent Land Score of 85.8 / 100 (EXCELLENT) — hand the buyer the number before they ask.
- Solar 5.25 kWh/m<sup>2</sup>/day.
- Soil quality 93 / 100.
- Walk/drive to Los Mangos — 0.3 km.

## HAVE READY

- A clean RNP title (folio real) and the current plano catastrado — a buyer's lawyer will ask for both on day one.
- Resolve any liens (gravámenes) or annotations in the registry BEFORE listing. They are the most common reason a sale stalls.
- The uso de suelo certificate from the municipality.
- A geotechnical study — pre-empting the seismic objection is cheaper than negotiating against it.
- Written confirmation of power and water availability and cost. 'REMOTE' scares buyers; a quote doesn't.

# For the Lawyer

The legal surface for this parcel. Not legal advice.

## VERIFY

- RNP folio real: ownership chain, liens, mortgages, court annotations. NONE of this is in the report — it is the gap this section exists to name.
- Plano catastrado 516786442013 matches the physical boundary on the ground.
- Finca 0237489 — confirm the registered area against the cadastral polygon and the field survey.
- Uso de suelo, SETENA viability, and CFIA-stamped plans for any build.

## FLAGS RAISED (0 CRITICAL · 1 WARNING · 4 INFO)

- [WARNING] Seismic risk: VERY\_HIGH (311 quakes within 200 km, max M7.6) — Código Sísmico de Costa Rica CSCR-2010 (revisión 2014)
- [INFO] Property has significant agricultural use (Pasture / grassland, per IGN 1:5,000 land-use mapping) — Ley de Conservación de Suelos 7779 de 1998
- [INFO] Construction permitting requirements (always applicable) — Ley de Construcciones 833 de 1949
- [INFO] Water supply requirements for construction — Ley de Aguas / SENARA 276 Art. 156 / SENARA 6877
- [INFO] Title and cadastre due diligence (always required for purchase) — Ley del Catastro Nacional 6545 de 1981

# For the Topographer

Field and cadastral scope.

## SCOPE

- Plano 516786442013 — 3.6310 ha registered.
- Reconcile registered (RNP) vs cadastral vs field-measured area. A discrepancy requires a CFIA-licensed rectification.
- Elevation 27 m, slope ~6.0%.

## DELIVERABLES

- Plano catastrado (Catastro Nacional).
- Boundary rectification, if the field survey disagrees with the registry.
- Note: every terrain figure here comes from a 30 m public elevation model (NASA SRTM). It is not a substitute for a field survey and is not intended to be.

# For the Real-Estate Agent

Listing angle, and the objections to pre-empt.

## LEAD WITH

- 3.63 ha, by Los Mangos — Land Score 85.8 / EXCELLENT.
- Solar 5.25 kWh/m<sup>2</sup>/day.
- 2401 mm annual rainfall.
- 0.3 km from Los Mangos.
- The full due-diligence pack up front — handing a buyer the risks before they find them is what builds trust and shortens the sale.

## PRE-EMPT THESE OBJECTIONS

- Seismic (VERY HIGH) — the answer is "build to code, here is the geotechnical study", not silence.
- Utilities marked REMOTE — get the ICE/AyA quote before a buyer asks.
- Price: LandIQ scores the LAND. It has no comparable sales, no asking prices and no market data of any kind — that part is still yours.

## YOUR PLANO CATASTRADO

A copy of your parcel's official cadastral plan, for your records — print this page or hand it to your attorney or topographer.

### Your free plano catastrado

Sign up free to see the drawn cadastral plan for this parcel — just your email to start.

[Get my free plano](#)

Not legal advice. Generated from aggregated public data (SIRI, SNIT, Open-Meteo, USGS) for informational purposes only. Verify with a certified Costa Rica attorney and licensed topographer before any transaction.