

SEA RIDGE RESERVE
ESCALERAS, DOMINICAL





ESCALERAS

Contrasting elements always make for big impressions (fire and ice, diamonds and gold, desert and oasis). In the case of Escaleras, two of the biggest elements on the planet, the Pacific Coast & the green, mountainous land mass, contrast like no other place. Two thousand-foot verdant mountains abruptly end on a rocky and sandy coastline that leads right into the royal Pacific blue waters. There's no other place in Central America (we have checked the NASA maps) where such a high elevation mark is within such close proximity of the mightiest ocean on the planet. It is truly a breathtaking sight, while simultaneously providing for amazing climatological changes that include cool, mosquito-free evenings with jaw-dropping sunset views.

Escaleras, Spanish for "stairs", stair-steps up from sea level to mountain crests which tower over the coastline. This mountain section has several entrances from the coastal highway, and also boasts plenty of interconnected roads giving access to the most sought-after estates in the area, including a handful of boutique lodges and hotels.





The vistas in Escaleras are world class, and for “view junkies”, the whitewater coastline, Whale’s Tail views, and wide ocean horizon are very visually fulfilling.



These days Dominical
has become one of the
greatest destinations for
real estate in the country.

DOMINICAL

For years, the Dominical beach area was a sleepy community of fishermen and farmers. Even today, the daily catch arrives on pangas at daybreak and an occasional cattle drive will hold up traffic on the Costanera (the coastal highway). There are few hotels and lodges and quaint little towns of varying sizes. The village of Dominical beach, is unmistakably a laid-back surfing community exemplifying the southern coast's "Pura Vida" attitude, complete with dirt roads, surf shacks, t-shirt shops, and beach vendors.

Over time, the Dominical area became - and still is - a Mecca for surfers, fishermen, and naturalists alike. As the word spread about the Dominical area's dramatic coastline and idyllic lushness, development has come. But, these developers and investors have defined their visions for the future with a commitment to sustainable development - development that benefits the natural setting as well as the local community.





With 2500 total acres available (including additional land offerings within the reserve), breathtaking waterfalls, virgin ecosystems and the most iconic tropical wildlife, all cohabiting in perfect harmony, Sea Ridge Reserve is like no other property in the whole world.



SEA RIDGE RESERVE





ESSENTIALS

List Price: \$12,000,000

Size: 5,000 M² (53,820 ft²)

Lot Size: 400+ ha (1,000 Acre)

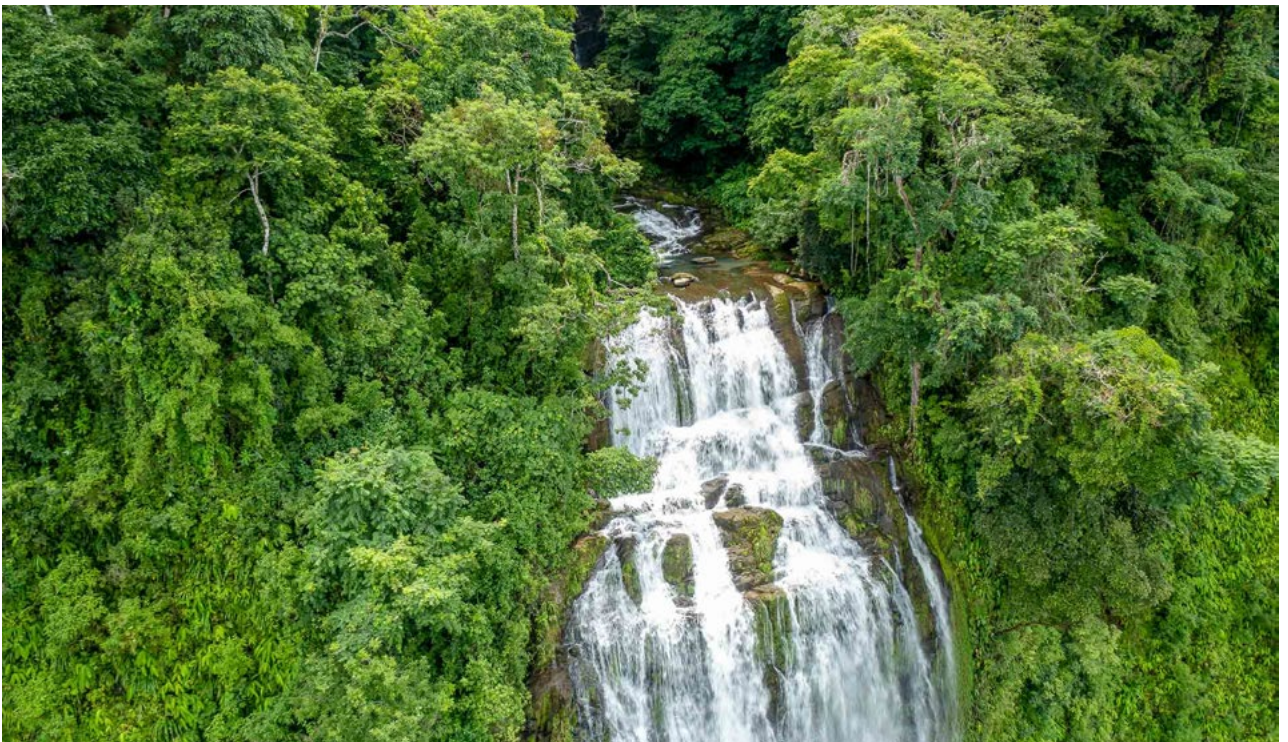
With ample resources at their disposal, and the vision of arriving to the incredible South Pacific coastal zone of Costa Rica 25 years ago, the owners of Sea Ridge Reserve were early visionaries in the eco-investment realm. As one of the first ecological preserves in Costa Ballena, they assembled approximately 2500 total available acres of innate natural wonder within one of the world's most biologically diverse areas.

From the most breathtaking headland of the coastal mountain range, going through breathtaking waterfalls, and some of the most iconic tropical wildlife habitats in existence, Sea Ridge is truly a once in a lifetime opportunity, something unlike any other corner of the world. This is truly an iconic estate in every sense of the word, as it fully embodies the environmental ethos and conservation mindset that Costa Rica has propelled in the last couple decades.



Located on a 2,400-foot tall knoll on the coastal mountain range, Sea Ridge Reserve includes the highest point within the closest proximity to the ocean in all of the country, and perhaps in all of Central America. The reserve's sheer expansiveness makes going through it an adventure in its own right, crossing cool climates to wholesome warmth in just minutes.

From the top of the mountain range, the property offers jaw-dropping views up and down the coast that stretch for 60 miles. Mesmerizing white water views of the iconic whale's tail reef are just a glance away from bird's eye views of three of the biggest waterfalls in the country; Diamante, San Luis and Santa Lucía. On the east side, sunrise presents the imposing presence of Mount Chirripo, the tallest mountain in





Costa Rica, while next to it, the north-to-south views of the stunning Talamanca mountain range round out what is a truly unbelievable panorama.

Right at the heart of the extensive tropical rainforest and the thousands of exotic flora and fauna that inhabit it lies the 50,000 square feet, four-story main house of Sea Ridge Reserve. Due to its vast area and unique design, it can perfectly serve as an incredible educational campus for conservation studies, taking advantage of its prized location within a sierra-to-sea range in one of the most important biological migratory corridors in the country, El Paso de la Danta.

In addition to the pools, fountains, and garden areas around the main house, there are also guest and staff housing infrastructure in place, as well as full-time rangers who focus on wildlife and watershed conservation efforts. The magical forested areas of the property seamlessly intertwine with large areas of the property that were formerly cattle pasture, opening up the possibility for a mix of residential, wellness, institutional/educational, or resort development.

Sea Ridge Reserve also has considerable water sovereignty with many creeks, rivers, waterfalls, and an ample supply of fresh potable water via a nine-liter-per-second legal water concession.

The rare chance of truly autonomous sustainability can be a reality here, with full water and food production sovereignty being possible, as well as great potential for hydro-electric power production if needed.

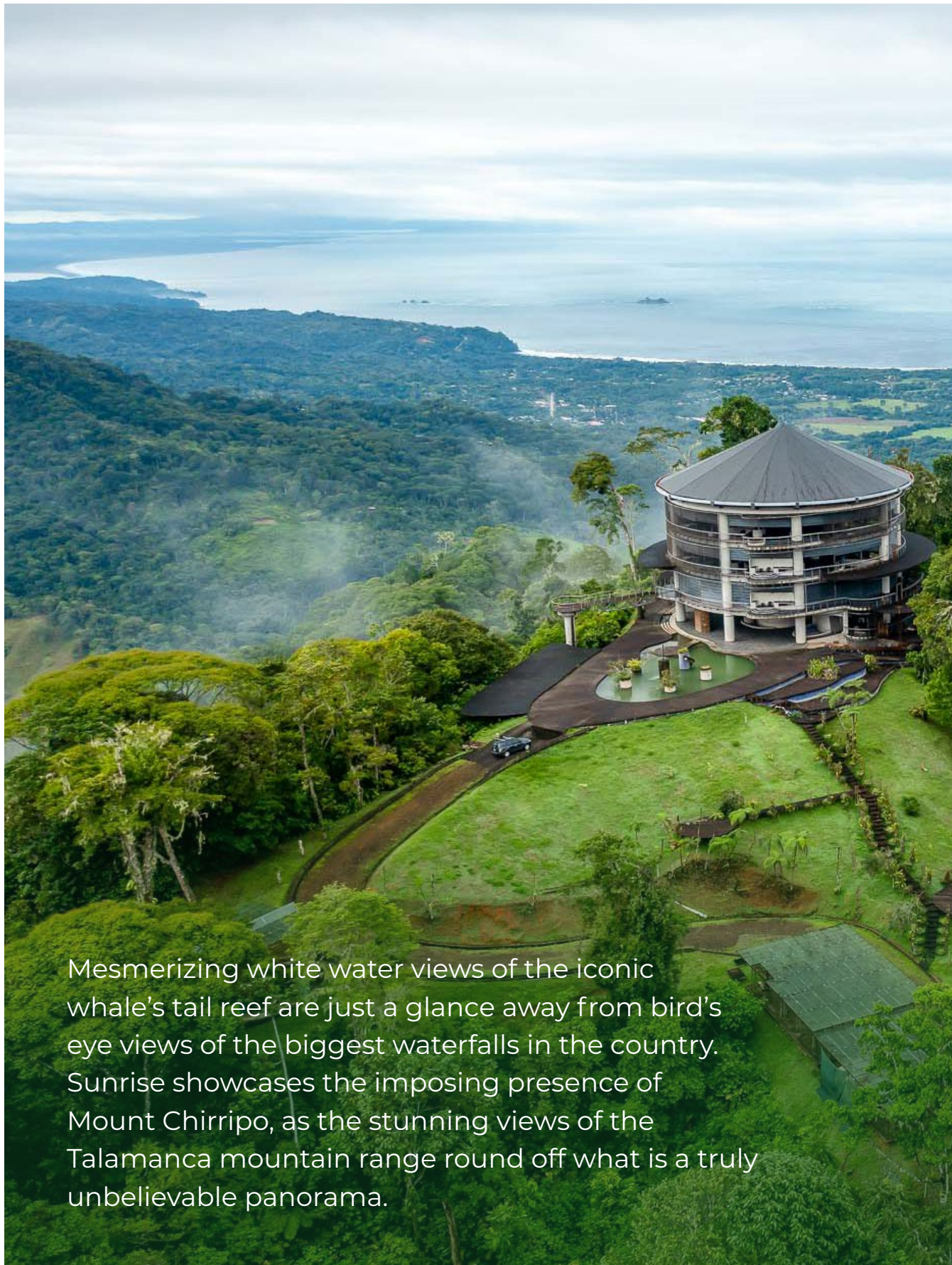
This offering represents one of the most unique opportunities to acquire a true legacy property, one that has untapped potential as a global model of sustainability. Sea Ridge Reserve's next stewards will have a once-in-a-lifetime opportunity to acquire one of the most

incredible properties on planet Earth, and could create a world-class education and/or wellness center.

If you look forward to sustainable living, the future of the planet and sharing the blessings of one of the world's most vibrant ecosystems, Sea Ridge Reserve is a perfect fit.

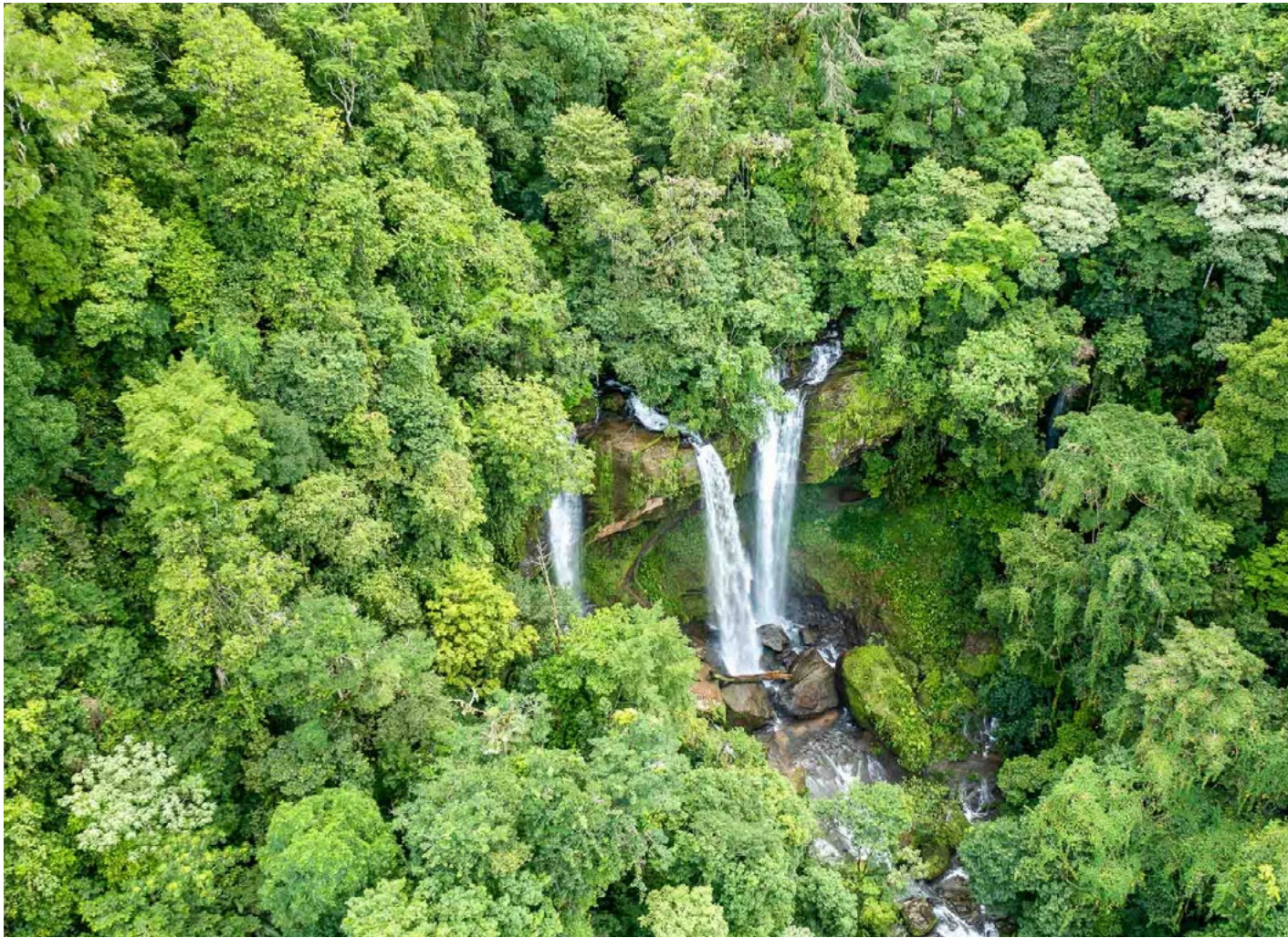
For those interested in further conservation of this beautiful area, there is an additional approximately 1,500 of the reserve available for sale as well.



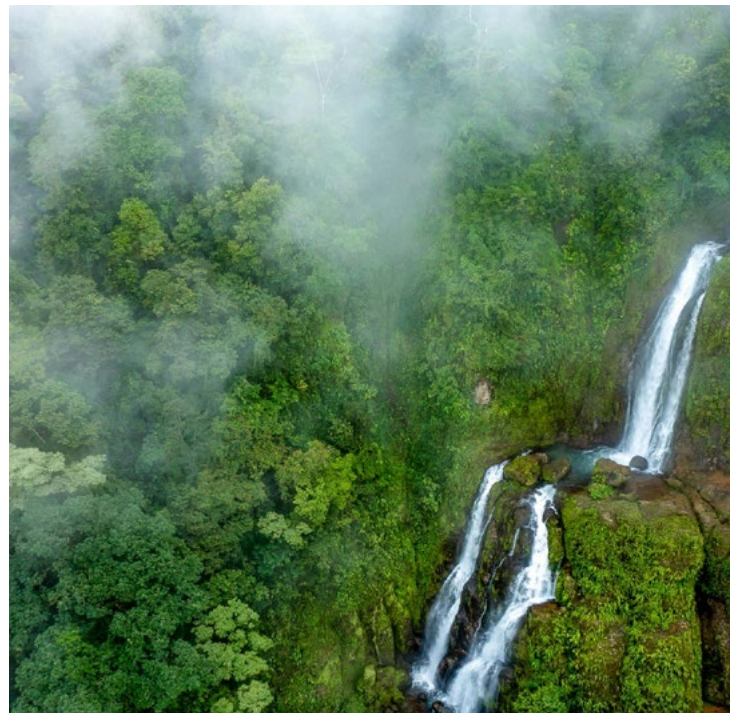


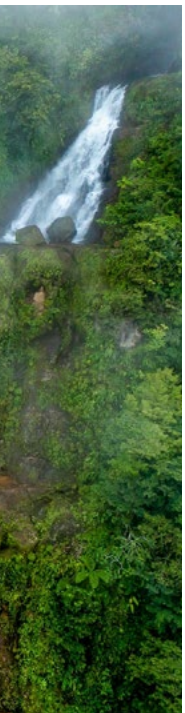
Mesmerizing white water views of the iconic whale's tail reef are just a glance away from bird's eye views of the biggest waterfalls in the country. Sunrise showcases the imposing presence of Mount Chirripo, as the stunning views of the Talamanca mountain range round off what is a truly unbelievable panorama.

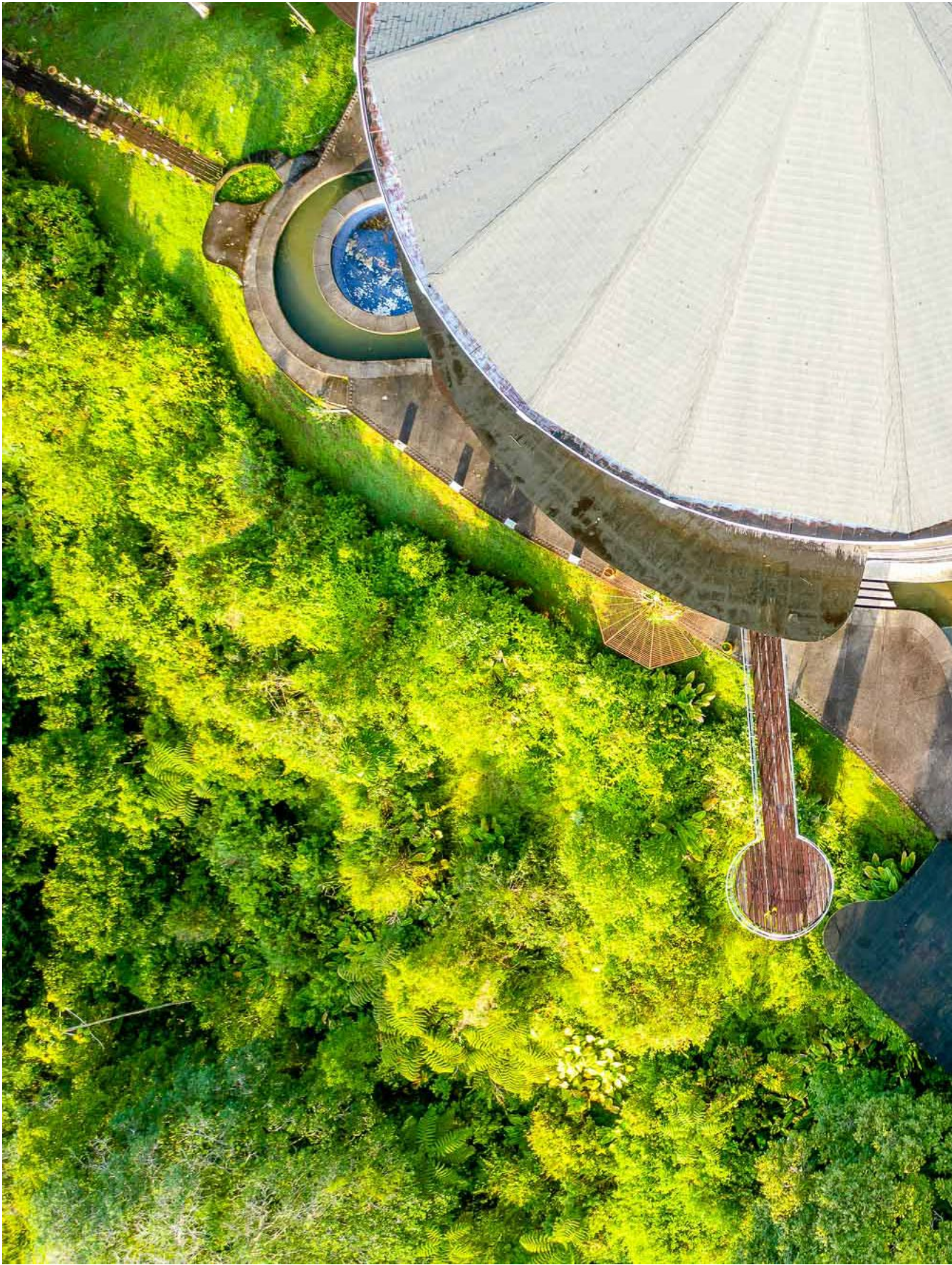


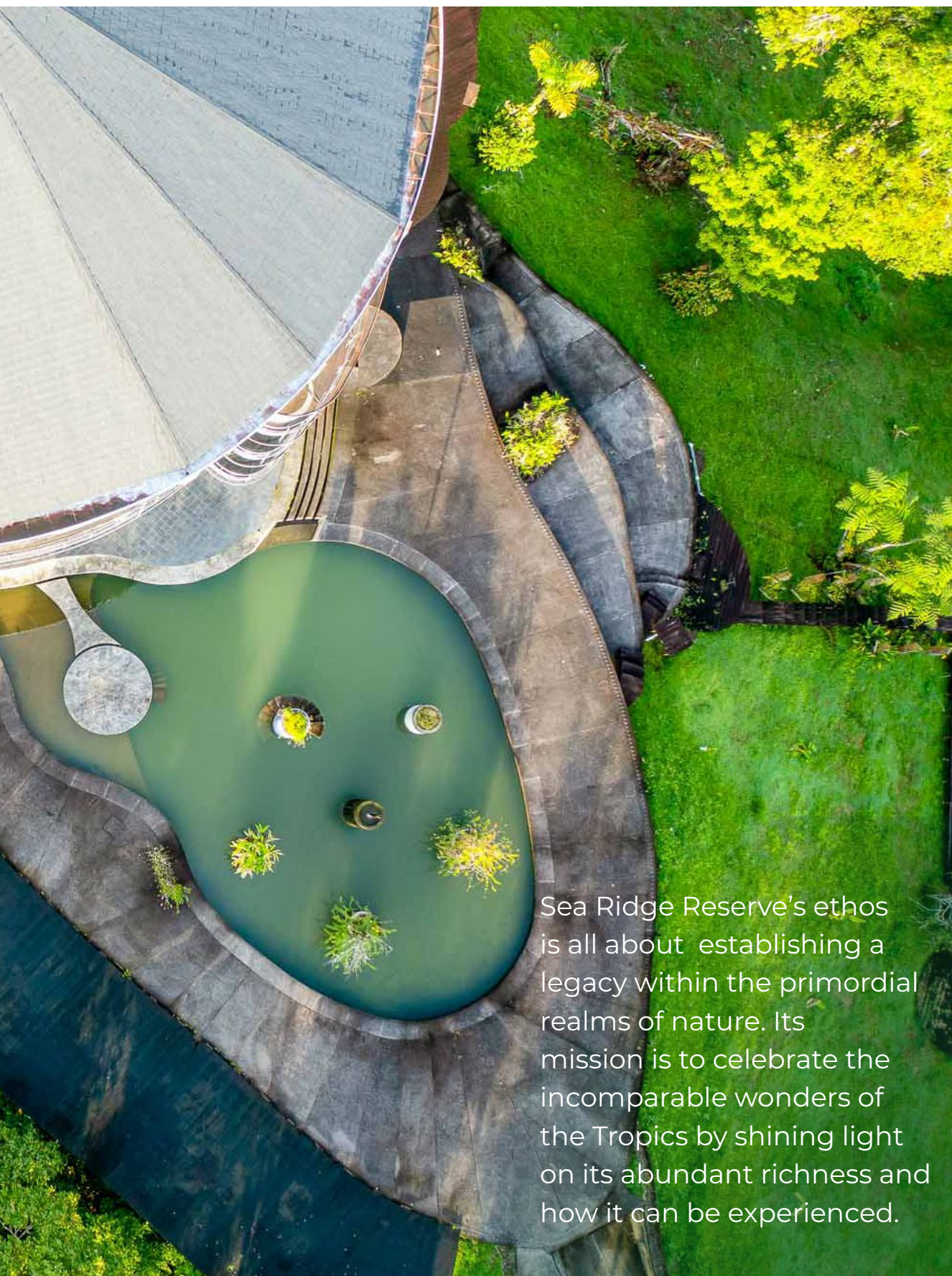


An incomparable location within the sierra-to-sea range in El Paso de la Danta, one of the most important biological migratory corridors in the country, make Sea Ridge Reserve the ideal spot for embarking on educational, scientific and/or conservation projects.









Sea Ridge Reserve's ethos is all about establishing a legacy within the primordial realms of nature. Its mission is to celebrate the incomparable wonders of the Tropics by shining light on its abundant richness and how it can be experienced.





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