



# ECOLOGICAL SACTUARY VELA MAR

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BOCA DE GANADO, PENINSULA DE OSA

**MARKETED BY:**

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

FLORIDA  
PROPERTIES  
GROUP

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# OVERVIEW

**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:  
**\$16,000,000**  
US dollars.

**230+**  
*Hectares of primary  
tropical rain forest*



# ABOUT LA FINCA

Situated in the pristine northern region of Costa Rica's Osa Peninsula, along the Pacific Ocean coast, the Ecological Sanctuary Vela mar offers an exceptional opportunity for ecotourism development and sustainable living. Nestled within one of the most biodiverse areas on the planet, this private wildlife refuge boasts a worthy location, easily accessible by land, water, or air. The varied topography of the property provides ample ocean views from multiple elevations and angles, creating breathtaking vistas that enhance its visual and investment appeal. Directly in front of the property, just 28.1 kilometers (approximately 17.5 miles) offshore, lies the renowned Isla del Caño, a protected marine biological reserve perfect for a day trip of snorkeling among vibrant coral reefs and tropical marine life.

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.



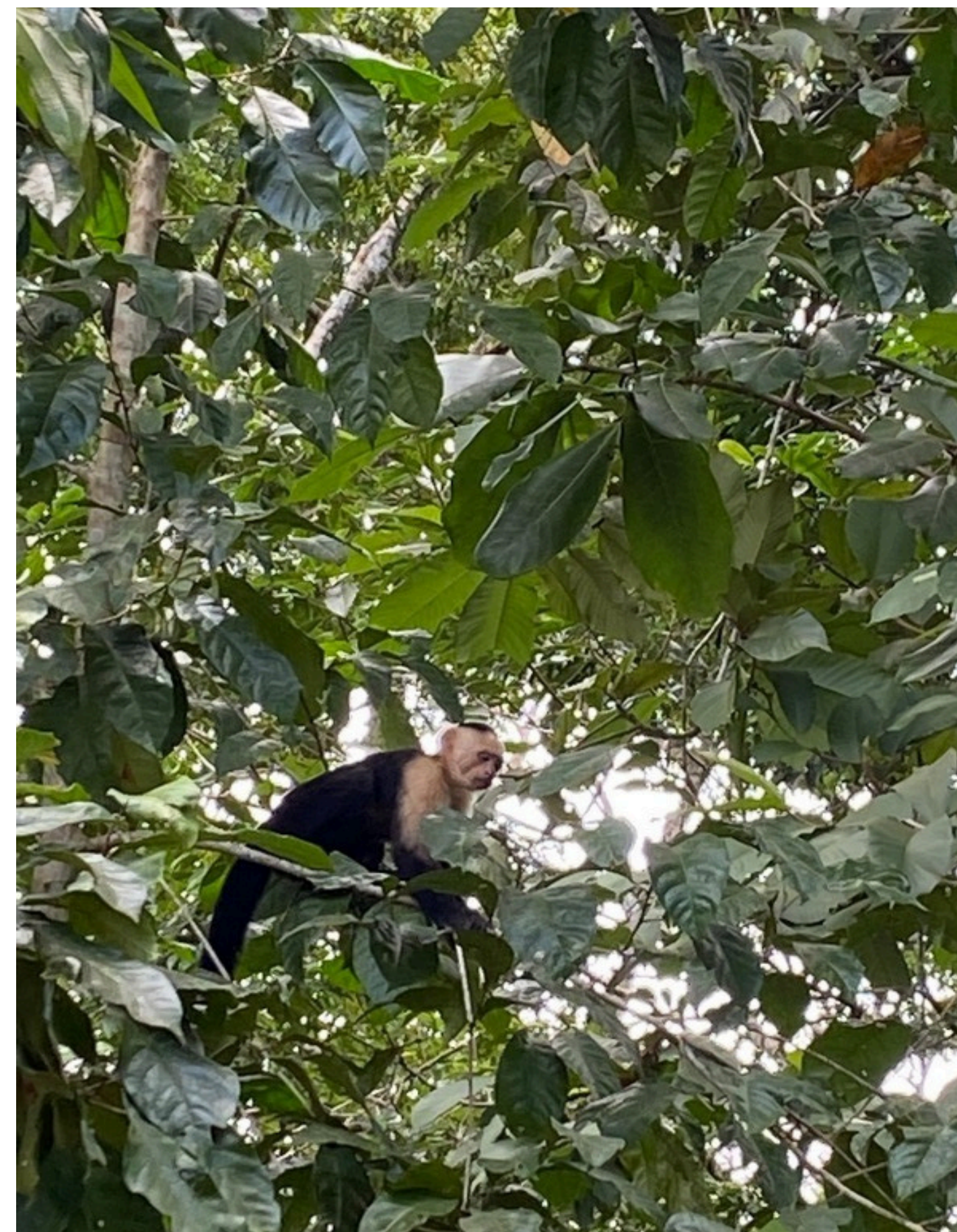


# ABOUT IT'S BIODIVERSITY

The Ecological Sanctuary Vela mar is part of a critical biological corridor that offers visitors an extraordinary immersion in one of the most ecologically rich regions on Earth. Its strategic location near the Terraba Sierpe National Wetland, a site of international importance under the Ramsar Convention, positions it at the heart of a globally significant ecosystem. This wetland is recognized for containing rare and representative wetland types essential to the conservation of global biodiversity.

The Terraba 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.





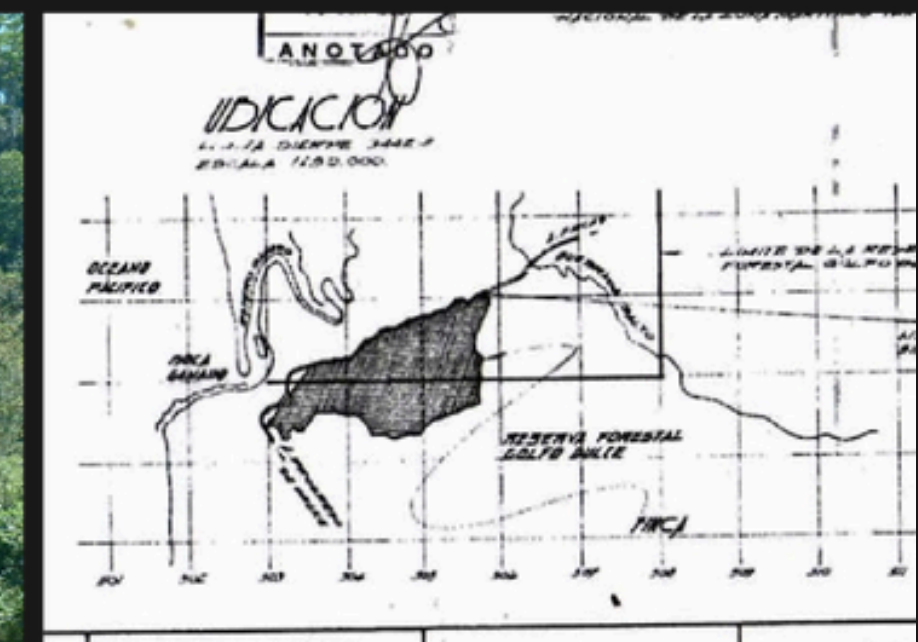
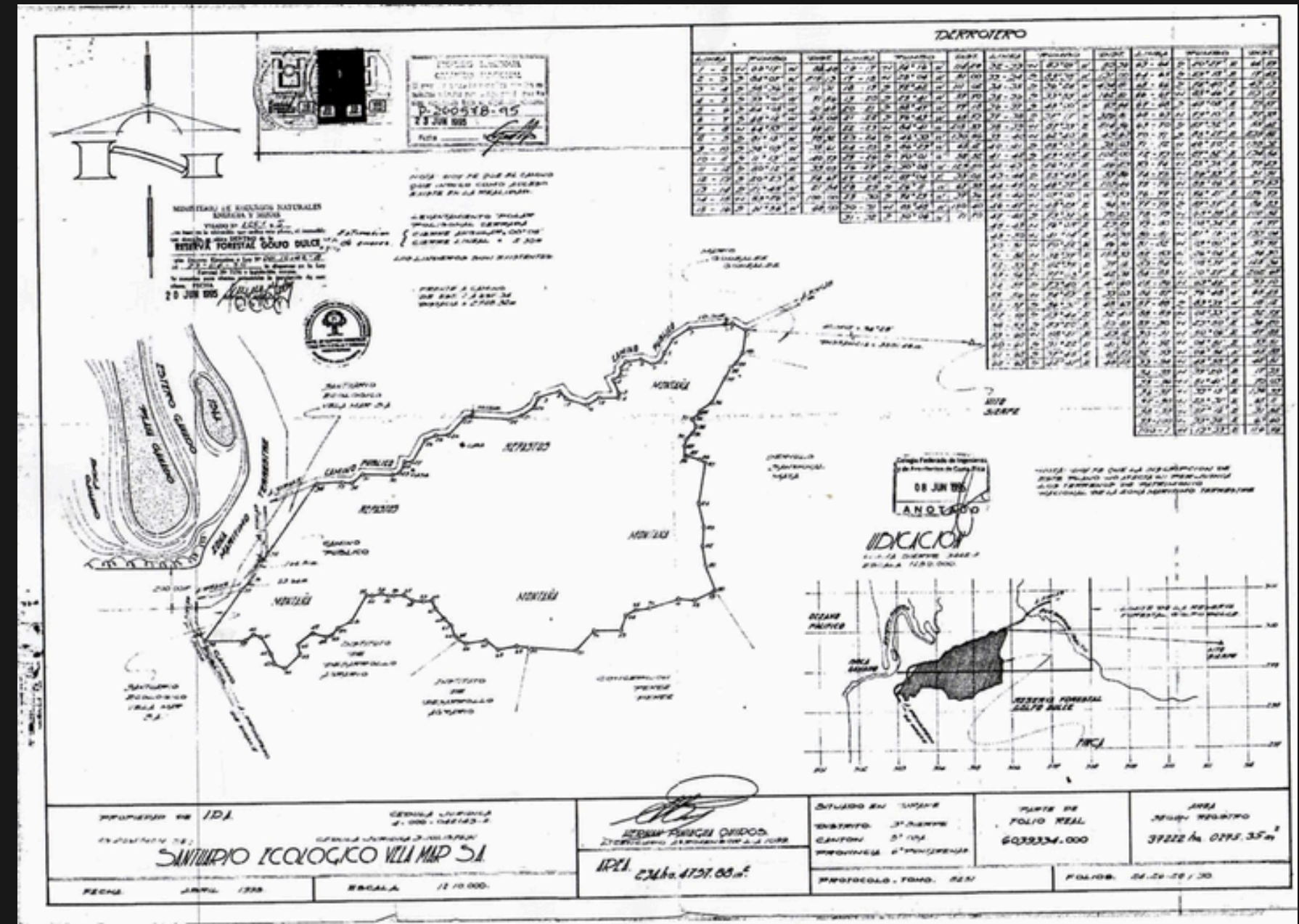
# Geographical Location



**P-684104-2001**

Area:

**119 Has. 1950.18 m2.**  
[1191 950,18 m2]



This portion of the property has a mix of high lands with primary forest and flat areas of pastures that allows the potential for ecological project development for tourism.



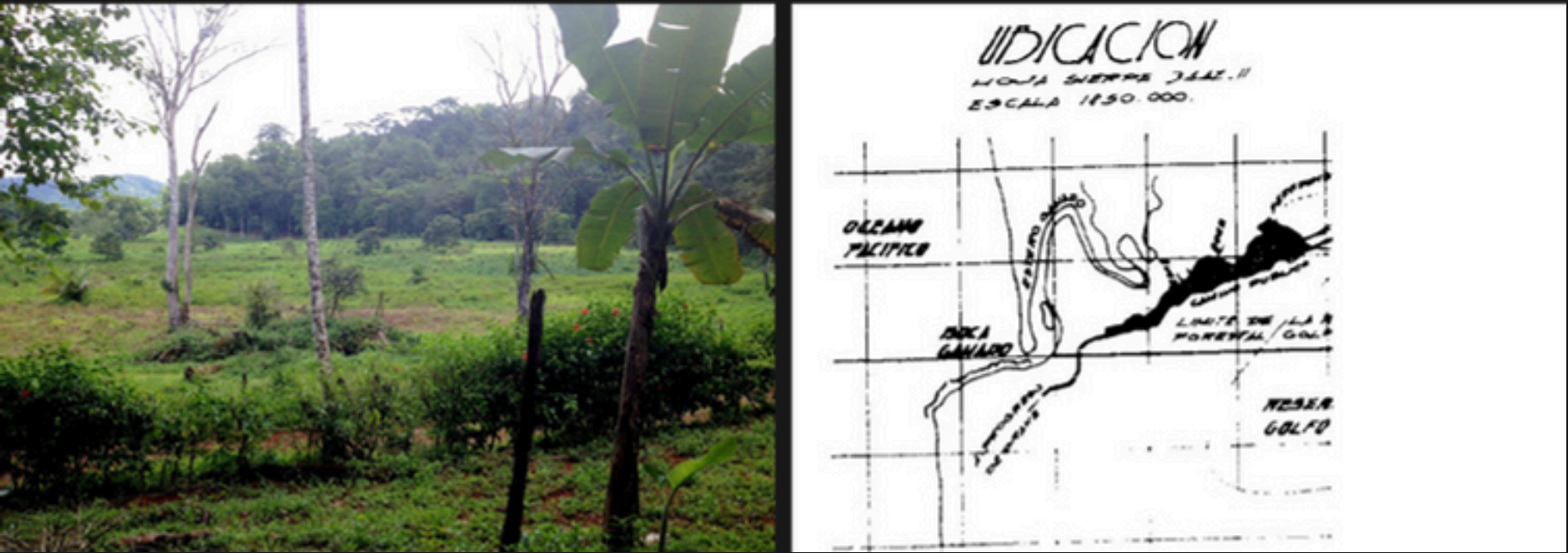
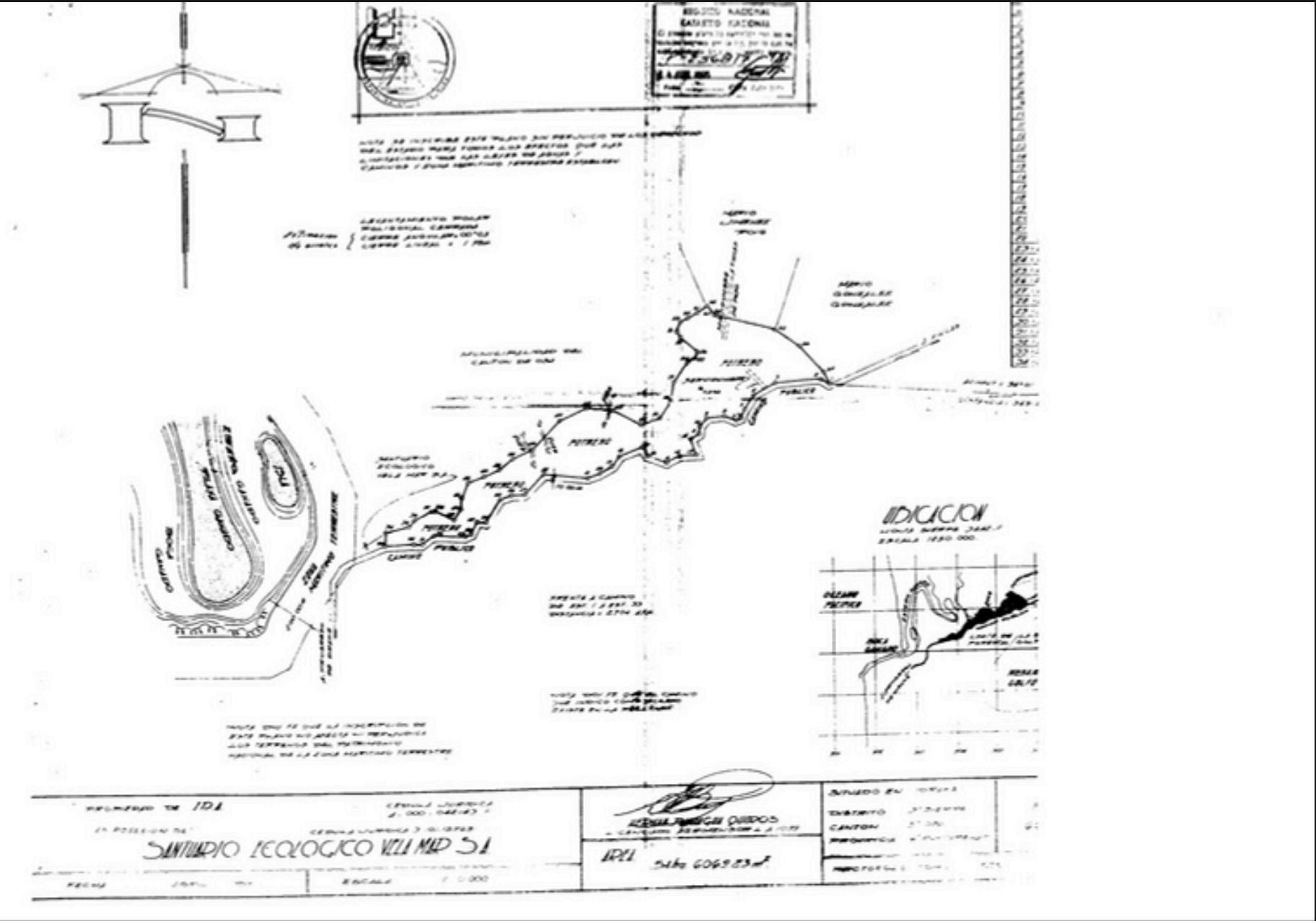
Registered  
Number

:P-260578-95

Area:

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

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

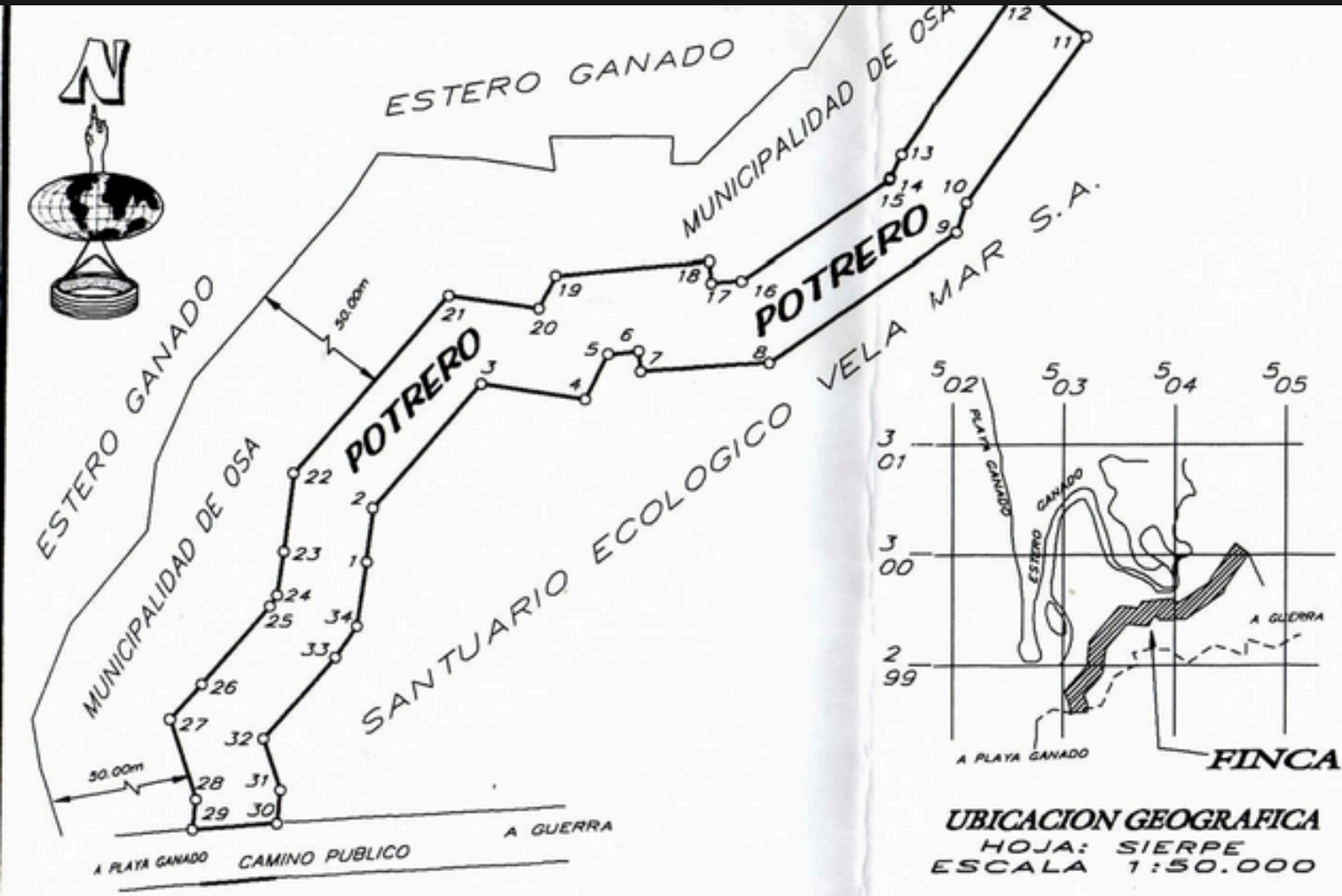




Maritime Mile  
Map

Area:

36 ha 6961



1-2	006° 20.0'
2-3	040° 24.0'
3-4	098° 02.0'
4-5	026° 46.0'
5-6	084° 22.0'
6-7	172° 31.0'
7-8	085° 56.0'
8-9	055° 17.0'
9-10	017° 16.0'
10-11	034° 50.0'
11-12	304° 50.0'
12-13	214° 50.0'
13-14	206° 03.0'
14-15	197° 16.0'
15-16	235° 17.0'
16-17	265° 56.0'
17-18	352° 31.0'
18-19	264° 22.0'
19-20	206° 46.0'
20-21	278° 02.0'
21-22	220° 24.0'
22-23	186° 20.0'
23-24	188° 01.0'
24-25	213° 44.0'
25-26	221° 07.0'
26-27	221° 07.0'
27-28	161° 56.0'
28-29	185° 22.0'
29-30	085° 44.0'
30-31	005° 22.0'
31-32	341° 56.0'
32-33	041° 07.0'
33-34	033° 44.0'
34-1	008° 01.0'

ARCHIVO: MARCOS PARRALES PLAYA GANADO	EN ADMINISTRACION DE : MUNICIPALIDAD DE OSA CEDULA JURIDICA No. 3-101-404646	AREA: <b>36ha6961.17<sub>m²</sub></b>
ESCALA: 1:10000	PARA CONCESION A: <b>SANTUARIO ECOLOGICO VELA MAR S.A.</b> CEDULA JURIDICA No. 3-101-157691	SITA EN: GANADO
FECHA: MARZO-2000		DISTRITO: 3° SIERPE
PROTOCOLO		CANTON: 5° OSA
TOMO: 13937 FOLIO: 084	NELSON ALBERTO NAVARRO ARCE	PROVINCIA: 6° BUENAVISTA
	PARA CONCESION	



14-15	197° 16.0'
15-16	235° 17.0'
16-17	265° 56.0'
17-18	352° 31.0'
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33-34	033° 44.0'
34-1	008° 01.0'

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  
atractions.

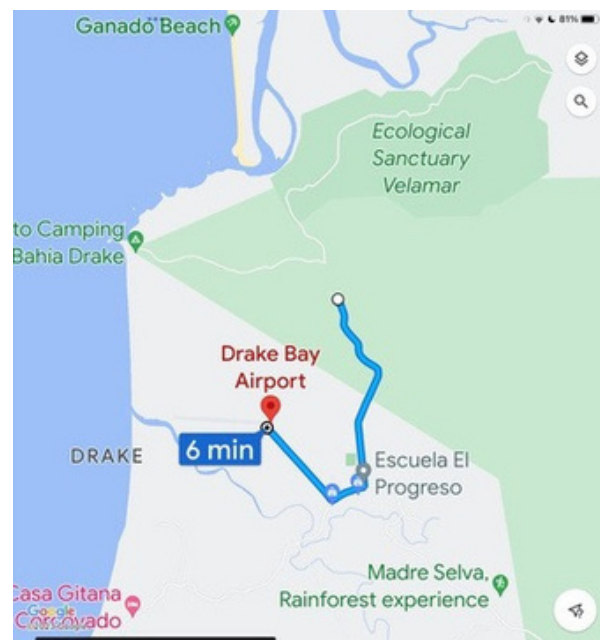


# Geographical Location



**Access by  
air, land or sea.**

It is located  
6 minutes from  
Drake's Bay Airport







# **SIERPE: THE LARGEST MANGROVE FOREST IN COSTA RICA**



























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