

ECOLOGICAL SACTUARY VELAMAR

BOCA DE GANADO, PENINSULA DE OSA

MARKETED BY:

**BERKSHIRE
HATHAWAY** | FLORIDA
HOMESERVICES | PROPERTIES
GROUP

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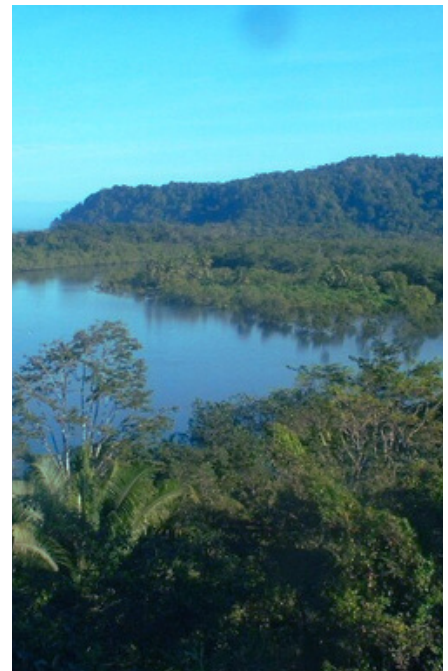
Paradise in Costa Rica

Unmatched oceanfront potential on Costa Rica's Pacific coast direct access to the ocean

Velamar Ecological Sanctuary presents a rare opportunity to develop within one of the most biologically rich regions on the planet. Spanning nearly 580 acres, this private wildlife refuge is ideal for eco-luxury resorts, wellness retreats, or sustainable living communities. With direct access by land, sea, or air, the property's diverse topography offers sweeping ocean views from multiple elevations—providing both stunning natural beauty and strong investment appeal. Just 17.5 miles offshore lies the world-renowned Isla del Caño Marine Biological Reserve, a haven for snorkeling, diving, and marine exploration. This unique proximity adds unforgettable experiences to any potential project or destination concept. Whether you're a developer, eco-investor, or conservation-minded visionary, Velamar is the kind of asset that rarely comes to market. Serious inquiries are encouraged. Opportunities like this don't last.

Velamar is distinguished by its extraordinary blend of ecosystems, including unspoiled beaches, thriving mangroves, serene swamps, and lush tropical forests. These habitats support an impressive range of biological diversity, featuring both endemic and threatened species, some of which remain undiscovered by science.

Surrounded by globally recognized protected areas such as the Térraba Sierpe National Wetland, Isla del Caño Biological Reserve, Golfo Dulce Forest Reserve, and Corcovado National Park, the sanctuary forms a vital link in a major biological corridor. This strategic position not only enhances conservation value but also elevates its appeal for eco investors, researchers, and developers seeking a unique balance of natural beauty, biodiversity, and accessibility



Titled land information

01 Location:
Town: **Boca de Ganado**
County: **Sierpe,**
Region: **Osa,**
State: **Puntarenas.**

02 Properties
Registration Number:
P-684104-2001
P-260578-95

03 Area:
119 Has. 1950.18 m2.
[1 191 950,18 m2]
234 Has. 4757.88 m2.
[2 730 461,08 m2]

04 Price:
\$9,900,000.US dollars.



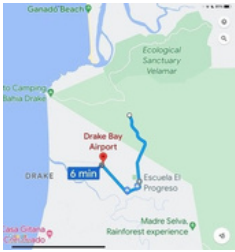


Geographical Location



Access by air,
land or sea .
Make it your
private oasis.

It is located
6 minutes from
Drake's Bay Airport



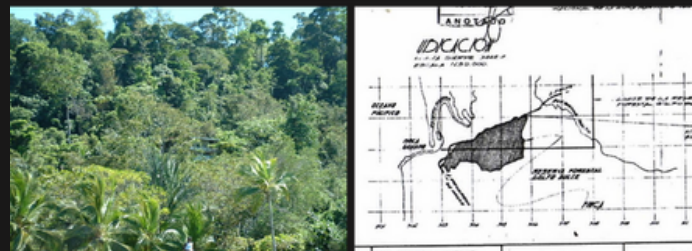
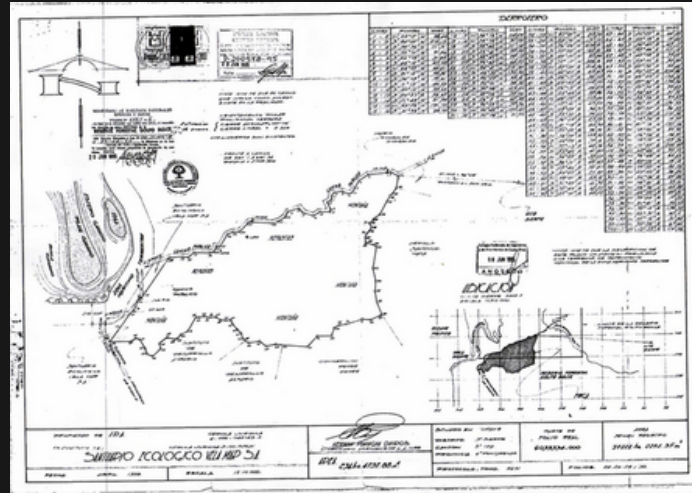
Registered
Number:

P-684104-2001

Area: 294.06 Acres

119 Hactares 1950.18 m2.
[1191 950,18 m2]

This section of the property offers a beautiful mix of elevated land with untouched primary forest and open, flat pasture areas—creating an ideal setting for an eco-friendly tourism project or nature-based retreat.



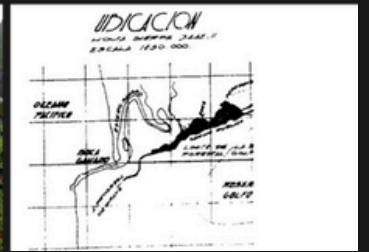
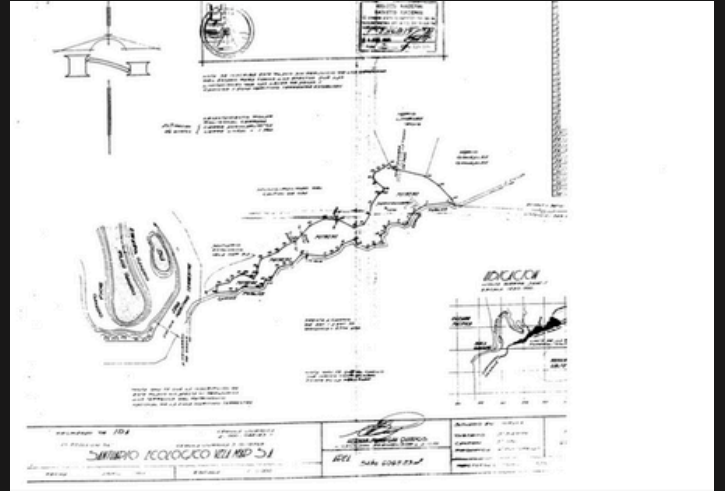
Registered Number

:P-260578-95

Area: 578.91

234 Hactares. 4757.88 m2.
[2 730 461,08 m2]

This plan shows a pasture area that can be developed without compromising the hills of primar forest.

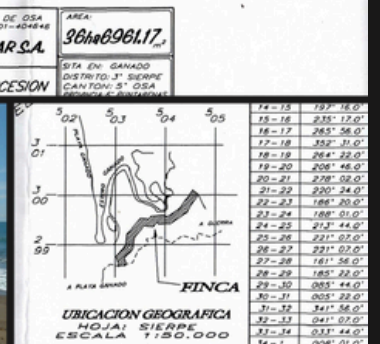
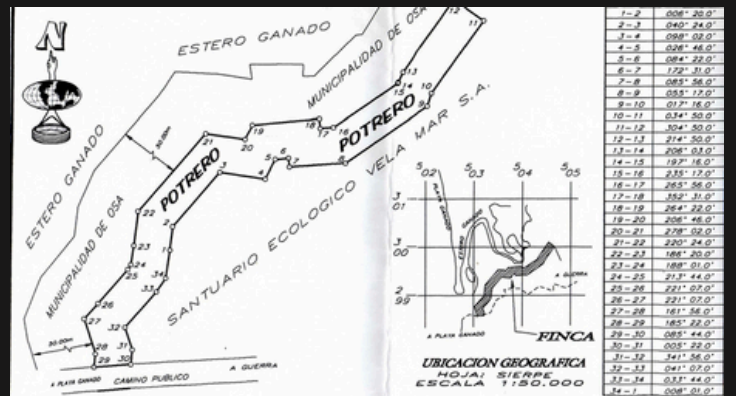


Maritime Mile Map

Area: 88.96 acres

36 ha 6961

The property has more than 2,000 m. of ocean front, with a sandy beach and access to the estuary, which offer spectacular views and a variety of activities and attractions. Buyer to confirm buildability w/ local laws near maritime area.



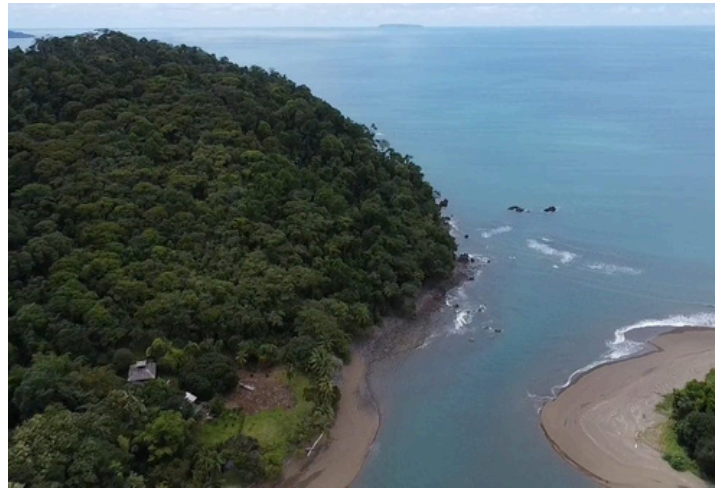
ABOUT IT'S BIODIVERSITY

Located within a key biological corridor, Velamar Ecological Sanctuary offers direct access to one of the most biodiverse regions on the planet. This exceptional property sits near the Térraba Sierpe National Wetland—an internationally recognized site under the Ramsar Convention—placing it in the heart of a globally important ecosystem.

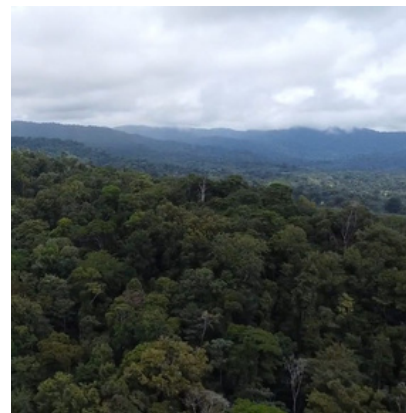
The wetland is home to rare and vital wetland types that support critical biodiversity and conservation efforts. Its proximity adds value not only to the land's ecological significance but also to its appeal for research centers, eco-tourism operators, and environmentally focused developers. Velamar is more than just land—it's a living part of a much larger natural system with worldwide relevance. Properties with this level of biodiversity and international recognition are extremely rare.

The Térraba Sierpe Wetland serves as a vital refuge for a wide range of species, including numerous birds, fish, mammals, reptiles, and amphibians. It is a key stopover for migratory birds and a year-round habitat for resident species. Notable avian inhabitants include the blue heron, white ibis, roseate spoonbill, and osprey. The mangrove lined waterways are also home to American crocodiles, spectacled caimans, and diverse populations of mollusks, crustaceans, and estuarine fish species, making it a critical breeding and feeding ground for aquatic life.

More broadly, the Osa Peninsula, where Velamar is located, is often referred to as the most biologically intense place on Earth by National Geographic. Despite covering less than 0.001 percent of the planet's surface, the peninsula hosts over 2.5 percent of the world's biodiversity. This includes iconic and endangered species such as jaguars, Baird's tapirs, scarlet macaws, and four species of sea turtles. Its interconnected ecosystems, from mangroves and rainforests to coastal and marine environments, support an astonishing array of life, making the region a priority for conservation and a world class destination for eco tourism and scientific research.



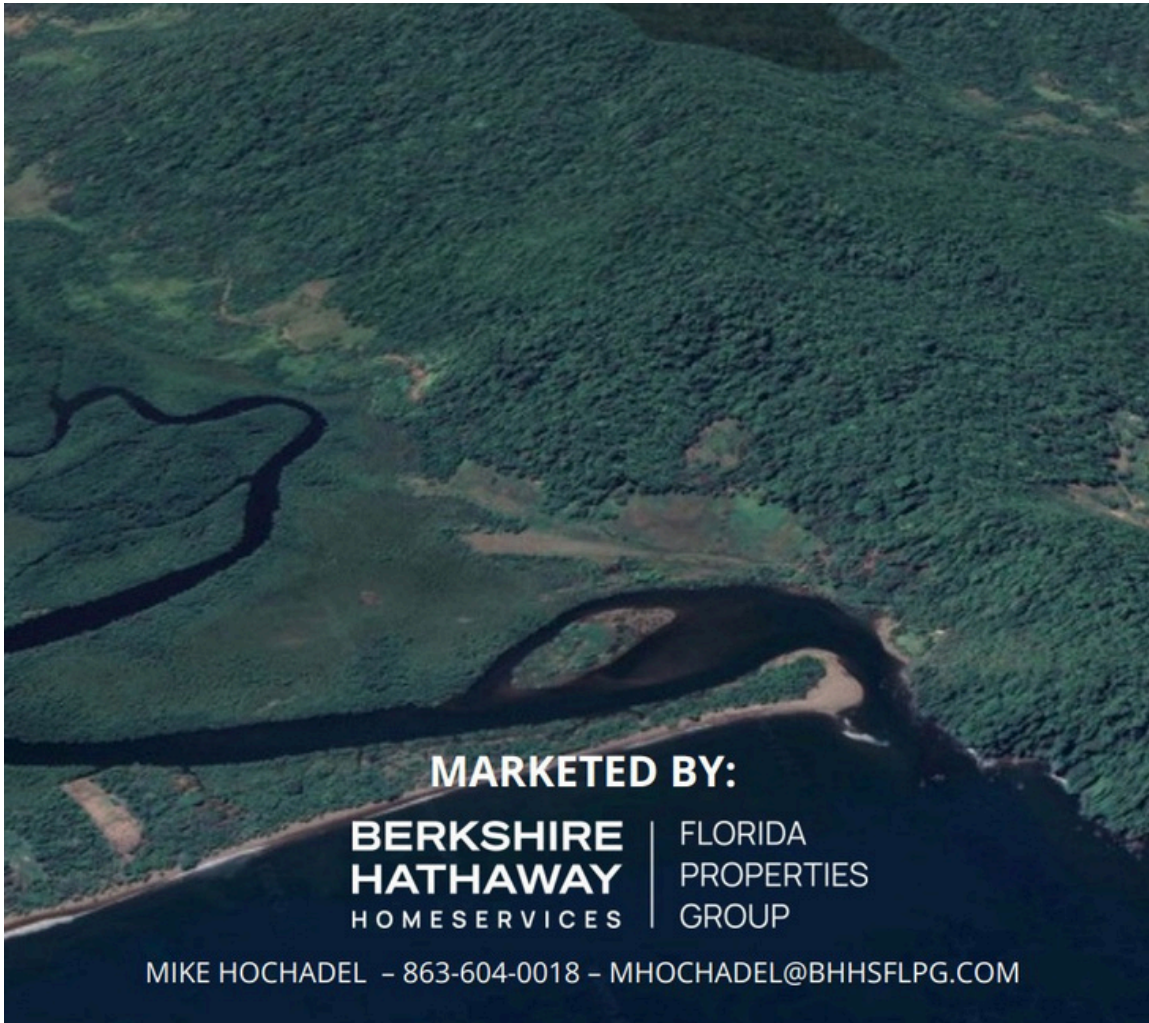
**SIERPE: THE LARGEST
MANGROVE FOREST IN
COSTA RICA**
Titled Land on all
acreage











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